

09-103100.0000

TWIN OAKS RESORT & CAMPGROUND LTD

TWIN OAKS RESORT & CAMPGROUND LTD

351 INDUSTRIAL DR

MINSTER, OH 45865

LEGAL INFORMATION

NW NW PT

RTS: 003-06-23

Acres:3.6840

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TWIN OAKS RESORT &	351 INDUSTRIAL DR	MINSTER	OH	45865	01/19/2022	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	COMMUNITY PROPERTY	351 INDUSTRIAL DR	MINSTER	OH	45865	07/30/2021	370,000	2:WDC : 625	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HINES JASON E & EMILY A	6349 MEYER RD	CELINA	OH	45822	03/13/2017	240,000	2:WDC : 157	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DA DATE: 04/08/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 5417 LEES LANDING
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$840.82, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE11 REMOVE OVERRIDE
 (Mod SM:)564

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
SM:Small Acreage	AC:3.684	44600				164,300	0	
Total Acres: 3.6840					TOTAL	164,300	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	164,300	50,000	47,200				
VALUE	IMPR	0	0	0			
	TOTAL	164,300	50,000	47,200			
ASSESSED	LAND	57,510	17,500	16,520			
VALUE	IMPR	0	0	0			
	TOTAL	57,510	17,500	16,520			

OCCUPANCY		EXTERIOR					FLOOR	AREA	CONST	VALUE											
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE																		
<input type="checkbox"/> CONVERSION		BUILDING TYPE																			
<input type="checkbox"/> MOBILE HOME		<input type="checkbox"/> BI/TR LEVEL																			
<input type="checkbox"/> MOD/MAN		<input type="checkbox"/>																			
<input type="checkbox"/>																					
ROOFING		ROOF TYPE																			
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE																			
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																			
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL																			
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD																			
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																			
FLOORS		B	1	2	3	U	SUBTOTAL			0											
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0		0											
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%		0											
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.		0											
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0		0											
INT. FINISH		B	1	2	3	U	HEATING			0 S.F.	0										
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND			0 S.F.	0										
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #			0	0										
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS				0										
ACCOMMODATIONS							EXTRA FEATURES				0										
# OF ROOMS							SUBTOTAL				0										
BEDROOMS							GRADE FACTOR				%										
FIREPLACES							UNADJUSTED VALUE				0										
HEAT & AC		B	1	2	3	U	FACTOR				%										
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING		SK												
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1														
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2														
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3														
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4														
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5														
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6														
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7														
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8														
PLUMBING		BASE					<input type="checkbox"/>	9													
X FULL BATH							10														
X HALF BATH							11														
X FIXTURES																					



09-103100.0000

TOTAL 0

COMMENTS

FRANKLIN TWP / CELINA SD

09-23-102-001

Property Class: 500

Neighborhood

095LF50-LF50

Map: 02

Block:

Card: 39

Bk: Pg:

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NW NW PT

RTS: 003-06-23
Acres:3.6840

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	K U INVESTMENTS LLC	4649 BOTKINS RD	CELINA	OH	45822	01/25/2017	235,000	2:WDC : 48	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LONSERT LORI A & MAZZONE	5595 PADDINGTON RD	DAYTON	OH	45459	11/09/2016	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	MAZZONE DOMINIC J	5595 PADDINGTON RD	DAYTON	OH	45459	08/20/1991	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DA	DATE: 04/08/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<input type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5417 LEES LANDING COMMENT
<input checked="" type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 3.6840					TOTAL		164,300	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH										
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD					<div style="border: 1px dotted black; height: 200px; width: 100%;"></div>										
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO															
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL															
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK															
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL															
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK															
<input type="checkbox"/> _____			<input type="checkbox"/> STONE															
ROOFING		ROOF TYPE																
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE																
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL																
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD																
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																
FLOORS		B	1	2	3	U	SUBTOTAL										0	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #										0	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE										000%	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH										0 S.F.	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #										0	
INT. FINISH		B	1	2	3	U	HEATING										0 S.F.	
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND										0 S.F.	
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #										0	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS										0	
ACCOMMODATIONS							EXTRA FEATURES										0	
# OF ROOMS							SUBTOTAL										0	
BEDROOMS							GRADE FACTOR										%	
FIREPLACES							UNADJUSTED VALUE	0										
HEAT & AC		B	1	2	3	U	FACTOR	%										
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY	ST.HT										
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING	SIZE										
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AREA										
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE										
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PRICE										
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AGE										
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		REMD										
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		CND										
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJ VAL										
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PHYS										
PLUMBING								PHYS VAL										
X FULL BATH								FUNC										
X HALF BATH								TRUE VAL										
X FIXTURES																		
								1										
								2										
								3										
								4										
								5										
								6										
								7										
								8										
								9										
								10										
								11										
09-103100.0000												TOTAL			0			
COMMENTS																		