

Property Class: 560

Neighborhood
095LA50-LA50

Map: 02

Block:

Card: 06

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-23-151-004

09-104300.0000

HOME SITE RENTALS LLC

HOME SITE RENTALS LLC

5340 LAKE DR

CELINA, OH 45822

LEGAL INFORMATION

ANCIL & EDNA PHELPS SUBD

LOT 6 W PT

RTS: 003-06-23 LOT#: 6

Acres:0.2057 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOME SITE RENTALS LLC	5340 LAKE DR	CELINA	OH	45822	07/26/2023	35,000	WDC : 421	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SLIFE CARL R & KAREL A	5700 BURKHARDT DR	DAYTON	OH	45431	08/19/2022	55,000	WDC : 582	<input type="checkbox"/>	<input type="checkbox"/>
3	NEWMAN LINDA & THURMAN	426 NEW ST	SIDNEY	OH	45365	04/11/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: BTC DATE: 07/29/2010 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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

- | | | | | | |
|--------------------------------------------|-------------------------------------------|----------------------------------------------|------------------------------------|--------------------------------------|-----------------------------------------|
| <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 |
| <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 |

5340 LAKE DR, CELINA

COMMENT

MMH Parcels (2):(09-700189.M000,
09-700190.M000)
TY2022:Net Gen=\$577.04, Other
Assessment=\$0.00
DE10 ADD SHED
DE17 DESKTOP RVW CHG: MOVE WDDK TO MH
CARD

LAND COMPUTATIONS

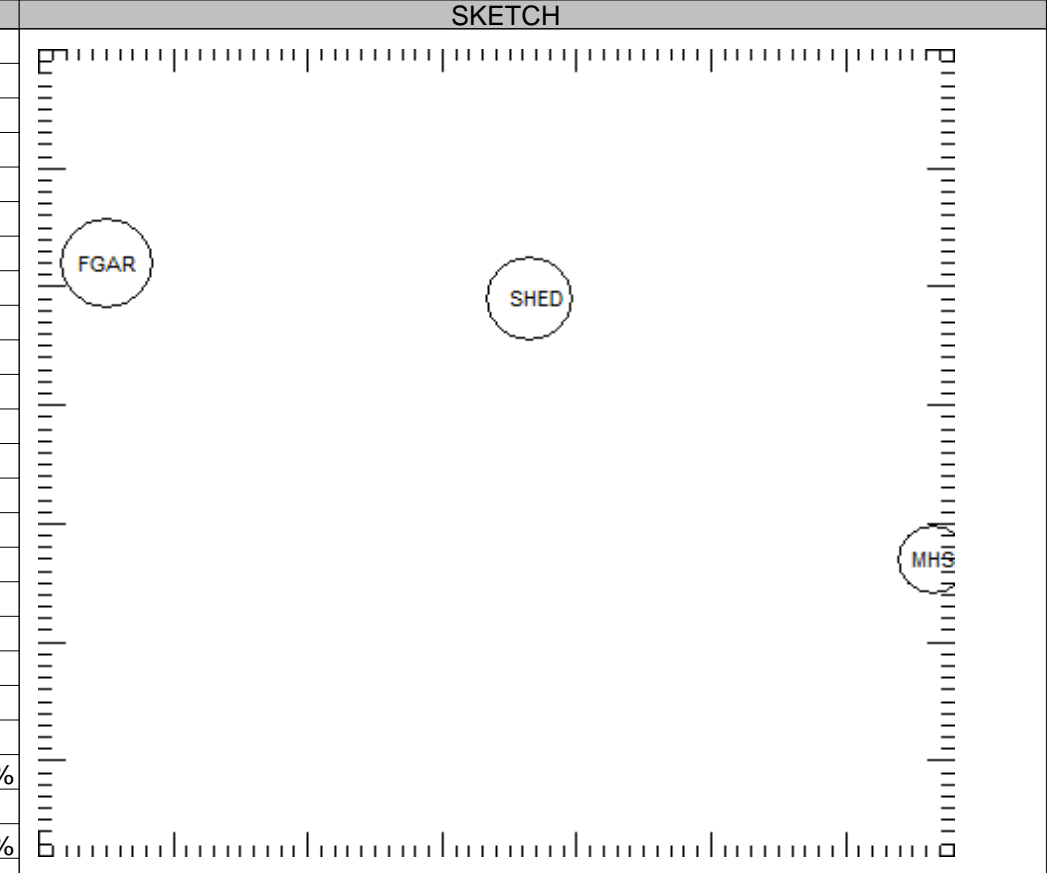
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F90 D86	ST440	DP75	ADJ330			29,700	0
TOTAL							29,700	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	LAND	29,700	27,300	25,000	25,000			
VALUE	IMPR	7,300	7,000	6,100	7,000			
	TOTAL	37,000	34,300	31,100	32,000			
ASSESSED	LAND	10,400	9,560	8,750	8,750			
VALUE	IMPR	2,560	2,450	2,140	2,450			
	TOTAL	12,960	12,010	10,890	11,200			

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"/> CONVERSION			<input type="checkbox"/> STUCCO				
BUILDING TYPE							
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> METAL				
<input type="checkbox"/>			<input type="checkbox"/> BRICK				
			<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
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS						
# OF ROOMS						
BEDROOMS						
FIREPLACES						
HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE <input type="checkbox"/>					
X FULL BATH						
X HALF BATH						
X FIXTURES						



SUBTOTAL																	
SUBTOTAL																	
MULTI-FAMILY #		0															
BUILDING TYPE		000%															
BSMT FINISH		0 S.F.															
FIREPLACE #		0															
HEATING		0 S.F.															
AIR COND		0 S.F.															
PLUMBING #		0															
GARAGES & CARPORTS																	
EXTRA FEATURES																	
SUBTOTAL																	
GRADE FACTOR																	
UNADJUSTED VALUE																	
FACTOR																	
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL				
MMH/RE Dwelling		SK															
1 MH Stamp	NV*	28x52	1,456	C				A		95			0				
2 Gar - Frame	8	22x22	484	C	23.70	1995		A	11,470	47	6,080		6,100				
3 Shed		10x16	160	C	9.90	2009		A	1,580	23	1,220		1,200				
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	

09-104300.0000 * Value Override Item TOTAL 7,300

COMMENTS

MH #54-1616 ' 78 JENSELL 10 X 16 JAMES SLIFE RM ADD .2057 ACRES MH #54-1615 '85 REDMAN 28 X 52 JAMES SLIFE