

09-105100.0000

MCVETY CODY

MCVETY CODY

5322 LAKE DR

CELINA, OH 45822

LEGAL INFORMATION

PT W SD SW NW

RTS: 003-06-23

Acres:0.4130 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCVETY CODY	5322 LAKE DR	CELINA	OH	45822	05/17/2023	200,000	WDC : 264	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BOHMAN ANDREW M	5322 LAKE DR	CELINA	OH	45822	07/28/2020	116,500	WDC : 497	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	PAPE JOHN W	2 MEADOW CT	MINSTER	OH	45865	12/09/2013	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: BTC DATE: 04/12/2011 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 5322 LAKE DR, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,088.58, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE11 VISIT PROP, RESKETCH, ADD SHED
DE09 AD AC PER DATA MAILER
DE17 DESKTOP REVIEW///ADD SHED MSMTS

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F101 D178	ST440	DP108	ADJ475			48,000	0
TOTAL							48,000	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	LAND	48,000	44,000	40,400	42,000			
VALUE	IMPR	118,500	80,200	68,700	70,400			
	TOTAL	166,500	124,200	109,100	112,400			
ASSESSED	LAND	16,800	15,400	14,140	14,700			
VALUE	IMPR	41,480	28,070	24,050	24,640			
	TOTAL	58,280	43,470	38,190	39,340			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
1	1364	FR	191,660

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			191,660
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,364 S.F.		2,250
PLUMBING #	0		0
GARAGES & CARPORTS			13,600
EXTRA FEATURES			6,200
SUBTOTAL			213,710
GRADE FACTOR			100 %
UNADJUSTED VALUE			213,710
FACTOR			100 %

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

FLOOR	AREA	CONST	VALUE
SUBTOTAL			191,660
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,364 S.F.		2,250
PLUMBING #	0		0
GARAGES & CARPORTS			13,600
EXTRA FEATURES			6,200
SUBTOTAL			213,710
GRADE FACTOR			100 %
UNADJUSTED VALUE			213,710
FACTOR			100 %

INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

FLOOR	AREA	CONST	VALUE
SUBTOTAL			213,710
GRADE FACTOR			100 %
UNADJUSTED VALUE			213,710
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 1
 FIREPLACES
 HEAT & AC B 1 2 3 U

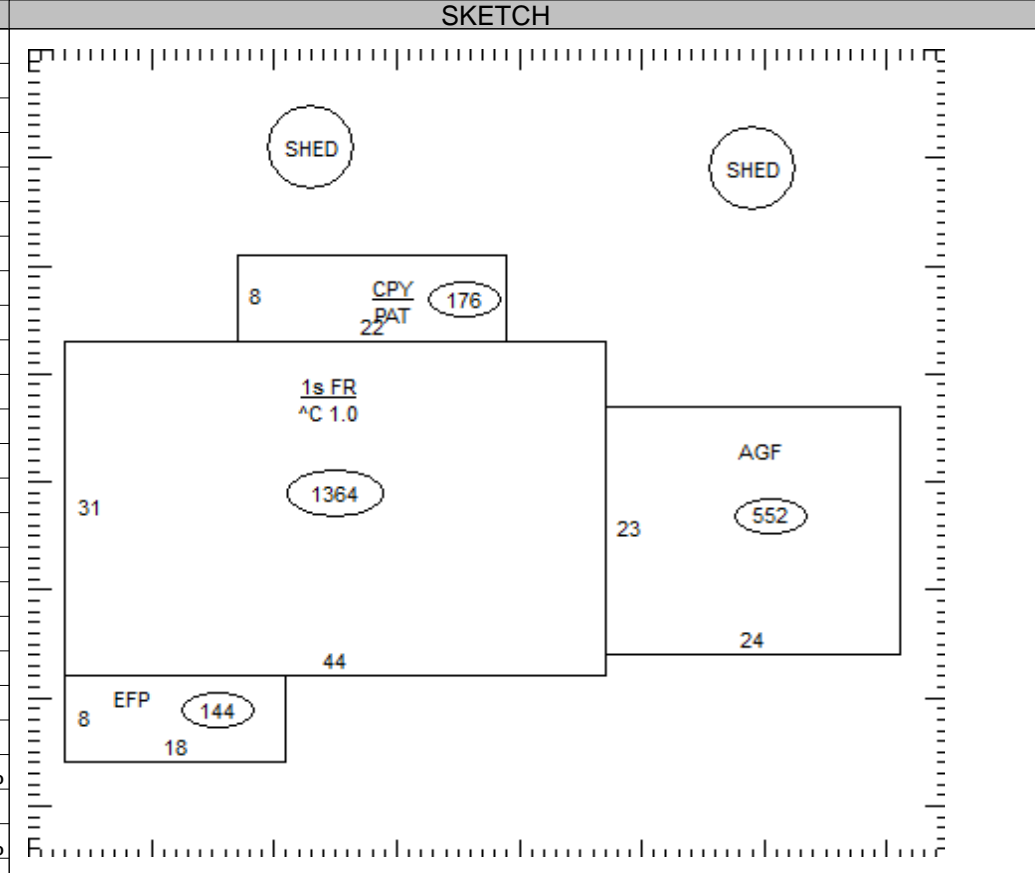
FLOOR	AREA	CONST	VALUE
SUBTOTAL			213,710
GRADE FACTOR			100 %
UNADJUSTED VALUE			213,710
FACTOR			100 %

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

FLOOR	AREA	CONST	VALUE
SUBTOTAL			213,710
GRADE FACTOR			100 %
UNADJUSTED VALUE			213,710
FACTOR			100 %

PLUMBING BASE
 X FULL BATH
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE
SUBTOTAL			213,710
GRADE FACTOR			100 %
UNADJUSTED VALUE			213,710
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,364	C		1960		A	213,710	42	123,950		117,800
1 Shed	8	12x15	180	C	9.90	1980		A	1,780	77	410		400
2 Shed	8	16x20	320	C	7.70	1960		F	2,460	90	250		300
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-105100.0000	TOTAL	118,500
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COMMENTS

Dwelling has an Economic Factor of 95%

Property Class: 510

Neighborhood
095LA50-LA50

Map: 02

Block:

Card: 16

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-23-151-011

09-105100.0000

LEGAL INFORMATION

PT W SD SW NW

RTS: 003-06-23
Acres:0.4130 M:0.0000

MCVETY CODY

MCVETY CODY

5322 LAKE DR

CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PAPE JOHN W & JANET C	5322 LAKE DR	CELINA	OH	45822	06/28/2007	90,000	WDC : A : 439	<input type="checkbox"/>	<input type="checkbox"/>
2	FELTNER MARGARET J	5322 LAKE DR	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: BTC DATE: 04/12/2011 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	5322 LAKE DR, CELINA COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							48,000	0

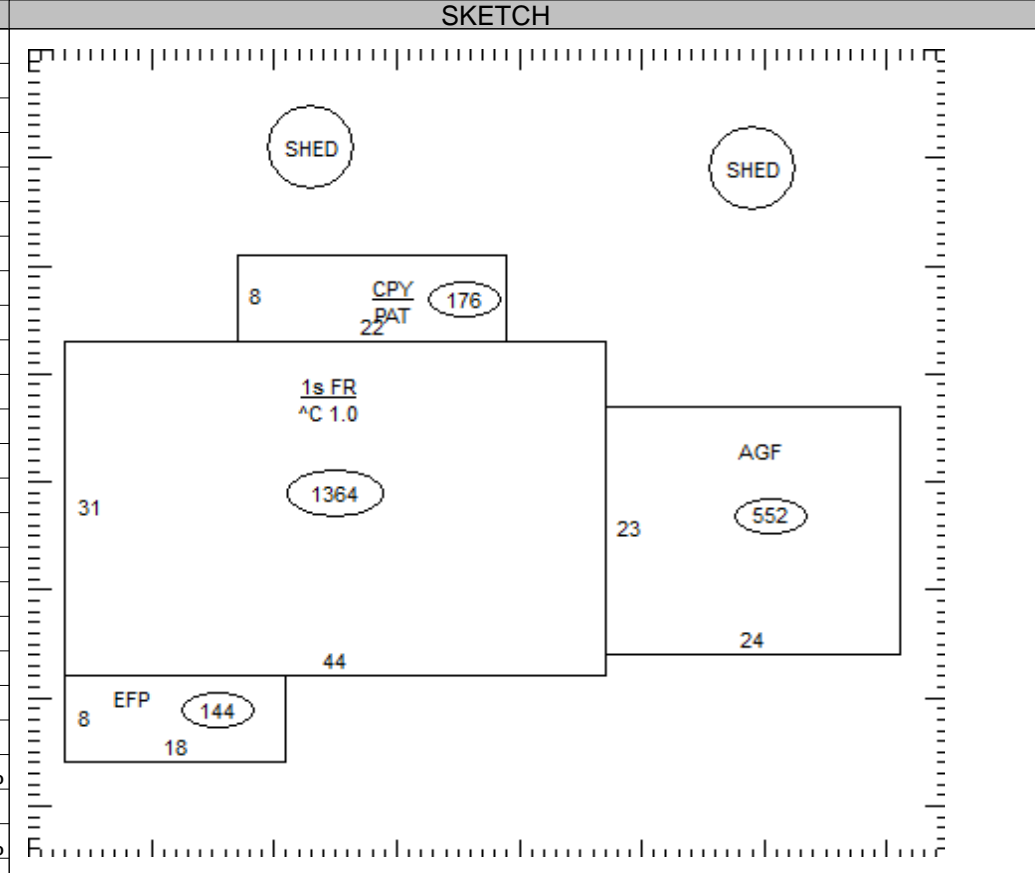
VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRaised	LAND							
VALUE	IMPR							
	TOTAL							
ASSESSED	LAND							
VALUE	IMPR							
	TOTAL							

OCCUPANCY
 SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			0
MULTI-FAMILY #	0		0
BUILDING TYPE	000%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

FLOORS B 1 2 3 U

CONCRETE
WOOD
TILE/COMPO
CARPET

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
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INT. FINISH B 1 2 3 U

PLASTER/DW
PANELING
UNFINISHED

DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

ACCOMMODATIONS

OF ROOMS
BEDROOMS
FIREPLACES
HEAT & AC B 1 2 3 U

NO HEAT
CTRL HEAT
HW/STEAM
ELECTRIC
HEAT PUMP
FLR/WALL
STVE/SPCE
GEOTHERMAL
OUTSIDE
CTRL A/C

PLUMBING BASE

X FULL BATH
X HALF BATH
X FIXTURES

09-105100.0000													TOTAL	0
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COMMENTS