

Property Address: 5494 BEHM RD, CELINA

DTE Code: 430



\*09-108400.0000\*

FRANKLIN TWP  
CELINA SD  
09-24-102-001

**LEGAL INFORMATION**

PT W SD NW NW  
BEHM'S LANDING  
RTS: 003-06-24  
**5494 BEHM ROAD LLC**  
5494 BEHM ROAD LLC  
LIBERTY WAY  
FORT LORAMIE, OH 45845

Acres:0.6900 M:0.0000

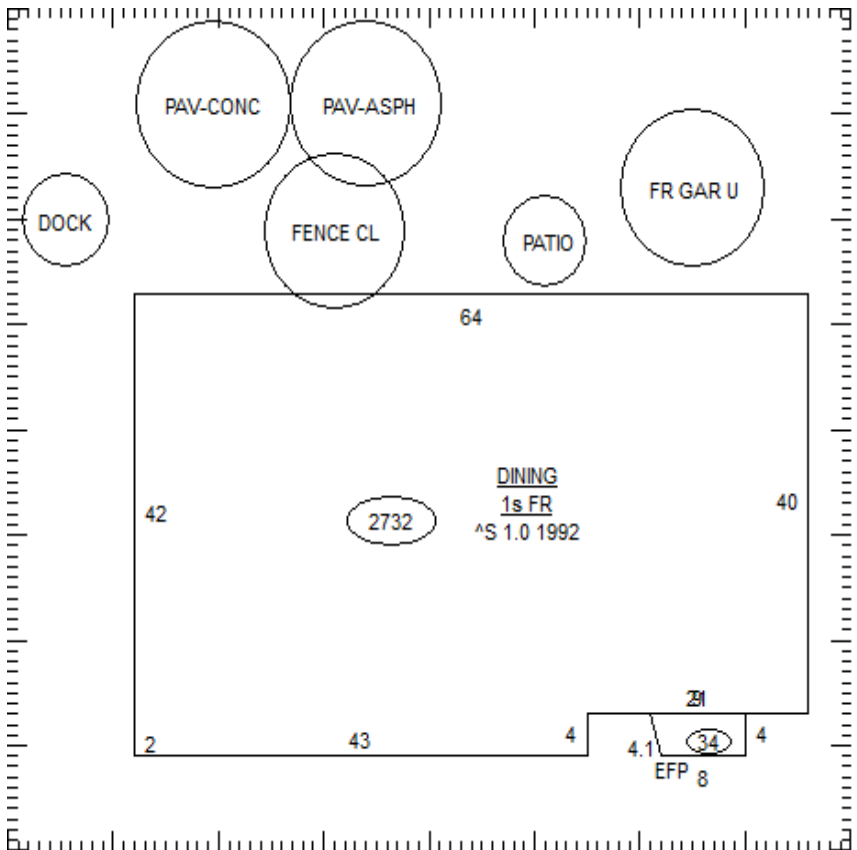
Neighborhood CRUR09	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
TY2022:Net Gen=\$7,142.26, Other Assessment=\$0.00  
DE17 DESKTOP RVW CHGS: ADJ PRICING  
DE23 RMV AC, COR PAV AREA; DESKTOP RVW  
DE23 RMV SV ON LAND, ADD MODIFIER DUE TO CL LOCATION; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	05/11/23
05/07/2021	305,000		WDC : 356	430	<input checked="" type="checkbox"/>	Pricer:
12/08/2016	0		QCE : X : 0	430	<input type="checkbox"/>	Reviewer:
07/25/1995	0		: X : 0	430	<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY					
VALUE YEAR		2023	2020	2017	2017
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC
ESTIMATED	LAND	123,260	220,400	220,400	220,400
MARKET VALUE	IMPR	152,790	144,040	149,600	149,600
	TOTAL	276,050	364,440	370,000	370,000
ASSESSED	LAND	43,140	77,140	77,140	77,140
VALUE	IMPR	53,480	50,410	52,360	52,360
	TOTAL	96,620	127,550	129,500	129,500

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F642 D140		ST100 DP96 ADJ96		J:-1		123,260	0
Totals:							123,260	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
CLASS/QUALITY RANK		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>
A) FP STRUCT. STEEL FRAME		1. BASIC	BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>		CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>
B) R.C. FRAME		2. FAIR	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>		PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>
C) MASONRY BEARING WALLS		3. AVE	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>		REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>
D) WD OR STEEL FR EX. WALLS		4. GOOD	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A		STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
S) METAL M) MILL P) POLE		5. EXCEL	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE
TOTAL AREA		PERIMETER	0	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>
# STORIES		STORY HT	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH
AGE		SPRINKLER	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD
			INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>	

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<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"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING	A					A					LIGHTING	A					
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>	EXTRA FIXTURES				A					FLUORESCENT	<input type="checkbox"/>	METAL HALIDE				<input type="checkbox"/>
				2 FIXTURE BATH		STANDARD				<input type="checkbox"/>	SODIUM VAP					<input type="checkbox"/>	STANDARD				<input type="checkbox"/>
				3 FIXTURE BATH							MERCURY VAP					<input type="checkbox"/>					

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 499.033:Garage: DetachedFrame/Bloc		8	12 X 24	1	288		1992		A	A	36.00	10,370	24	0	0	7,880
B 901.002:Paving: Concrete				1	1,400		1992		G	N	.00	0	0	0	0	0
C 901.001:Paving: Asphalt				1	13,122		1992		G	N	.00	0	0	0	0	0
D 901.030:Fence: Chainlink Mtl or Vi				1		70	1992		A	A	9.00	630	34	0	0	420
E 901.100:Boat Dock: Wood 2'-3' Wide				1		144	1992		A	A	9.00	1,300	34	0	0	860

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 430.000:DINING				1	2,732		1992		A	A	68.00	185,780	24	0	0	141,190
1 901.010:PATIO				11	400NOS		1992		A	A	2.00	2,800	34	0	0	1,850
2 901.011:EFPP				1	34		1992		A	A	23.00	780	24	0	0	590

AMENITY TOTAL																0	
																TOTAL IMPR	152,790

**COMMENTS**

6 WD DOCKS (3 X 18) USED FOR RESTAURANT (1 DOCK IS PP MIXED ALONG WITH RESTAURANTS DOCKS--OTHERS EAST OF RESTAURANT BELONG TO THE COTTAGES)



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CRUR09

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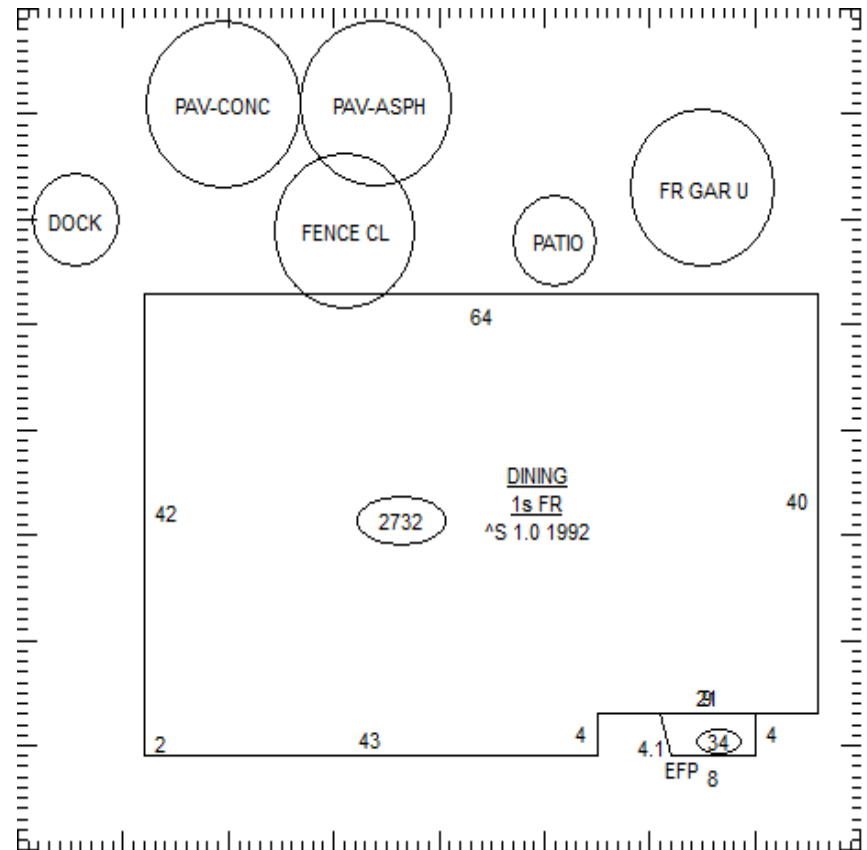
Bk: Pg:

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07/25/1995	0		: X : 0	430	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
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VALUATION SUMMARY			
VALUE YEAR		2017	2017
REASON FOR CHANGE		MISC	MISC
ESTIMATED	LAND	220,400	46,220
MARKET VALUE	IMPR	172,180	172,180
	TOTAL	392,580	218,400
ASSESSED	LAND	77,140	16,180
VALUE	IMPR	60,260	60,260
	TOTAL	137,400	76,440



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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
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