26-129000.0000

JEFFERSON TWP / CELINA SD

09-02-104-021

Property Class: 510

Neighborhood 265LA50-LA50

Map: 07
Block: 02
Card: 47

Bk: Pg:

GUDEMAN JOHN & TRACY
GUDEMAN JOHN & TRACY
6872 STEARNS LN
CELINA, OH 45822

LEGAL INFORMATION
NORTHWOOD SECTION #3
ALSO LOT 14 & PT LOT 12
RTS: 003-06-02 LOT#: 13

QUALIFIED CREDITS:
HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GUDEMAN JOHN & TRACY	6872 STEARNS LN	CELINA	OH	45822	12/07/2021	599,900	2:WDC : 1038	☐	■
2	LAKEHOUSE LIFESTYLES LLC	510 E BOUNDARY ST	FORT RECOVERY	OH	45846	03/05/2021	465,000	2:WDC : 161	☐	■
3	BUSH DERREN A & JENNIFER	8334 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46240	07/20/2018	415,000	2:WDC : 530	☐	■

X: ☐ TTO LISTER: DATE: 12/10/2010 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front ☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION

6872 STEARNS LN

COMMENT

TY2022:Net Gen=$2,415.92, Other Assessment=$0.00
DE17 RMV BOATHOUSE/DSKTOP REV
DE11 CORR OFP/PAT RMV BW
DE21 COR PLMG FXTRS, BSMNT FIN
PARCEL & MAP # REDACTED FROM ONLINE SEARCH PER REQUEST

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F103 D111	ST435 DP85 ADJ370		38,100 0
			TOTAL	38,100 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2021	2020	2017	2017		
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP	RAPP	MISC		
APPRAISED VALUE	LAND	38,100	34,700	34,700	34,700	30,700	34,700		
	IMPR	218,100	166,500	164,600	147,100	128,800	124,200		
	TOTAL	256,200	201,200	199,300	181,800	159,500	158,900		
ASSESSED VALUE	LAND	13,340	12,150	12,150	12,150	10,750	12,150		
	IMPR	76,340	58,280	57,610	51,490	45,080	43,470		
	TOTAL	89,680	70,430	69,760	63,640	55,830	55,620		

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

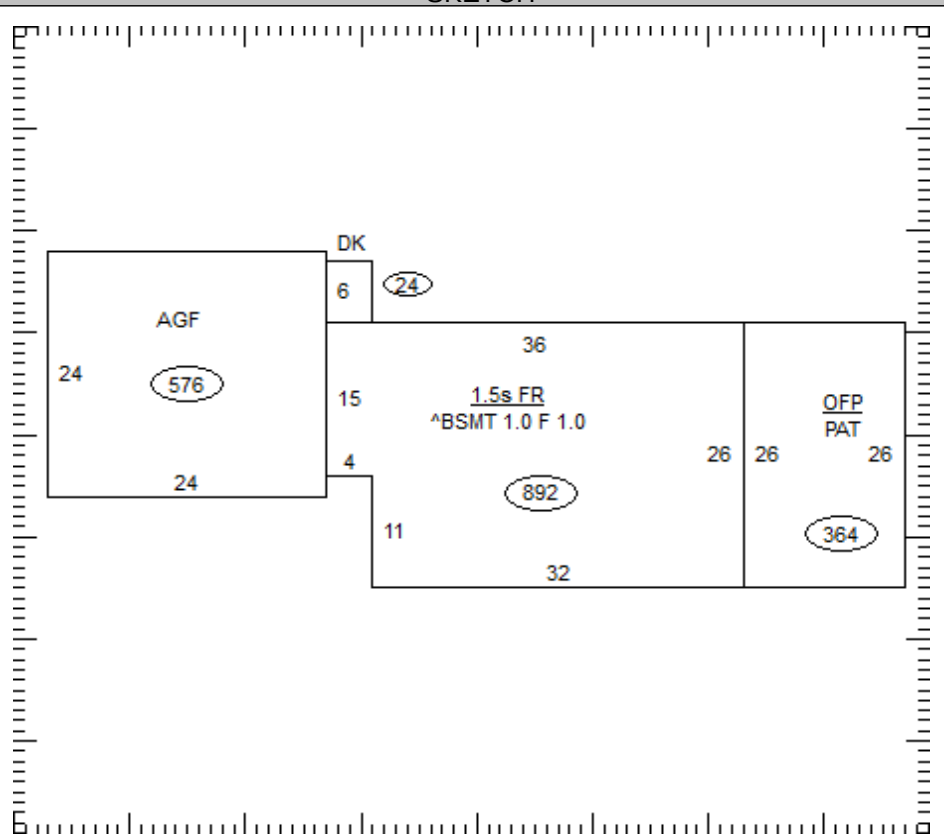
ACCOMMODATIONS					
# OF ROOMS	3	4	2		
BEDROOMS	1	1	2		
FIREPLACES		1	1		

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	1		1		
X HALF BATH					
X FIXTURES	1	2	1		

FLOOR	AREA	CONST	VALUE
1	892	FR	148,430
.5	446	FR	46,020
BSMT	892		12,760
SUBTOTAL			207,210
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	892	S.F.	12,760
FIREPLACE #	2		8,800
HEATING	0	S.F.	0
AIR COND	2,230	S.F.	3,680
PLUMBING #	10		12,100
GARAGES & CARPORTS			14,200
EXTRA FEATURES			7,500
SUBTOTAL			266,250
GRADE FACTOR			105 %
UNADJUSTED VALUE			279,560
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,338	C+		2001		A	279,560	22	218,060		218,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 218,100

COMMENTS

WETBAR IN BSMNT, UPPER MSTR BDRM W/GAS FP
Dwelling has an Economic Factor of 100%

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1	MCGOHAN P SCOTT & LORI L	165 MEADOWBROOK DR	SPRINGBORO	OH	45066	04/05/2007	0	QCE : X : 0	☐	☐
2	MCGOHAN P SCOTT & LORI L	165 MEADOWBROOK	SPRINGBORO	OH	45066	08/22/2001	305,900	: A-M : 0	☐	☐
3							0	0	☐	☐

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☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front ☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION
6872 STEARNS LN

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		38,100	0

VALUATION SUMMARY

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

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
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☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

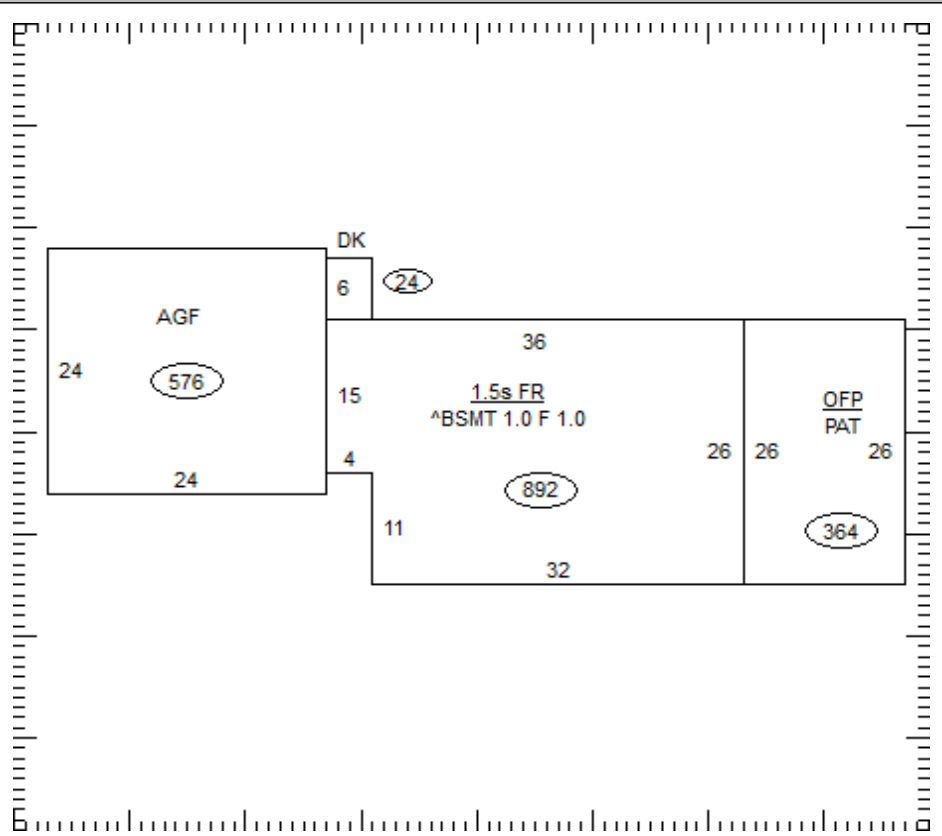
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

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		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-129000.0000

TOTAL 0

COMMENTS