

26-143300.0000

CARPENTER RONALD E & MARGARET A
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6801 LAKE ACRES DR
CELINA, OH 45822

LEGAL INFORMATION
LAKE-ACRES SUBDIVISION #1

LOT#: 9

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CARPENTER RONALD E &	6801 LAKE ACRES DR	CELINA	OH	45822	11/01/2019	300,000	WDC : 751	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHMIT RALPH W & RITA M	6801 LAKE ACRES DR	CELINA	OH	45822	04/21/2015	10,000	SUC : 239	<input type="checkbox"/>	<input type="checkbox"/>
3	4 NEIGHBORS LLC C/O JAMES	6768 LAKE ACRES DR	CELINA	OH	45822	07/17/2006	475,000	WDC : A-M : 572	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TK DATE: 06/26/2023 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 6801 LAKE ACRES DR
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$4,137.62, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$241.36
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE23 TTO; ADD SHED W/OFP
 DE19 PER SOCIAL MEDIA CORR PLUMB//ADD
 FIN BASEMENT
 DE20 RMV 40% INFL FCTR ON LAND

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D200	ST435	DP113	ADJ492			49,200	0
TOTAL							49,200	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2020	2019	2017	2017		
REASON FOR CHANGE	NC	RAPP	MISC	NC	RAPP	NC		
APPRAISED	LAND	49,200	44,800	39,600	23,800	23,800	25,100	
VALUE	IMPR	305,400	214,200	182,800	182,800	172,200	170,300	
	TOTAL	354,600	259,000	222,400	206,600	196,000	195,400	
ASSESSED	LAND	17,220	15,680	13,860	8,330	8,330	8,790	
VALUE	IMPR	106,890	74,970	63,980	63,980	60,270	59,610	
	TOTAL	124,110	90,650	77,840	72,310	68,600	68,400	

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

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

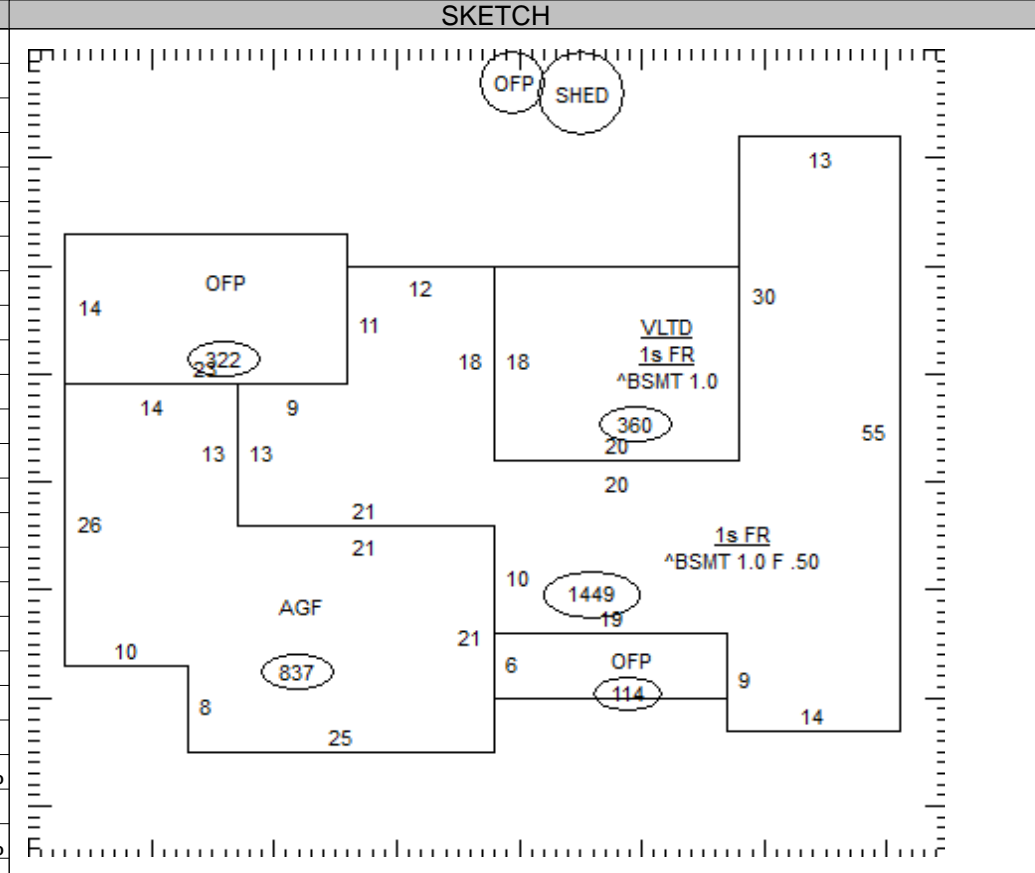
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 7
 BEDROOMS 3
 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 2
 X HALF BATH
 X FIXTURES 1

FLOOR	AREA	CONST	VALUE
1	1809	FR	221,390
BSMT	1809		25,870
SUBTOTAL			247,260
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	724 S.F.		10,350
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,533 S.F.		4,170
PLUMBING #	7		8,470
GARAGES & CARPORTS			20,700
EXTRA FEATURES			15,100
SUBTOTAL			306,050
GRADE FACTOR			105 %
UNADJUSTED VALUE			321,350
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,809	C+		2015		G	321,350	6	302,070		302,100
1 Shed		18x12	216	C	7.70	2022		A	1,660	2	1,630		1,600
2 OFF		18x6	108	C	16.04	2022		A	1,730	2	1,700		1,700
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-143300.0000 TOTAL 305,400

COMMENTS

Dwelling has an Economic Factor of 100% (Rollback Basis=\$351,300)

