26-191500.0000

JEFFERSON TWP / CELINA SD

09-04-326-019

Property Class: 510

Neighborhood 265LA70

Map: 08
Block: 10
Card: 39

Bk: Pg:

WALTER JEREMY L
WALTER JEREMY L
133 LAKELAND BLVD
CELINA, OH 45822

LEGAL INFORMATION
LAKELAND BEACH
ALSO E 1/2 LOT 51
LOT#: 52

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WALTER JEREMY L	133 LAKELAND BLVD	CELINA	OH	45822	09/17/2021	165,000	3:WDC : 791	☐	■
2	PAINTER CATHERINE D	133 LAKELAND BLVD	CELINA	OH	45822	03/13/2020	0	3:QCE : X : 0	☐	☐
3	PAINTER WILLIAM D &	133 LAKELAND BLVD	CELINA	OH	45822	06/07/2002	79,500	: A-M : 0	☐	☐

X: ☐ TTO LISTER: DF DATE: 06/08/2005 TIME: 02:02:49 PM ■ 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
133 LAKELAND DR, CELINA

COMMENT
TY2022:Net Gen=$1,875.50, Other Assessment=$0.00
DE09 CORR FP PER DATA MAILER
DE21 RMV OWN OCC; DIDN'T RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F48 D75	ST435 DP71 ADJ309		14,800 0
			TOTAL	14,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	14,800	13,600	12,000					
	IMPR	134,500	103,800	75,400					
	TOTAL	149,300	117,400	87,400					
ASSESSED VALUE	LAND	5,180	4,760	4,200					
	IMPR	47,080	36,330	26,390					
	TOTAL	52,260	41,090	30,590					

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		6			
BEDROOMS		2			
FIREPLACES		1			

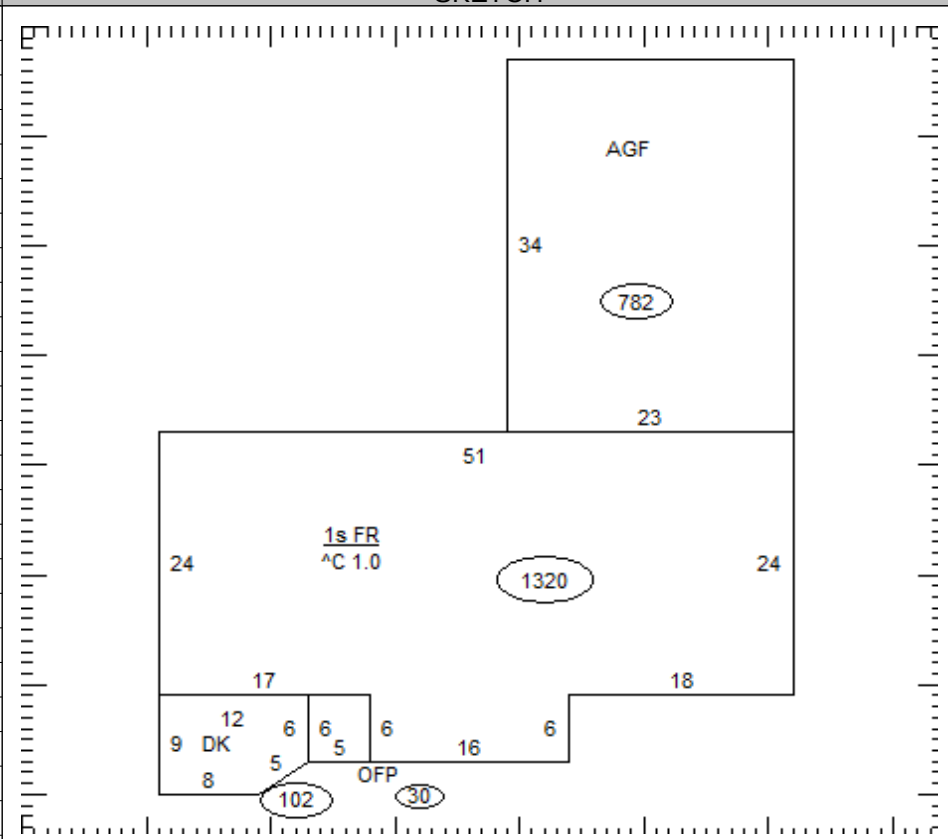
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1320	FR	188,710

SUBTOTAL		188,710
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,400
HEATING	0 S.F.	0
AIR COND	1,320 S.F.	2,180
PLUMBING #	3	3,630
GARAGES & CARPORTS		19,300
EXTRA FEATURES		1,500
SUBTOTAL		219,720
GRADE FACTOR		100 %
UNADJUSTED VALUE		219,720
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,320	C		1951	2002	A	219,720	28	158,200		134,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		134,500

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COMMENTS

Dwelling has an Economic Factor of 85%