

26-199700.0000

SCHROEDER RON
SCHROEDER RON
116 SANDY BEACH WAY
CELINA, OH 45822

LEGAL INFORMATION
LAKELAND BEACH
LOTS 131-133; 163-165
RTS: 003-06-04 LOT#: 132

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---------------------|---------------------|--------|-------|-------|------------|--------|-------------|--------------------------|-------------------------------------|
| 1 | SCHROEDER RON | 116 SANDY BEACH WAY | CELINA | OH | 45822 | 01/16/2019 | 30,000 | 4:WDC : 27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | HUELSMAN ROBERT L | 341 CAMELOT DR | URBANA | OH | 43078 | 12/15/2009 | 0 | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | HUELSMAN RUTH L C/O | 341 CAMELOT DR | URBANA | OH | 43078 | | 0 | : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: HK DATE: 02/22/2021 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 116 SANDY BEACH WAY
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$3,142.56, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE21 RMV INC
 DE20 TTO CONTRACTOR; LAYING FLOORS
 DE22 ADDED 6 LOTS TOGETHER//DWELLING
 SITS ON ALL

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|-----------|-------|-------|--------|-----|---|--------|---|
| F:Front | F117 D160 | ST435 | DP103 | ADJ448 | | | 52,400 | 0 |
| TOTAL | | | | | | | 52,400 | 0 |

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2022 | 2021 | 2020 | 2020 | 2017 | | |
|-------------------|--------|---------|---------|---------|---------|---------|-------|--|
| REASON FOR CHANGE | RAPP | MISC | NC | NC | NC | RAPP | | |
| APPRAISED | 52,400 | 47,700 | 11,300 | 11,300 | 10,000 | 7,500 | | |
| VALUE | IMPR | 227,400 | 149,000 | 149,000 | 134,100 | 110,900 | 0 | |
| | TOTAL | 279,800 | 196,700 | 160,300 | 145,400 | 120,900 | 7,500 | |
| ASSESSED | LAND | 18,340 | 16,700 | 3,960 | 3,960 | 3,500 | 2,630 | |
| VALUE | IMPR | 79,590 | 52,150 | 52,150 | 46,940 | 38,820 | 0 | |
| | TOTAL | 97,930 | 68,850 | 56,110 | 50,900 | 42,320 | 2,630 | |

OCCUPANCY
 SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

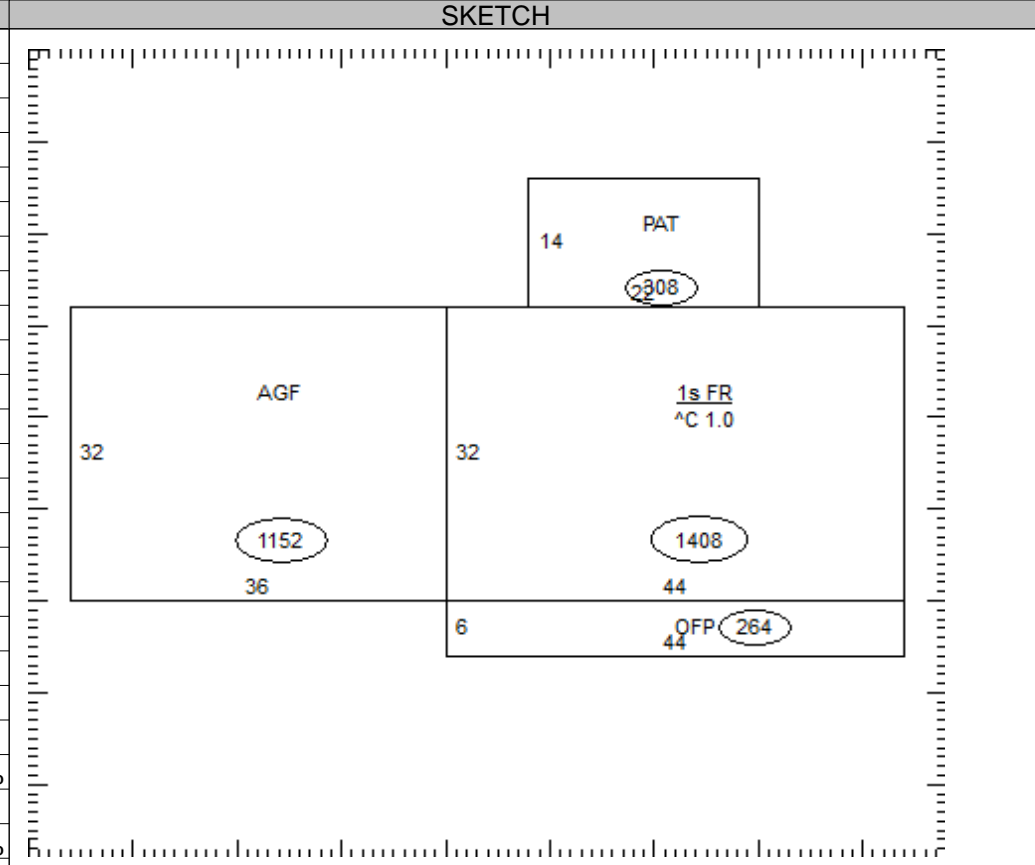
INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 3
 BEDROOMS 2
 FIREPLACES
 HEAT & AC

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

PLUMBING
 X FULL BATH 1
 X HALF BATH
 X FIXTURES

| FLOOR | AREA | CONST | VALUE |
|-------------------------|------------|-------|---------|
| 1 | 1408 | FR | 194,490 |
| SUBTOTAL | | | 194,490 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,408 S.F. | | 2,320 |
| PLUMBING # | 3 | | 3,630 |
| GARAGES & CARPORTS | | | 28,500 |
| EXTRA FEATURES | | | 5,500 |
| SUBTOTAL | | | 234,440 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 234,440 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 1,408 | C | | 2019 | | G | 234,440 | 3 | 227,410 | | 227,400 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

26-199700.0000 TOTAL 227,400

COMMENTS

Dwelling has an Economic Factor of 100%