

JEFFERSON TWP / CELINA SD

09-04-180-039

26-207500.0000

LEGAL INFORMATION

LAKEVIEW MANOR

ALSO LAKELAND BEACH LOTS 179 & 180; S PT LOT 178

LOT#: 2

**QUALIFIED CREDITS:
HOMESTEAD**

GAERKE KENNETH A & CAROLYN M

GAERKE KENNETH A & CAROLYN M

109 SCHELICH DR

CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GAERKE KENNETH A &	109 SCHELICH DR	CELINA	OH	45822	05/22/2019	310,000	WDC : 336	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MARTENS JOHN C	109 SCHELICH DR	CELINA	OH	45822	07/08/2004	35,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	COLBURN JACQUELINE A	4505 NICHOLSON DR	CELINA	OH	45822	06/14/2001	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 07/11/2023 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 109 SCHELICH DR
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$3,155.34, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE23 DESKTOP RVW: ADD BSMNT, AC & FULL
BATH PER MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D173	ST435	DP107	ADJ465			46,500	0
TOTAL							46,500	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	MISC	RAPP	RAPP				
APPRaised	LAND	46,500	42,400	37,500			
VALUE	IMPR	322,100	180,100	164,900			
	TOTAL	368,600	222,500	202,400			
ASSESSED	LAND	16,280	14,840	13,130			
VALUE	IMPR	112,740	63,040	57,720			
	TOTAL	129,020	77,880	70,850			

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

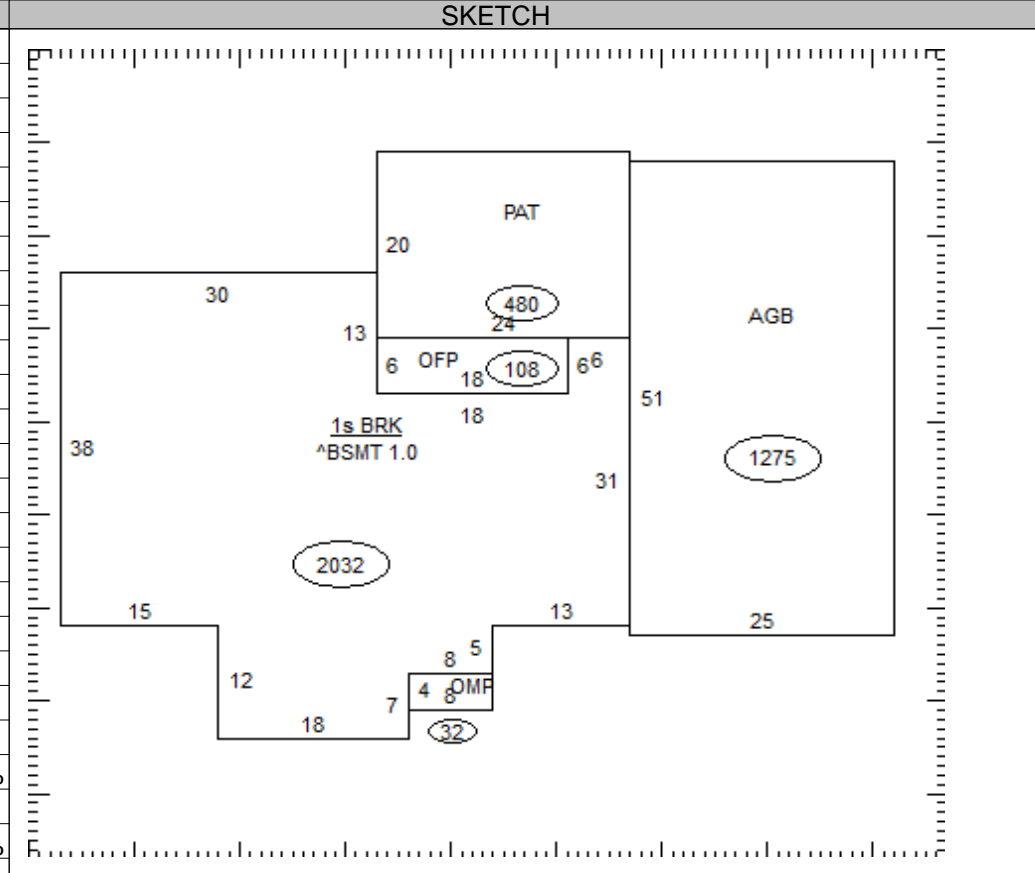
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 6
 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

FLOOR	AREA	CONST	VALUE
1	2032	BRK	254,000
BSMT	2032		29,060
SUBTOTAL			283,060
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,032 S.F.		3,350
PLUMBING #	6		7,260
GARAGES & CARPORTS			35,600
EXTRA FEATURES			4,200
SUBTOTAL			333,470
GRADE FACTOR			115 %
UNADJUSTED VALUE			383,490
FACTOR			%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,032	B-		2004		A	383,490	16	322,130		322,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-207500.0000

TOTAL 322,100

COMMENTS
 Dwelling has an Economic Factor of 100%