

26-270100.0000

**WENDELN FREDERICK J & SANDERS STACY A**  
WENDELN FREDERICK J & SANDERS STACY A  
3052 E SHORE DR  
CELINA, OH 45822

**LEGAL INFORMATION**  
HIGHLAND PARK  
LOT#: 170  
RTS: 003-06-05

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 WENDELN FREDERICK J &	3052 E SHORE DR	CELINA	OH	45822	06/22/2021	270,000	6:WDC : 484	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 PRENGER LAKESHORE LLC	15194 E SHELBY RD	MINSTER	OH	45865	03/07/2019	0	7:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 PRENGER JOHN	15194 E SHELBY RD	MINSTER	OH	45865	09/16/2009	167,000	WDC : A-M : 525	<input type="checkbox"/>	<input checked="" 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	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	3054 SHORE ST <b>COMMENT</b> MMH Parcel:26-700024.M000 TY2022:Net Gen=\$237.02, Other Assessment=\$0.00 WATERFRONT DE23 DESKTOP RVW: RMV MMH & SHED, CHG CLASS

**LAND COMPUTATIONS**

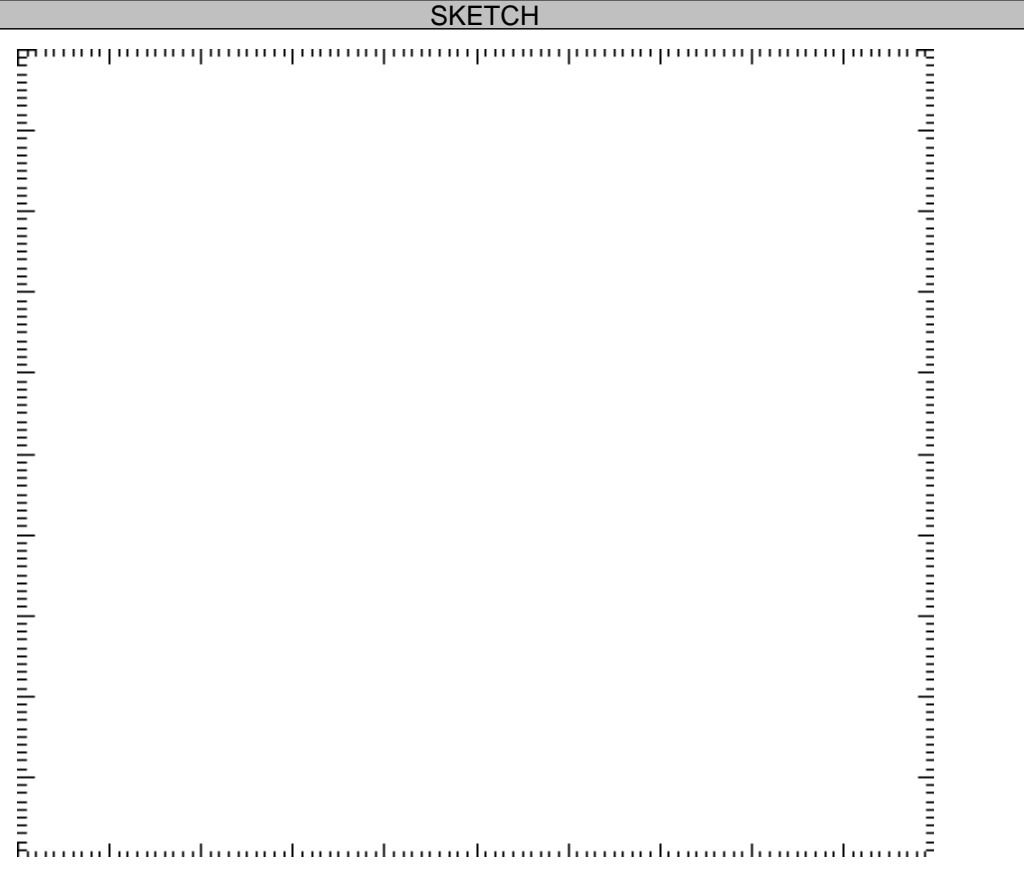
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C
F:Front	F45 D100	ST435	DP81	ADJ352		15,800	0
					TOTAL	15,800	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2018	2017
REASON FOR CHANGE	RCLS	RAPP	MISC	RAPP
APPRaised	15,800	14,500	12,800	12,800
VALUE	0	0	0	1,800
<u>TOTAL</u>	15,800	14,500	12,800	14,600
ASSESSED	5,530	5,080	4,480	4,480
VALUE	0	0	0	630
<u>TOTAL</u>	5,530	5,080	4,480	5,110

<b>OCCUPANCY</b>		<b>EXTERIOR</b>		<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>			<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____			<input type="checkbox"/> STONE				
<b>ROOFING</b>		<b>ROOF TYPE</b>					
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP					
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL					
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD					
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT					

<b>FLOORS</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>SUBTOTAL</b>	0	
CONCRETE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	
WOOD		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	
TILE/COMPO		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	
CARPET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	
<b>INT. FINISH</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	HEATING	0 S.F.	
PLASTER/DW		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	
PANELING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	
UNFINISHED		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0	
<b>ACCOMMODATIONS</b>							<b>SUBTOTAL</b>	0	
# OF ROOMS							GRADE FACTOR	%	
BEDROOMS							<b>UNADJUSTED VALUE</b>	0	
FIREPLACES							<b>FACTOR</b>	%	
<b>HEAT &amp; AC</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>			
NO HEAT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL HEAT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HW/STEAM		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HEAT PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
FLR/WALL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
STVE/SPCE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
GEOTHERMAL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
OUTSIDE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL A/C		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>PLUMBING</b>		<b>BASE</b>					<input type="checkbox"/>		
X FULL BATH									
X HALF BATH									
X FIXTURES									



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													

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TOTAL 0

**COMMENTS**

MH#54-0072 `70 VINDALE 12X60 RUTH MONTGOMERY



OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																			
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																			
<b>BUILDING TYPE</b>			<input type="checkbox"/> ALM/VYNL																			
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																			
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																			
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																			
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																			
<b>ROOFING</b>		<b>ROOF TYPE</b>																				
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE																				
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																				
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL																				
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD																				
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																				
<b>FLOORS</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>SUBTOTAL</b>											0				
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%														
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.														
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0														
<b>INT. FINISH</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	HEATING	0 S.F.														
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0														
<b>ACCOMMODATIONS</b>								EXTRA FEATURES	0													
# OF ROOMS							<b>SUBTOTAL</b>	0														
BEDROOMS							GRADE FACTOR	%														
FIREPLACES							<b>UNADJUSTED VALUE</b>	0														
HEAT & AC	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>		<b>FACTOR</b>	%														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>OCCUPANCY</b>		<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>	<b>GRADE</b>	<b>PRICE</b>	<b>AGE</b>	<b>REMD</b>	<b>CND</b>	<b>UNADJ VAL</b>	<b>PHYS</b>	<b>PHYS VAL</b>	<b>FUNC</b>	<b>TRUE VAL</b>	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			SK												
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5															
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8															
PLUMBING			<b>BASE</b>		<input type="checkbox"/>		9															
X FULL BATH							10															
X HALF BATH							11															
X FIXTURES																						
																			<b>TOTAL</b>	0		
<b>COMMENTS</b>																						

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TOTAL 0

COMMENTS