

26-270300.0000

WENDELN FREDERICK J & SANDERS STACY A

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3052 E SHORE DR

CELINA, OH 45822

LEGAL INFORMATION

HIGHLAND PARK

LOT#: 171

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: TS DATE: 12/30/2016 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	3052 SHORE ST					
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT					
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	MMH Parcel:26-700027.M000					
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	TY2022:Net Gen=\$237.02, Other					
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	Assessment=\$0.00					
LAND COMPUTATIONS					CHANNEL					
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C		
F:Front	F45 D100	ST435	DP81	ADJ352		15,800	0		DE17 FIELDCHK RVW CHGS: UPDATE	
									OUTBLDGS, ADD WDDK	
							TOTAL	15,800	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2018	2017	2017		
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP	MISC		
APPRAISED	<u>LAND</u>	15,800	14,500	12,800	12,800	13,500	
VALUE	<u>IMPR</u>	0	0	0	5,100	5,700	
	<u>TOTAL</u>	15,800	14,500	12,800	17,900	19,200	
ASSESSED	<u>LAND</u>	5,530	5,080	4,480	4,480	4,730	
VALUE	<u>IMPR</u>	0	0	0	1,790	2,000	
	<u>TOTAL</u>	5,530	5,080	4,480	6,270	6,730	

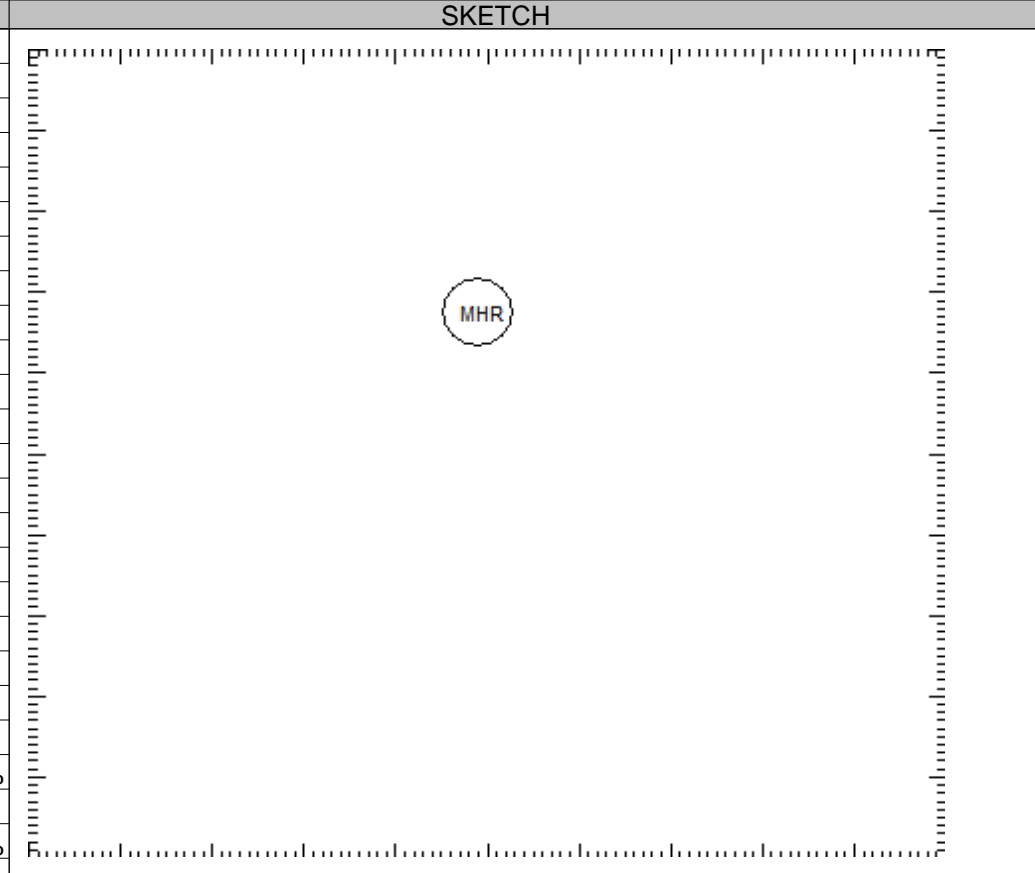
OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%



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
 BEDROOMS
 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
 X HALF BATH
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
MMH/RE Dwelling		SK											
1 MH Real		0x0		C				A		95			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-270300.0000 TOTAL 0

COMMENTS

MH #54-0729 `66 NEW MOON 10X50 DOUGLAS RANKENEY

26-270300.0000

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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MGB FAMILY LLC	1404 MUIRFIELD CT	DAYTON	OH	45459	09/16/2009	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	HAWORTH MARY C/O MGB FAMILY LLC	1404 MUIRFIELD CT	CENTERVILLE	OH	45459	05/31/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

- 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

3052 SHORE ST
COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL						15,800	0	

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

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																										
BUILDING TYPE			<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																										
ROOFING		ROOF TYPE																											
<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																											
FLOORS				B	1	2	3											U	SUBTOTAL						0				
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														MULTI-FAMILY #	0						0			
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				BUILDING TYPE	000%						0													
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				BSMT FINISH	0 S.F.						0													
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				FIREPLACE #	0						0													
INT. FINISH				B	1	2	3	U	HEATING	0 S.F.						0													
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				AIR COND	0 S.F.						0													
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				PLUMBING #	0						0													
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				GARAGES & CARPORTS							0													
ACCOMMODATIONS									EXTRA FEATURES							0													
# OF ROOMS									SUBTOTAL							0													
BEDROOMS									GRADE FACTOR							%													
FIREPLACES									UNADJUSTED VALUE							0													
HEAT & AC		B	1	2	3	U			FACTOR							%													
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			OCCUPANCY								ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			MMH/RE 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		BASE		<input type="checkbox"/>					9																				
X FULL BATH									10																				
X HALF BATH									11																				
X FIXTURES																													
26-270300.0000														TOTAL				0											
COMMENTS																													