

27-032200.0507

MCEVOY PATRICK J & JONI L

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111 NORTHWOOD DR

CELINA, OH 45822

LEGAL INFORMATION

WINDEMERE BAY CONDOMINIUM

UNIT 301

LOT#: 301

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCEVOY PATRICK J & JONI L	111 NORTHWOOD DR	CELINA	OH	45822	05/04/2021	189,900	WDC : 342	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DEXTER GEORGE J &	6227 WELLINGTON PLACE	DAYTON	OH	45424	05/09/2005	184,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	ALBRIGHT STEVEN R & KAREN	10820 N ST RT 66	PIQUA	OH	45356	05/30/2003	169,900	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: BTC DATE: 08/13/2007 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
 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

1700 E MARKET ST UNIT 301

COMMENT

Tax Incentive Exempt Parcel: 27-032200.050R
 (TY2022 L=12,200; B=138,400; T=150,600)
 TY2022:Net Gen=\$193.92, Other
 Assessment=\$2,380.40
 2004 DUPL VALUES: L:\$12,000 B:\$0 T:\$0
 2020 DUPL VALUES:L:\$24200 B:\$138400
 T:\$162600
 2023 DUPL VALUES: L:\$24,200 B:\$174,700
 T:\$198,900
 TAX INCENTIVE: TF502

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
CL:Condo Land	UNIT PRICED	24150				24,200	0	
Total Acres: 1.0000						TOTAL	12,000	0

VALUATION SUMMARY

* Value Override Item

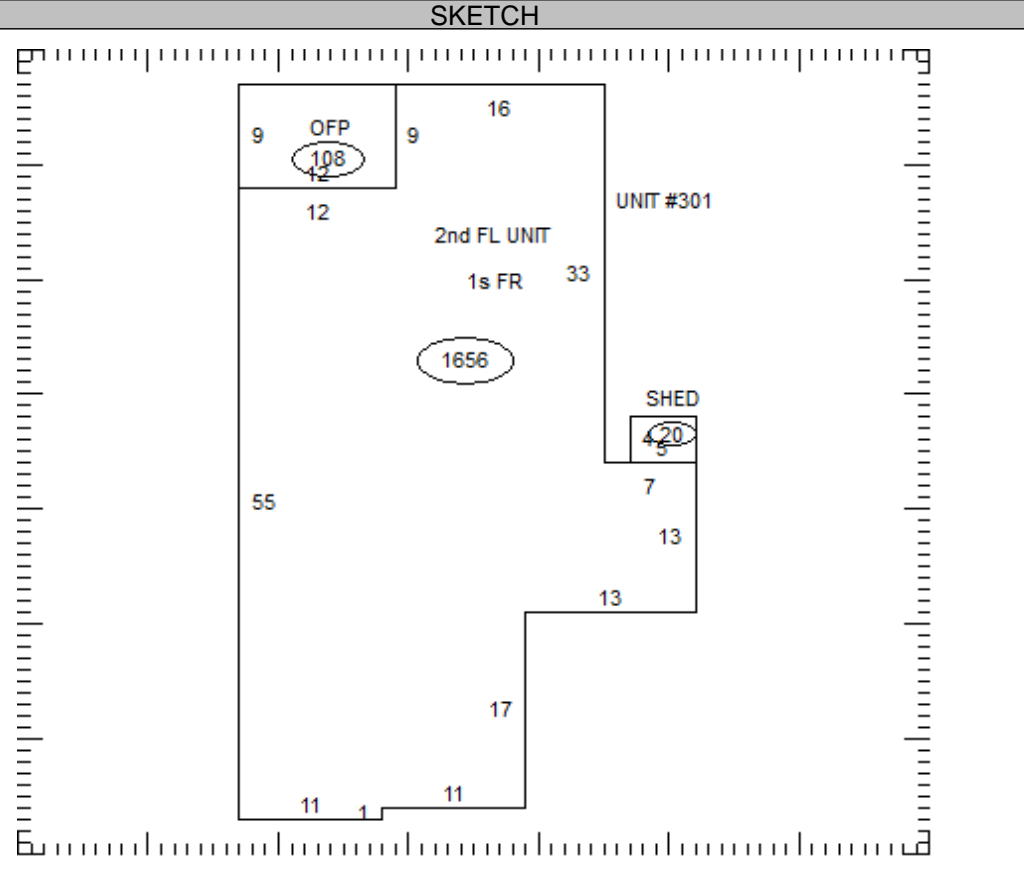
VALUE YEAR	* 2023	* 2020	* 2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	12,000	12,000	12,000				
VALUE	IMPR	0	0				
	TOTAL	12,000	12,000				
ASSESSED	LAND	4,200	4,200				
VALUE	IMPR	0	0				
	TOTAL	4,200	4,200				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1656	FR	211,240
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input checked="" 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 checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" 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
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		3			
BEDROOMS		2			
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" 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"/>
GEO THERMAL	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE <input checked="" type="checkbox"/>			
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

SUBTOTAL		211,240
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,656 S.F.	2,730
PLUMBING #	3	3,630
GARAGES & CARPORTS		0
EXTRA FEATURES		1,700
SUBTOTAL		219,300
GRADE FACTOR		120 %
UNADJUSTED VALUE		263,160
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,656	B		2003		A	263,160	17	218,420		174,700
1 Shed		4x5	20	C		2003		A		35			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-032200.0507 TOTAL *0

COMMENTS

POOL VIEW // LAKE CHANNEL ACCESS
Dwelling has an Economic Factor of 80%