

Property Address: 117 LAKE SHORE DR

DTE Code: 430



\*27-237200.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
09-06-177-006

**LEGAL INFORMATION**

DICKMAN ADD

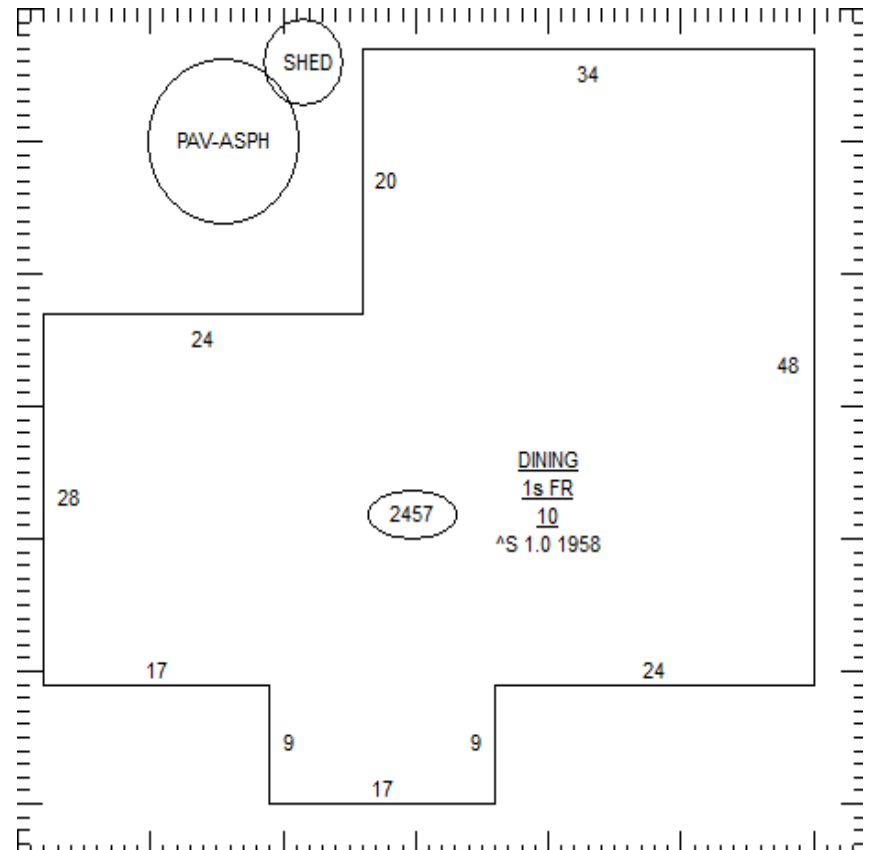
LOT#: 3  
**PULLMAN BAY PROPERTIES LLC**  
PULLMAN BAY PROPERTIES LLC  
117 LAKE SHORE DR  
CELINA, OH 45822

Neighborhood CLAK27	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
Tax Incentive Exempt Parcel: 27-237200.000K (TY2022 L=0; B=119,800; T=119,800)  
TY2022:Net Gen=\$1,637.54, Other Assessment=\$2,258.62  
2004 BASE VALUES: L:\$18200 B:\$68660 T:\$86860  
2020 DUPL VALUE: L:\$18,200 B:\$188,460 T:\$206,660  
2023 DUPL VALUES: L:\$22,750 B:\$120,300 T:\$143,050  
DE26 CHG GRD; DESKTOP RVW  
DE23 CHG GRD, RMV BOR FNC; DESKTOP RVW  
BOR: BOR #19-09 HEARING: RECOMMENDATION: NO ONE APPEARED;

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		03/02/23
10/24/2019	234,900	3:WDC : 724	430	<input checked="" type="checkbox"/>	Pricer:		
04/12/1984	60,000	: A : 0	430	<input checked="" type="checkbox"/>	Reviewer:		
				<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2020	2017
REASON FOR CHANGE	RAPP	RAPP	BOR	RAPP
ESTIMATED	18,200	18,200	18,200	9,100
MARKET VALUE	IMPR	68,660	68,660	72,230
	TOTAL	86,860	86,860	81,330
ASSESSED	LAND	6,370	6,370	3,190
VALUE	IMPR	24,030	24,030	25,280
	TOTAL	30,400	30,400	28,470



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input checked="" type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input checked="" type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D125		ST500 DP91 ADJ455				22,750	0
Totals:							18,200	0

			EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
			STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>
<b>CLASS/QUALITY RANK</b>			BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>
A) FP STRUCT. STEEL FRAME	1. BASIC		CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>
B) R.C. FRAME	2. FAIR		WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>
C) MASONRY BEARING WALLS	3. AVE		ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
D) WD OR STEEL FR EX. WALLS	4. GOOD		ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>
S) METAL M) MILL P) POLE	5. EXCEL		CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>
<b>TOTAL AREA</b>	<b>PERIMETER</b>	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
<b># STORIES</b>	<b>STORY HT</b>	10	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
<b>AGE</b>	<b>SPRINKLER</b>		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH									
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<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"/>	
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>				STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING	A					A	LIGHTING	A				
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>	EXTRA FIXTURES	<input type="checkbox"/>	FLUORESCENT	<input type="checkbox"/>	METAL HALIDE	<input type="checkbox"/>					
				2 FIXTURE BATH		STANDARD	<input type="checkbox"/>	SODIUM VAP	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>					
				3 FIXTURE BATH				MERCURY VAP	<input type="checkbox"/>		<input type="checkbox"/>					

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 901.001:Paving: Asphalt				1	3,700		1970		A	N	.00	0	0	0	0	0
B 499.066:Shed			6 X 12	1	72		2015		A	N	.00	0	0	0	0	0

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 430.000:DINING		10		1	2,457		1958	1989A	G	A	68.00	167,080	28	0	0	120,300

<b>AMENITY TOTAL</b>																0
															<b>TOTAL IMPR</b>	*68,660

**COMMENTS**

PAVING IS INCLUDED IN THE PRICE OF THE BUILDING.



\*27-237200.0000\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-06-177-006

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DICKMAN ADD

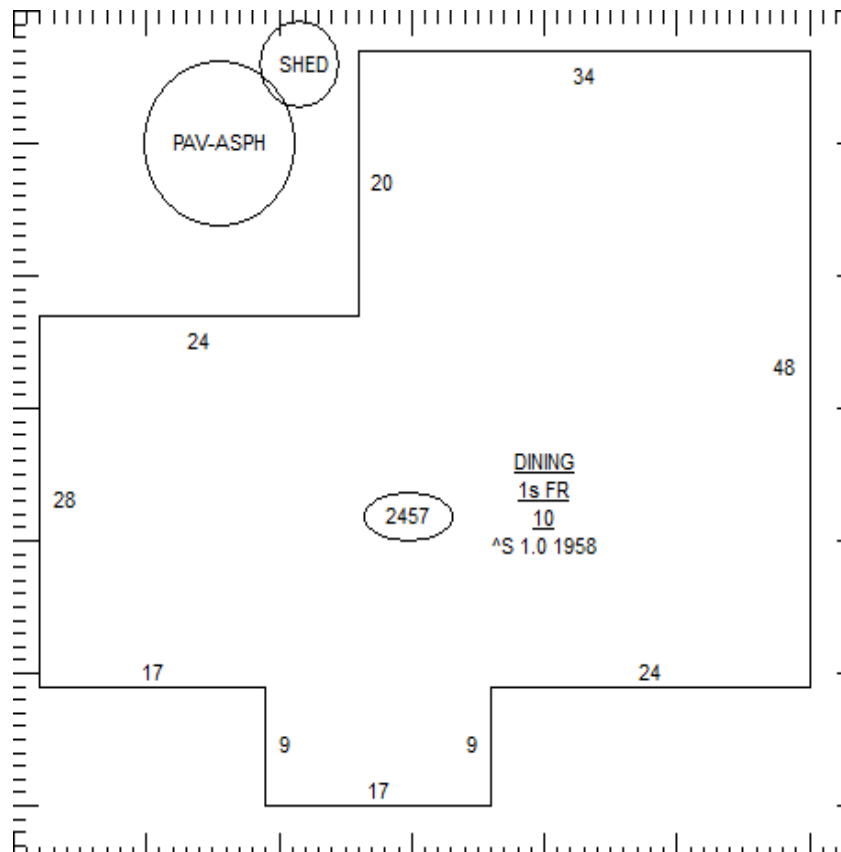
LOT#: 3  
**PULLMAN BAY PROPERTIES LLC**  
 PULLMAN BAY PROPERTIES LLC  
 117 LAKE SHORE DR  
 CELINA, OH 45822

Neighborhood CLAK27	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
 INCREASE TO PURCHASE PRICE OR C.A.M.P.  
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		03/02/23
10/24/2019	234,900	3:WDC : 724	430	<input checked="" type="checkbox"/>	Pricer:		
04/12/1984	60,000	: A : 0	430	<input checked="" type="checkbox"/>	Reviewer:		
				<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input checked="" type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input checked="" type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						18,200	0	18,200

		<b>EX WALL</b>		<b>ROOFING</b>		<b>WINDOW</b>		<b>DOORS</b>		<b>FOUNDATION</b>		<b>FRAMING</b>	
<b>CLASS/QUALITY RANK</b>		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
B) R.C. FRAME	2. FAIR	WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL		WD DECK		<b>CANOPY</b>				STEEL		FRAME	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
<b>TOTAL AREA</b>	<b>PERIMETER</b>	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
<b># STORIES</b>	<b>STORY HT</b>	STUCCO		BUILT UP		<b>FACADE</b>		GLASS		FRAME		STANDARD	
<b>AGE</b>	<b>SPRINKLER</b>	INSULATED		INSULATED				STANDARD		STANDARD			

<b>H.V.A.C.</b>		<b>FLOORS</b>			<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>PARTITIONS</b>			<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>INTERIOR FINISH</b>			<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/>	CONCRETE							MASONRY								UNFINISHED								
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/>	WOOD							WD STUD								FINISH OPEN								
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T							MTL STUD								FINISH DIV								
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	CARPET							<b>CEILINGS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>			PANEL								
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	ASPHALT							ACCUT/PANEL								PLASTER / DW								
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL							PLASTER/DW								BLOCK								
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	DIRT							SUSP/OPEN								GLAZED TILE								
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	STANDARD							STANDARD								STANDARD								
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	<b>PLUMBING</b>			<b>LIGHTING</b>																				
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	NO PLUMBING			EXTRA FIXTURES			FLUORESCENT			MATERIAL HALIDE														
			2 FIXTURE BATH			STANDARD			SODIUM VAP			STANDARD														
			3 FIXTURE BATH						MERCURY VAP																	

<b>YARD ITEMS</b>		<b>CONST</b>	<b>HT</b>	<b>SIZE X SIZE</b>	<b>FL</b>	<b>AREA</b>	<b>UNITS</b>	<b>AGE</b>	<b>REM</b>	<b>CND</b>	<b>GRD</b>	<b>\$/UNIT</b>	<b>UNADJUSTED \$</b>	<b>PHY</b>	<b>FC</b>	<b>EC</b>	<b>MARKET VALUE</b>

AMENITY TOTAL																0
TOTAL IMPR																*68,660

**COMMENTS**