27-017351.030N

JEFFERSON TWP-CELINA CORP
CELINA SD
08-12-926-019

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM

BLDG 1125 UNIT 303

BROWN LANCE R & CYNTHIA L
BROWN LANCE R & CYNTHIA L
1125 WEST BANK RD APT/SUITE 303
CELINA, OH 45822

Neighborhood 005504-LV80
Map:
Block:
Card:
Bk: Pg:

COMMENT
Tax Incentive Base Parcel: 27-017351.0303 (TY2020 L=0; B=0; T=0)
(OTH)True, (TIFF)True
TY2019:Net Gen=$0.00, Other Assessment=$0.00
LAKEVIEW CONDO
2004 BASE VALUES: L:0 / B:0
2015 DUPL:L:$9,000 B:$68,000 T:$77,000
DE15 OFP DETERMINED COMMON AREA
TAX INCENTIVE: ...

Sales Data

Date	Amount	Deed:Conv#	Use	Valid	Lister: DA	Date 08/23/04
09/08/2020	130,200	WDC : 642	550	■	Pricer:	
08/20/2019	128,000	WDC : 561	550	■	Reviewer:	
01/30/2004	145,700	WDC : A : 0	400	■	Final:	
	0	: 0	400	☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY

		* 2020	* 2017	* 2015	* 2014
VALUE YEAR		* 2020	* 2017	* 2015	* 2014
REASON FOR CHANGE		RAPP	MISC	MISC	MISC
ESTIMATED MARKET VALUE	LAND	9,500	9,000	9,000	9,000
	IMPR	73,700	68,000	60,300	61,700
	TOTAL	83,200	77,000	69,300	70,700
ASSESSED VALUE	LAND	3,330	3,150	3,150	3,150
	IMPR	25,800	23,800	21,110	21,600
	TOTAL	29,130	26,950	24,260	24,750

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
■ PAVED	■ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	☐ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	
☐ CURBS	☐ STANDARD	■ 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:							9,500	0	9,500

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL
TOTAL AREA	**PERIMETER**
# STORIES	**STORY HT**
AGE	**SPRINKLER**

EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
ENAM STL		WD DECK		**CANOPY**				STEEL		FRAME	
ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	☐

FLOORS	B	1	2	3	U
CONCRETE					
WOOD					
TILE A Q V T					
CARPET					
ASPHALT					
GRAVEL					
DIRT					
STANDARD					

PARTITIONS	B	1	2	3	U
MASONRY					
WD STUD					
MTL STUD					
CEILINGS	**B**	**1**	**2**	**3**	**U**
ACCUT/PANEL					
PLASTER/DW					
SUSP/OPEN					
STANDARD					

INTERIOR FINISH	B	1	2	3	U
UNFINISHED					
FINISH OPEN					
FINISH DIV					
PANEL					
PLASTER / DW					
BLOCK					
GLAZED TILE					
STANDARD					

PLUMBING			
NO PLUMBING		EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	
3 FIXTURE BATH			

LIGHTING			
FLUORESCENT		METAL HALIDE	
SODIUM VAP		STANDARD	
MERCURY VAP			

YARD ITEMS

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL	0
TOTAL IMPR	*73,700

COMMENTS

TF29

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TAX INCENTIVE:
TF505

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				☐	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY					
VALUE YEAR		* 2012			
REASON FOR CHANGE		MISC			
ESTIMATED MARKET VALUE	LAND	9,000			
	IMPR	95,400			
	TOTAL	104,400			
ASSESSED VALUE	LAND	3,150			
	IMPR	33,390			
	TOTAL	36,540			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
■ PAVED	■ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	☐ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
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