27-032200.0511

JEFFERSON TWP-CELINA CORP / CELINA SD

09-05-951-011

Property Class: 550

Neighborhood 005501-LF80

Map:
Block:
Card:

Bk: Pg:

REYNOLDS KRISTY
REYNOLDS KRISTY
1657 TANGLEWOOD LN
LIMA, OH 45805
Created in 2004 From 27-032200.0500 due to Split

LEGAL INFORMATION
WINDEMERE BAY CONDOMINIUM
UNIT 305

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	REYNOLDS KRISTY	1657 TANGLEWOOD LN	LIMA	OH	45805	04/01/2021	169,900	WDC : 228	☐	■
2	WESTBURY LIMITED	8296 CHERRY LAUREL DR	LIBERTY TOWNSHIP	OH	45044	03/22/2004	0	: 0	☐	☐
3							0	0	☐	☐

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
☐ 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

PROPERTY LOCATION
1700 E MARKET ST APT 305,

COMMENT
Tax Incentive Exempt Parcel: (1) 27-032200.051L
(TY2021 L=24,200; B=142,900; T=167,100)
TY2020:Net Gen=$0.00, Other Assessment=$1,949.16
2004 BASE VALUES L:$0 B:$0 T:$0
2020 DUPL VALUES:L:$24,200 B:$142,900 T:$167,100
TAX INCENTIVE:
TF502
TriDwell=115 TriOB=115 TriLand=115

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CL:Condo Land	UNIT PRICED	21000		24,200 0
Total Acres: 1.0000			TOTAL	0 0

VALUATION SUMMARY * Value Override Item

VALUE YEAR		* 2020	* 2017	* 2014	* 2011	* 2009			
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	0	0	0	0	0			
	IMPR	0	0	0	0	0			
	TOTAL	0	0	0	0	0			
ASSESSED VALUE	LAND	0	0	0	0	0			
	IMPR	0	0	0	0	0			
	TOTAL	0	0	0	0	0			

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

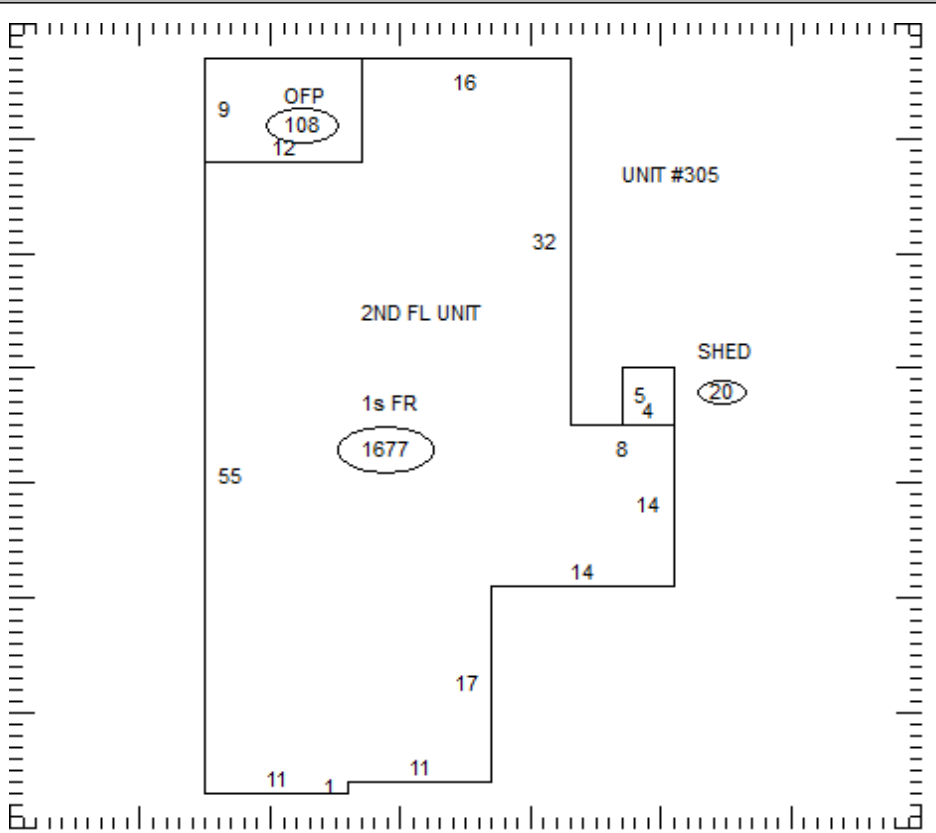
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		3			
FIREPLACES					

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		1			
X HALF BATH					
X FIXTURES		1			

FLOOR	AREA	CONST	VALUE
1	1677	FR	125,290
SUBTOTAL			125,290
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,677 S.F.		2,520
PLUMBING #	4		4,400
GARAGES & CARPORTS			0
EXTRA FEATURES			1,600
SUBTOTAL			133,810
GRADE FACTOR			120 %
UNADJUSTED VALUE			184,660
FACTOR			%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,677	B		2004		A	184,660	14	158,810		142,900
1 Shed		5x4	20	C		2004		A		27			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		*0

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COMMENTS

Dwelling has an Economic Factor of 90%