27-032200.051K

JEFFERSON TWP-CELINA CORP
CELINA SD
09-05-951-010

LEGAL INFORMATION

Created in 2012

WINDEMERE BAY CONDOMINIUM
UNIT 304
LOT#: 304

DAVIS LORI K
DAVIS LORI K
1700 E MARKET ST APT/SUITE 304
CELINA, OH 45822

Neighborhood
005501-LF80
Map:
Block:
Card:
Bk: Pg:

COMMENT
Tax Incentive Base Parcel: 27-032200.0510 (TY2021 L=12,000; B=0; T=12,000)
TY2020:Net Gen=$0.00, Other Assessment=$0.00
2004 BASE VALUES L:$12,000 B:$0 T:$12,000
2017 DUPL VALUES:L:$21000 B:$127,200 T:$148,200
DE12 RMV 2.5% RB
TAX INCENTIVE:
TF502

Sales Data

Date	Amount	Deed:Conv#	Use	Valid	Lister:	Date 07/03/14
07/06/2021	199,900	WDC : 523	550	■	Pricer:	
11/26/2003	179,900	: A : 0	000	☐	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY

		* 2020	* 2017	* 2014	* 2014
VALUE YEAR		* 2020	* 2017	* 2014	* 2014
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP
ESTIMATED MARKET VALUE	LAND	12,200	9,000	9,000	0
	IMPR	141,300	127,200	162,500	154,300
	TOTAL	153,500	136,200	171,500	154,300
ASSESSED VALUE	LAND	4,270	3,150	3,150	0
	IMPR	49,460	44,520	56,880	54,010
	TOTAL	53,730	47,670	60,030	54,010

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:							12,200	0	12,200

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
CLASS/QUALITY RANK		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		**CANOPY**				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	
TOTAL AREA	**PERIMETER**	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
# STORIES	**STORY HT**	STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
AGE	**SPRINKLER**	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	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
CONCRETE						MASONRY						UNFINISHED					
WOOD						WD STUD						FINISH OPEN					
TILE A Q V T						MTL STUD						FINISH DIV					
CARPET						**CEILINGS**	B	1	2	3	U	PANEL					
ASPHALT						ACCUT/PANEL						PLASTER / DW					
GRAVEL						PLASTER/DW						BLOCK					
DIRT						SUSP/OPEN						GLAZED TILE					
STANDARD						STANDARD						STANDARD					

PLUMBING				LIGHTING			
NO PLUMBING		EXTRA FIXTURES		FLUORESCENT		METAL HALIDE	
2 FIXTURE BATH		STANDARD		SODIUM VAP		STANDARD	
3 FIXTURE BATH				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	*141,300

COMMENTS

POOL VIEW LAKE CHANNEL ACCESS UNIT #304 UPPER CONDO

27-032200.051K

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CELINA SD
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11/26/2003	179,900	: A : 0	000	☐	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY					
VALUE YEAR		* 2012			
REASON FOR CHANGE		MISC			
ESTIMATED MARKET VALUE	LAND	0			
	IMPR	154,300			
	TOTAL	154,300			
ASSESSED VALUE	LAND	0			
	IMPR	54,010			
	TOTAL	54,010			

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		

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C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
Totals:							12,200	0	12,200

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

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AMENITY TOTAL	0
TOTAL IMPR	*141,300

COMMENTS