



\*09-081800.0000\*

FRANKLIN TWP  
 CELINA SD  
 09-23-229-016

**LEGAL INFORMATION**

OUT N PT NE

Acres:24.7600

RTS: 003-06-23  
**AQUA VIEW SITES INC**  
 AQUA VIEW SITES INC  
 8489 CO RD 219A  
 CELINA, OH 45822

Neighborhood CRUR09	
Map: 01	Block: 04
Card: 41	
Bk:	Pg:

COMMENT  
 TY2022:Net Gen=\$5,029.54, Other Assessment=\$0.00  
 DE19 SITEWORK JUST STARTED FOR CAMPGROUND  
 DE22 NO ONE AROUND; COUNTED 66 PADS W/ MORE UNDER CONST  
 DE23 NOH; ADDTL 26 PADS, NOW 92 TOTAL  
 NC24 CHK FOR ADDITIONAL PADS



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TK	06/06/23
02/22/2018	1,000,000		WDC : 100	111	<input checked="" type="checkbox"/> Pricer:	
07/21/1992	0		: X : 0	111	<input type="checkbox"/> Reviewer:	
				<input type="checkbox"/> Final:		
				<input type="checkbox"/> Call Back:		
				<input type="checkbox"/> Visit:		

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2022	2020
REASON FOR CHANGE	NC	RAPP	NC	RAPP
ESTIMATED	131,780	131,780	78,420	53,480
MARKET VALUE	248,400	178,200	178,200	0
	TOTAL	380,180	309,980	256,620
ASSESSED	46,120	46,120	27,450	18,720
VALUE	86,940	62,370	62,370	0
	TOTAL	133,060	108,490	89,820

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input 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 type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input 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
1:Primary	A:10	15,000				72,000	0	
2:Secondary	A:14.76	9,000				59,780	0	
Totals:	Total Acres 24.7600					131,780	0	131,780





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07/21/1992	0		: X : 0	111	<input type="checkbox"/>	Reviewer:	
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					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2019	2018	2018	2017
REASON FOR CHANGE	RAPP	CAUV	MISC	CAUV
ESTIMATED	53,480	62,610	221,640	61,930
MARKET VALUE	0	7,000	7,000	7,000
	TOTAL	53,480	69,610	228,640
ASSESSED	18,720	21,910	77,570	21,680
VALUE	0	2,450	2,450	2,450
	TOTAL	18,720	24,360	80,020
				24,130

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VALUATION SUMMARY			
VALUE YEAR	2017	2017	2017
REASON FOR CHANGE	RAPP	CAUV	MISC
ESTIMATED	219,230	79,740	169,520
MARKET VALUE	7,000	8,400	8,400
	<u>TOTAL</u>	226,230	88,140
ASSESSED	76,730	27,910	59,330
VALUE	2,450	2,940	2,940
	<u>TOTAL</u>	79,180	30,850

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