



\*26-145700.0100\*

JEFFERSON TWP  
 CELINA SD  
 09-04-201-001

**LEGAL INFORMATION**

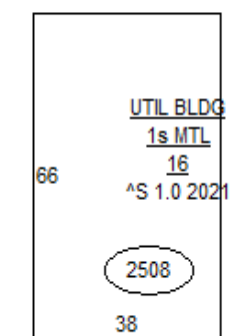
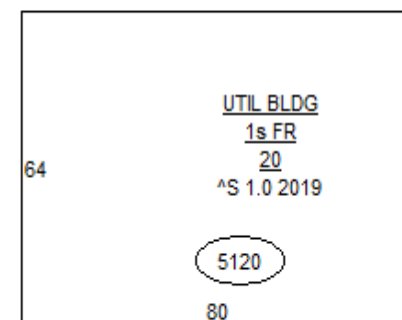
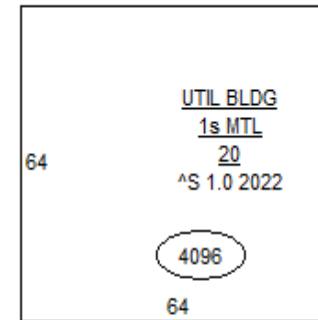
PT NW COR NE

Acres:5.4890

RTS: 003-06-04  
**C H TAYLOR SALES LLC**  
 C H TAYLOR SALES LLC  
 613 KINGSWOOD DR  
 CELINA, OH 45822

Neighborhood CLAK26	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
 TY2022:Net Gen=\$4,028.98, Other Assessment=\$91.10  
 DE10 AC CORRECTION PER MAPPING  
 DE20 TT CORY; ADD BLDG; CHG CLASS  
 DE23 NOH; ADD UTIL BLDG



Sales Data				Date			
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TK	08/01/23
07/12/2019	60,000		WDC : 477	400	<input checked="" type="checkbox"/>	Pricer:	
03/01/2006	0		QCE : X : 0	400	<input type="checkbox"/>	Reviewer:	
01/03/1997	27,000		: A : 0	400	<input checked="" 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	129,460	129,460	72,830	72,830
MARKET VALUE	221,230	143,410	137,690	92,420
	<u>TOTAL</u>	350,690	272,870	210,520
ASSESSED	45,310	45,310	25,490	25,490
VALUE	77,430	50,190	48,190	32,350
	<u>TOTAL</u>	122,740	95,500	73,680

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 checked="" 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:1	50,000				50,000	0	
2:Secondary	A:4.489	30,000				79,460	0	
Totals:	Total Acres 5.4890					129,460	0	129,460





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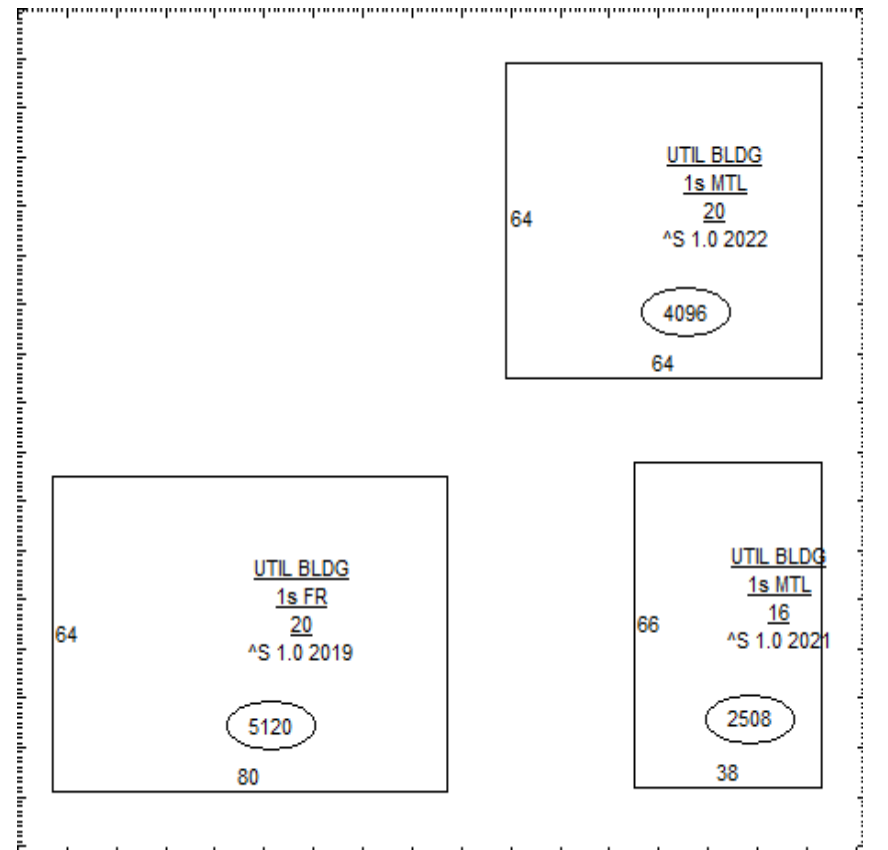
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COMMENT

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01/03/1997	27,000		: A : 0	400	<input checked="" type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
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VALUATION SUMMARY			
VALUE YEAR	2020	2020	2017
REASON FOR CHANGE	RCLS	NC	RAPP
ESTIMATED	LAND 72,830	72,830	82,340
MARKET VALUE	IMPR 92,420	92,420	0
	TOTAL 165,250	165,250	82,340
ASSESSED	LAND 25,490	25,490	28,820
VALUE	IMPR 32,350	32,350	0
	TOTAL 57,840	57,840	28,820



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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 5.4890						129,460	0

