

Business Name: 2044 E LIVINGSTON ST, CELINA

DTE Code: 340



26-213300.0000

JEFFERSON TWP
CELINA SD
09-05-177-002

LEGAL INFORMATION

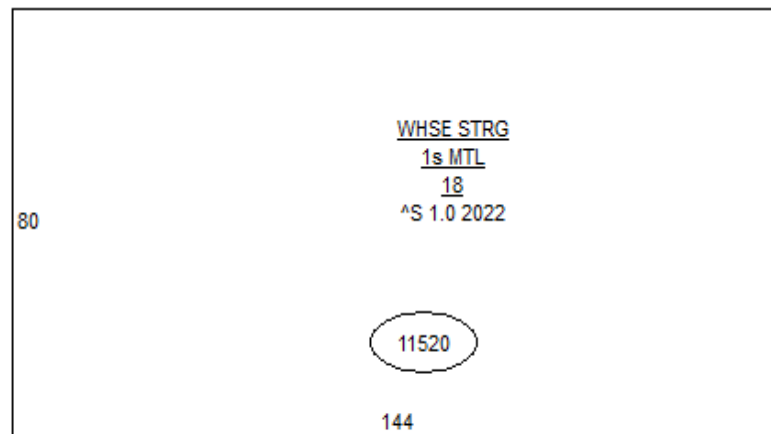
PT SE NW

Acres:7.0670

RTS: 003-06-05
GLASS INVESTMENT LIMITED
GLASS INVESTMENT LIMITED
6828 E LIVINGSTON ST
CELINA, OH 45822

Neighborhood INDS26	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
TY2022:Net Gen=\$1,144.50, Other Assessment=\$0.00
DE20 CORR AC PER SURVEY
DE23 TT EMPL; ADD UTIL BLDG



Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TK		08/01/23
04/13/2020	140,000		WDC : 225	110	<input checked="" type="checkbox"/>	Pricer:	
01/07/2002	0		: X : 0	499	<input type="checkbox"/>	Reviewer:	
					<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2023	2021
REASON FOR CHANGE	RCLS	NC	RAPP	MISC
ESTIMATED	61,060	61,060	44,100	59,790
MARKET VALUE	251,710	251,710	0	0
	TOTAL	312,770	44,100	59,790
ASSESSED	21,370	21,370	15,440	20,930
VALUE	88,100	88,100	0	0
	TOTAL	109,470	15,440	20,930

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" 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:2		20,000				26,400	0
2:Secondary	A:5.067		12,000				34,660	0
Totals:	Total Acres 7.0670						61,060	0

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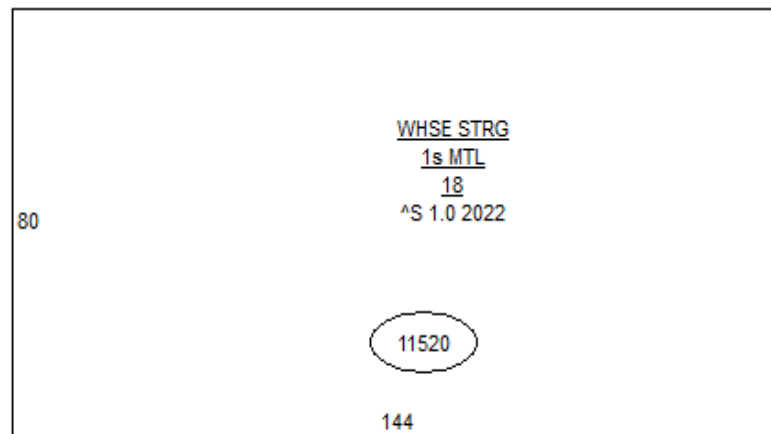
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COMMENT



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04/13/2020	140,000		WDC : 225	110	■	Pricer:	
01/07/2002	0		: X : 0	499	□	Reviewer:	
					□	Final:	
					□	Call Back:	
					□	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2021	2020	2020	2017
REASON FOR CHANGE	RCLS	CAUV	RAPP	CAUV
ESTIMATED MARKET VALUE	56,820	8,830	80,830	14,520
	0	0	0	0
TOTAL	56,820	8,830	80,830	14,520
ASSESSED VALUE	19,890	3,090	28,290	5,080
	0	0	0	0
TOTAL	19,890	3,090	28,290	5,080

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<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
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<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	

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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
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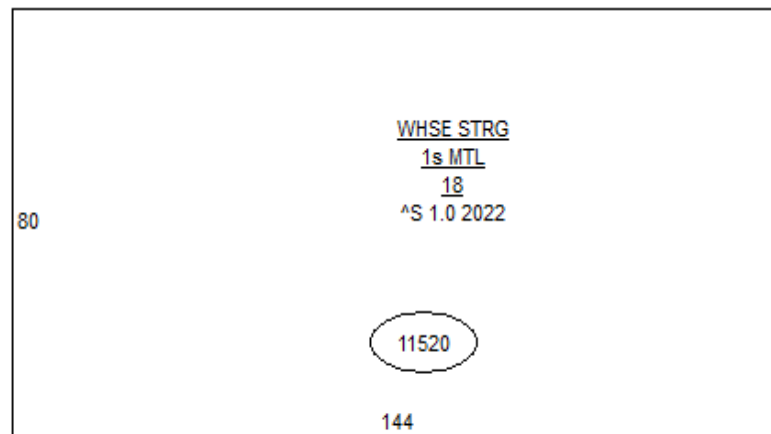
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01/07/2002	0		: X : 0	499	□	Reviewer:	
					□	Final:	
					□	Call Back:	
					□	Visit:	

VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		RAPP	
ESTIMATED MARKET VALUE	LAND IMPR	73,120	
	TOTAL	0	
		73,120	
ASSESSED VALUE	LAND IMPR	25,590	
	TOTAL	0	
		25,590	

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