



27-005400.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-205-003

Acres:1.2100 M:0.0000

Neighborhood INDW27	
Map:	
Block:	
Card:	
Bk:	Pg:

LEGAL INFORMATION

N END W 1/2 NE
 W OF RR
 RTS: 002-06-01
RLH QOZ PROPERTIES LLC
 RLH QOZ PROPERTIES LLC
 7652 SAWMILL RD APT/SUITE #340
 DUBLIN, OH 43016

COMMENT
 Tax Incentive Exempt Parcel: 27-005400.000K (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$1,311.10, Other Assessment=\$0.00
 2004 BASE VALUES: L:\$28,310 B:\$125,860 T:\$154,170
 2017 DUPL VALUES: L:\$42,480 B:\$116,580 T:\$159,060
 2023 DUPL VALUES: L:\$28,320 B:\$0 T:\$28,320
 DE22 ALLOW FNC
 DE23 DEMO ALL BLDGS, CHG CLS
 TAX INCENTIVE: TF504

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TK	08/01/23
08/06/2020	75,000	2:WDC : 527	350	<input checked="" type="checkbox"/>	Pricer:		
10/13/2004	158,300	WDC : A-M : 0	499	<input type="checkbox"/>	Reviewer:		
08/01/1995	0	: X : 0	499	<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2023	2022
REASON FOR CHANGE	RCLS	REMB	RAPP	REMB
ESTIMATED <u>LAND</u>	28,320	28,320	28,320	42,480
MARKET VALUE <u>IMPR</u>	0	0	53,010	27,060
<u>TOTAL</u>	28,320	28,320	81,330	69,540
ASSESSED <u>LAND</u>	9,910	9,910	9,910	14,870
VALUE <u>IMPR</u>	0	0	18,550	9,470
<u>TOTAL</u>	9,910	9,910	28,460	24,340

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 type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input checked="" 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
F:Front	F119 D281		ST200 DP119 ADJ238				28,320	0
Totals:							28,320	0



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08/01/1995	0		: X : 0	499	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR		* 2020	* 2017	
REASON FOR CHANGE		RAPP	RAPP	
ESTIMATED	LAND	28,310	28,310	
MARKET VALUE	IMPR	125,860	125,860	
	TOTAL	154,170	154,170	
ASSESSED	LAND	9,910	9,910	
VALUE	IMPR	44,050	44,050	
	TOTAL	53,960	53,960	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						28,320	0	28,320

