



\*27-005700.000K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-254-008

**LEGAL INFORMATION**

Created in 2012

SW NE  
 W SD R R ROW  
 RTS: 002-06-01  
**STACHLER PROPERTIES LLC**  
 STACHLER PROPERTIES LLC  
 4603 KUHN RD  
 CELINA, OH 45822

Acres:0.3500 M:0.0000

Neighborhood CSTR20
Map: 04 Block: 05 Card: 01
Bk: Pg:

COMMENT  
 Tax Incentive Base Parcel: 27-005700.0000 (TY2022 L=12,090; B=0; T=12,090)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2004 BASE VALUES: L:\$12,090 B:\$0 T:\$12,090  
 2020 DUPL VALUES: L:\$13,450 B:\$62,900 T:\$76,350  
 2023 DUPL VALUES: L:\$16,820 B:\$58,950 T:\$75,770  
 TAX INCENTIVE: TF504

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	08/17/17
09/20/2021	160,000		WDC : 796	499	■	Pricer:
06/20/2018	115,000		WDC : 436	499	■	Reviewer:
09/26/2002	15,000		: A : 0	499	■	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	* 2017
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC
ESTIMATED	0	0	1,360	1,360
MARKET VALUE	63,680	64,260	63,590	63,590
	TOTAL	63,680	64,260	64,950
ASSESSED	0	0	480	480
VALUE	22,290	22,490	22,260	22,260
	TOTAL	22,290	22,490	22,740

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
Totals:						0	0	0

