

Property Address: 715 S SUGAR ST, CELINA

DTE Code: 740



JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-476-001

27-010100.000K

LEGAL INFORMATION

Created in 2012

SE SE

Acres:4.7750 M:0.0000

RTS: 002-06-01
NOW INVESTMENTS LLC
 NOW INVESTMENTS LLC
 8744 NOW RD
 CELINA, OH 45822

Neighborhood CLAK27	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 Tax Incentive Base Parcel: 27-010100.0000 (TY2022 L=95,600; B=346,660; T=442,260)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES: L:95,600 / B:346,660 / T:442,260
 2020 DUPL VALUES: L:227,770 B:437,370 B:\$665,514
 2023 DUPL VALUES:L:\$249,260 B:\$702980 T:\$952240
 CASE LEASING McGUIRE TOWING
 CRUISING AMERICA RV SERVICE CO//BLDGS NOT FULLY OCC 30% FNC

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DL	
10/09/2020	690,000		WDC : 746	455	■	04/07/17
07/15/2003	400,000		: A : 0	455	■	
					<input type="checkbox"/> Final:	
					<input type="checkbox"/> Call Back:	
					<input type="checkbox"/> Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2018	* 2017
REASON FOR CHANGE	RAPP	RAPP	MISC	MISC
ESTIMATED	0	0	132,170	132,170
MARKET VALUE	509,980	222,880	105,080	191,720
	TOTAL	509,980	237,250	323,890
ASSESSED	0	0	46,260	46,260
VALUE	178,490	78,010	36,780	67,100
	TOTAL	178,490	83,040	113,360

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

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
B) R.C. FRAME	2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL
C) MASONRY BEARING WALLS	3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC
D) WD OR STEEL FR EX. WALLS	4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON
S) METAL M) MILL P) POLE	5. EXCEL	ENAM STL	WD DECK	CANOPY		STEEL	FRAME
		ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
TOTAL AREA	PERIMETER	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
# STORIES	STORY HT	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
AGE	SPRINKLER	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
		INSULATED	INSULATED		STANDARD	STANDARD	

H.V.A.C.				FLOORS					PARTITIONS					INTERIOR FINISH					
B	1	2	3	U	B	1	2	3	U	B	1	2	3	U					
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE						MASONRY					UNFINISHED				
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD						WD STUD					FINISH OPEN				
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T						MTL STUD					FINISH DIV				
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET						CEILINGS	B	1	2	3	U	PANEL			
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT						ACCUT/PANEL						PLASTER / DW			
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL						PLASTER/DW						BLOCK			
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT						SUSP/OPEN						GLAZED TILE			
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD						STANDARD						STANDARD			
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING						LIGHTING									
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING						EXTRA FIXTURES					FLUORESCENT				METAL HALIDE
				2 FIXTURE BATH						STANDARD					SODIUM VAP				STANDARD
YARD ITEMS				3 FIXTURE BATH											MERCURY VAP				

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																	0	
																	TOTAL IMPR	*509,980

COMMENTS																	
1/31/2018 TTO: ONLY 40 X 64 COM GAR VACANT. ALL OTHERS ARE BEING USED FOR COMMERCIAL. SMALL AREA IN REAR OF 50 X 253 USED FOR PERSONAL (OWNERS CAMPER, ETC)																	

Property Address: 715 S SUGAR ST, CELINA

DTE Code: 740



JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-476-001

27-010100.000K

LEGAL INFORMATION

Created in 2012

SE SE

Acres:4.7750 M:0.0000

RTS: 002-06-01
NOW INVESTMENTS LLC
 NOW INVESTMENTS LLC
 8744 NOW RD
 CELINA, OH 45822

Neighborhood CLAK27
Map: Block: Card:
Bk: Pg:

COMMENT
 DE17 TTO: COR TIF CALC/ADJ FNC; ONLY 40 X 64 GAR VACANT
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DL	
10/09/2020	690,000		WDC : 746	455	■ Pricer:	04/07/17
07/15/2003	400,000		: A : 0	455	■ Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	LAND IMPR TOTAL			
ASSESSED VALUE	LAND IMPR TOTAL			

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

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
CLASS/QUALITY RANK		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
B) R.C. FRAME	2. FAIR	WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL		WD DECK		CANOPY				STEEL		FRAME	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
TOTAL AREA	PERIMETER	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
# STORIES	STORY HT	STUCCO		BUILT UP		FACADE		GLASS		FRAME		STANDARD	
AGE	SPRINKLER	INSULATED		INSULATED				STANDARD		STANDARD			

				H.V.A.C.					FLOORS					B 1 2 3 U					PARTITIONS					B 1 2 3 U					INTERIOR FINISH					B 1 2 3 U				
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE						MASONRY										UNFINISHED																		
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD						WD STUD										FINISH OPEN																		
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T						MTL STUD										FINISH DIV																		
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET						CEILINGS	B	1	2	3	U					PANEL																		
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT						ACCUT/PANEL										PLASTER / DW																		
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL						PLASTER/DW										BLOCK																		
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT						SUSP/OPEN										GLAZED TILE																		
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD						STANDARD										STANDARD																		
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING						LIGHTING																												
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING						EXTRA FIXTURES						FLUORESCENT						METAL HALIDE																
				2 FIXTURE BATH						STANDARD						SODIUM VAP						STANDARD																
				3 FIXTURE BATH											MERCURY VAP																							

YARD ITEMS																			
ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE			

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE			

AMENITY TOTAL 0

TOTAL IMPR *509,980

COMMENTS

Large empty box for comments.