



27-014100.000K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-478-016

LEGAL INFORMATION

Created in 2012

PT OF WEST BANK

Acres:0.2300 M:0.0000

RTS: 002-06-01
HAMBLIN ANCIL J & KARLA K
 HAMBLIN ANCIL J & KARLA K
 927 WEST BANK RD
 CELINA, OH 45822

Neighborhood 275LA50-LA50	
Map: 04	Block: 15
Card: 64	
Bk:	Pg:

COMMENT
 Tax Incentive Base Parcel: 27-014100.0000 (TY2022 L=22,600; B=25,910; T=48,510)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$22,600 B:\$25,910 T:\$48,510
 2020 DUPL VALUES:L:\$22,600 B:\$33,600 T:\$56,200
 2023 DUPL VALUES:L:\$26000 B:\$48100 T:\$74100
 DE11 ADD PATIO'S
 NC24 NEW ADD'N
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	10/14/11
07/31/2020	76,000		WDC : 512	510	■	Pricer:
08/30/2004	78,800		WDC : A : 0	510	■	Reviewer:
07/07/1999	65,000		: A : 0	510	■	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	3,400	0	0	
MARKET VALUE	22,190	7,690	5,490	
	<u>TOTAL</u>	25,590	7,690	5,490
ASSESSED	1,190	0	0	
VALUE	7,770	2,690	1,920	
	<u>TOTAL</u>	8,960	2,690	1,920

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input checked="" type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/>	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input 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:						3,400	0	3,400

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
CLASS/QUALITY RANK		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
		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
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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				
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ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL															0
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TOTAL IMPR															*22,190
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COMMENTS																