



JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-478-020

LEGAL INFORMATION

Created in 2012

SE SE

RTS: 002-06-01
WOOTEN STEVEN L
 WOOTEN STEVEN L
 5134 IT'S IT RD APT/SUITE 635
 CELINA, OH 45822

Neighborhood 275LA50-LA50	
Map: 04	Block: 15
Card: 60	
Bk:	Pg:

COMMENT
 Tax Incentive Base Parcel: 27-014600.0000 (TY2022 L=28,500; B=25,900; T=54,400)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$28,570 B:\$25,910 T:\$54,480
 2020 BOR VALUES L:\$28,500 B:\$ 20,400 T:\$48,900
 2023 DUPL VALUES:L:\$32800 B:\$98,900 T:\$131,700
 DE20 TT NEIGHBR; RMDL IN PROGRESS; 2-3 APTS
 DE20 HOLD BOR FNC
 DE20 RMV OWN OCC; DID NOT RETURN APP

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TK	
02/07/2019	50,000		WDC : 68	510	<input checked="" type="checkbox"/>	06/26/23
04/02/2018	0		QCE : X : 0	510	<input type="checkbox"/>	
	0		: 0	510	<input type="checkbox"/>	
					<input type="checkbox"/>	
					<input type="checkbox"/>	
					<input type="checkbox"/>	

VALUATION SUMMARY				
VALUE YEAR	* 2023	2020	2020	* 2017
REASON FOR CHANGE	NC	RAPP	BOR	MISC
ESTIMATED <u>LAND</u>	4,230	0	0	0
MARKET VALUE <u>IMPR</u>	72,990	0	0	59,420
	<u>TOTAL</u>	77,220	0	59,420
ASSESSED <u>LAND</u>	1,480	0	0	0
VALUE <u>IMPR</u>	25,550	0	0	20,800
	<u>TOTAL</u>	27,030	0	20,800

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 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:						4,230	0	4,230



27-014600.000K

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COMMENT
 DE21 LIGHT INT RMDL, ADD GAR ADDTN
 DE22 TTO; NO CHG
 DE23 NOH; APPEARS TO BE APTS, RMV STP, ADD CPYS
 BOR: 18-11 RECOMMENDATION: SETTLEMENT OFFER
 TAX INCENTIVE: TF505

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02/07/2019	50,000		WDC : 68	510	<input checked="" type="checkbox"/>	Pricer:	
04/02/2018	0		QCE : X : 0	510	<input type="checkbox"/>	Reviewer:	
	0		: 0	510	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			

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