



JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-226-014

27-016400.000K

LEGAL INFORMATION

Created in 2012

PT NE NE

RTS: 002-06-12
WHITE CAPS INVESTMENTS LTD
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 1049 WEST BANK RD
 CELINA, OH 45822

Neighborhood 275LA50-LA50
Map: 06 Block: 02 Card: 17
Bk: Pg:

COMMENT
 Tax Incentive Base Parcel: 27-016400.0000 (TY2022 L=21,110; B=47,540; T=68,650)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$21,110 B:\$47,540 T:\$68,650
 2020 DUPL VALUES:L:\$21,100 B:\$59,200 T:\$80,300
 2023 DUPL VALUE: L:\$24,300 B:\$92,700 T;\$117,000
 DE18 RMV OWN OCC. Didn't ret app
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DF	04/05/05
04/27/2021	136,800	2:WDC : 316	510	<input checked="" type="checkbox"/>	Pricer:		
07/18/2017	97,500	2:WDC : 460	510	<input checked="" type="checkbox"/>	Reviewer:		
07/22/2010	88,000	WDC : A-M : 424	510	<input checked="" type="checkbox"/>	Final:		
11/08/1993	55,500	: A-M : 0	510	<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	0	0	0	
MARKET VALUE	48,350	11,650	3,650	
	TOTAL	48,350	11,650	3,650
ASSESSED	0	0	0	
VALUE	16,920	4,080	1,280	
	TOTAL	16,920	4,080	1,280

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 checked="" 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

