



27-017351.0100

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-926-004

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM

BUILDING #1125/ UNIT 104
HOFFMAN NOEL & KAREN
 HOFFMAN NOEL & KAREN
 1125 WEST BANK RD APT/SUITE 104
 CELINA, OH 45822

Neighborhood 005504-LV80	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 Tax Incentive Base Parcel: 27-017351.0104 (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 POOLVIEW CONDO
 2004 BASE VALUES: L:0 / B:0
 2020 DUPL VALUES:L:\$9,500 B:\$73700 T:\$83,200
 2023 DUPL VALUE: L:\$12,500 B:\$116,400 T:\$128,900
 DE15 RMV OFF, DETERMINED COMMON AREA USE

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
03/15/2023	145,000		WDC : 141	550	■	Pricer:	
06/22/2021	100,000		WDC : 488	550	■	Reviewer:	
11/26/2014	70,000		WDC : 834	550	■	Final:	
04/07/2003	0		: 0	400	<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	12,500	9,500	9,000	
MARKET VALUE	116,400	73,700	68,000	
	<u>TOTAL</u>	128,900	83,200	77,000
ASSESSED	4,380	3,330	3,150	
VALUE	<u>IMPR</u>	40,740	25,800	23,800
	<u>TOTAL</u>	45,120	29,130	26,950

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:						12,500	0	12,500



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Bk: Pg:

COMMENT
 TAX INCENTIVE: TF505

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04/07/2003	0		400	<input type="checkbox"/>	Pricer:		
				<input type="checkbox"/>	Reviewer:		
				<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>		

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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Totals:						12,500	0	12,500

