



27-017351.020L

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-926-009

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM
 PLATTED 10/03
 BUILDING #1125/ UNIT 201 LOT#: 20
 REUSCHER PAUL E JR & JANIS L
 REUSCHER PAUL E JR & JANIS L
 657 HOPPER VIEW BLUFF
 CINCINNATI, OH 45255

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

COMMENT
 Tax Incentive Base Parcel: 27-017351.0201 (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 LAKEVIEW CONDO
 2004 BASE VALUES: L:0 / B:0
 2020 DUPL:L:\$9500 B:\$73,700 T:\$83,200
 2023 DUPL VALUE: L:\$12,500 B:\$116,400 T:\$128,900
 DE15 OFP DETERMINED COMMON AREA
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
09/19/2019	126,500	WDC : 633	550	<input checked="" type="checkbox"/>	Pricer:		
09/28/2012	91,000	WDC : A-M : 596	400	<input checked="" type="checkbox"/>	Reviewer:		
04/07/2003	0	: 0	400	<input type="checkbox"/>	Final:		
				<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	
	TOTAL	128,900	83,200	77,000
ASSESSED	4,380	3,330	3,150	
VALUE	IMPR	40,740	25,800	23,800
	TOTAL	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

		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						
		<input type="checkbox"/> 2 FIXTURE BATH						STANDARD					SODIUM VAP						
		<input type="checkbox"/> 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	*116,400

COMMENTS																			
TF29																			



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