



\*27-017351.0200\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-12-926-012

**LEGAL INFORMATION**

Created in 2012

WESTLAKE CONDOMINIUM  
 PLATTED 10/03  
 BUILDING #1125/ UNIT 204 LOT#: 20  
**LESZINSKE NEIL**  
 LESZINSKE NEIL  
 1125 WEST BANK RD APT/SUITE 204  
 CELINA, OH 45822

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

**COMMENT**  
 Tax Incentive Base Parcel: 27-017351.0204 (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 REMV OFF, DETERMINDED COMMON AREA  
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
04/12/2021	90,500	WDC : 265	550	<input checked="" type="checkbox"/>	Pricer:		
04/07/2003	0	: 0	400	<input type="checkbox"/>	Reviewer:		
				<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 <u>LAND</u>	12,500	9,500	9,000	
MARKET VALUE <u>IMPR</u>	116,400	73,700	68,000	
<u>TOTAL</u>	128,900	83,200	77,000	
ASSESSED <u>LAND</u>	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 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 checked="" 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

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING																
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG																
B) R.C. FRAME	2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL																
C) MASONRY BEARING WALLS	3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC																
D) WD OR STEEL FR EX. WALLS	4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON																
S) METAL M) MILL P) POLE	5. EXCEL	ENAM STL	WD DECK	<b>CANOPY</b>		STEEL	FRAME																
<b>TOTAL AREA</b>	<b>PERIMETER</b>	ALUM/VYLL	METAL	LIGHTED	STEEL INS	BRICK	POLE																
<b># STORIES</b>	<b>STORY HT</b>	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP																
<b>AGE</b>	<b>SPRINKLER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH																
		STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD																
		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						<b>CEILINGS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	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"/>	<b>PLUMBING</b>					<b>LIGHTING</b>															
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										
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					
<b>COMMENTS</b>																							
TF29																							



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ASSESSED VALUE	LAND IMPR TOTAL		

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S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP	
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<b># STORIES</b>	<b>STORY HT</b>	STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD	
<b>AGE</b>	<b>SPRINKLER</b>	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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Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT					ACCUT/PANEL						PLASTER / DW					
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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"/>	<b>PLUMBING</b>					<b>LIGHTING</b>											
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YARD ITEMS		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
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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	
															TOTAL IMPR	*116,400

COMMENTS