



27-017351.020P

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-926-013

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM
 PLATTED 10/03
 BUILDING #1125/ UNIT 205 LOT#: 20
KOSEI AMERICA HOLDINGS, INC
 KOSEI AMERICA HOLDINGS, INC
 1100 MCKINLEY RD
 SAINT MARYS, OH 45885

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

COMMENT
 Tax Incentive Base Parcel: 27-017351.0205 (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 VALUES:L:\$9,500 B:\$73,700 T:\$83,200
 2023 DUPL VALUE: L:\$12,500 B:\$116,400 T:\$128,900
 DE15 RMV OFF, DETERMINED COMMON AREA USE
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DA	08/23/04
07/20/2020	128,500	WDC : 467	550	<input checked="" type="checkbox"/>	Pricer:	
01/29/2016	95,000	WDC : 59	550	<input checked="" type="checkbox"/>	Reviewer:	
07/19/2006	139,900	WDC : A : 581	400	<input type="checkbox"/>	Final:	
	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
	TOTAL	128,900	83,200
ASSESSED	4,380	3,330	3,150
VALUE	40,740	25,800	23,800
	TOTAL	45,120	29,130

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

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	CANOPY		STEEL	FRAME
TOTAL AREA	PERIMETER	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
# STORIES	STORY HT	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
AGE	SPRINKLER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
		STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
		INSULATED	INSULATED		STANDARD	STANDARD	

H.V.A.C.			FLOORS					PARTITIONS					INTERIOR FINISH				
			B	1	2	3	U	B	1	2	3	U	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			

PLUMBING			LIGHTING															
Complete HVAC	<input type="checkbox"/>	No Heat <input type="checkbox"/>	NO PLUMBING	EXTRA FIXTURES					FLUORESCENT					METAL HALIDE				
Refrig. Cooling	<input type="checkbox"/>	Standard <input type="checkbox"/>	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

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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