



\*27-017351.020Q\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-12-926-014

Created in 2012

**LEGAL INFORMATION**

WESTLAKE CONDOMINIUM  
 PLATTED 10/03  
 BUILDING #1125/ UNIT 206  
**KAHLIG JUSTIN C**  
 KAHLIG JUSTIN C  
 1125 WEST BANK RD UNIT 206  
 CELINA, OH 45822

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

**COMMENT**  
 Tax Incentive Base Parcel: 27-017351.0206 (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:\$9,5000 B:\$73,700 T:\$83,200  
 2023 DUPL VALUE: L:\$12,500 B:\$116400 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
04/14/2021	129,900		WDC : 276	550	<input checked="" type="checkbox"/>	Pricer:	
03/08/2019	92,000		WDC : 145	550	<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	
	<b>TOTAL</b>	<b>128,900</b>	<b>83,200</b>	<b>77,000</b>
ASSESSED	4,380	3,330	3,150	
VALUE	40,740	25,800	23,800	
	<b>TOTAL</b>	<b>45,120</b>	<b>29,130</b>	<b>26,950</b>

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





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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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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	
<b>CLASS/QUALITY RANK</b>		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	<b>CANOPY</b>		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	
<b>TOTAL AREA</b>	<b>PERIMETER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH	
<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					PARTITIONS					INTERIOR FINISH				
B	1	2	3	U	B	1	2	3	U	B	1	2	3	U			
<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE					MASONRY					UNFINISHED				
<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD					WD STUD					FINISH OPEN				
<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T					MTL STUD					FINISH DIV				
<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET					<b>CEILINGS</b>					PANEL				
<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT					ACCUT/PANEL					PLASTER / DW				
<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL					PLASTER/DW					BLOCK				
<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT					SUSP/OPEN					GLAZED TILE				
<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD					STANDARD					STANDARD				

Complete HVAC			PLUMBING				LIGHTING							
<input type="checkbox"/>	No Heat	<input type="checkbox"/>	NO PLUMBING				EXTRA FIXTURES				FLUORESCENT			
<input type="checkbox"/>	Standard	<input type="checkbox"/>	2 FIXTURE BATH				STANDARD				SODIUM VAP			
			3 FIXTURE BATH								MERCURY VAP			
											METAL HALIDE			
											STANDARD			

**YARD ITEMS**

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
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AMENITY TOTAL 0

TOTAL IMPR \*116,400

**COMMENTS**