



27-017351.030Q

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-926-022

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM
 PLATTED 10/03
 BUILDING #1125/ UNIT 306
TOMLINSON TAMARA E
 TOMLINSON TAMARA E
 1125 WEST BANK RD APT/SUITE 306
 CELINA, OH 45822

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

COMMENT
 Tax Incentive Base Parcel: 27-017351.0306 (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:\$73,700 T:\$83,200
 2023 DUPL VALUE: L:\$12500 B:\$116400 T:\$128900
 DE15 REMV OFF, DETERMINDED COMMON AREA
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
05/19/2023	153,000		WDC : 274	550	■	Pricer:	
09/30/2019	87,000		WDC : 658	550	■	Reviewer:	
11/18/2016	82,000		WDC : 821	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	
	TOTAL	128,900	83,200	77,000
ASSESSED	4,380	3,330	3,150	
VALUE	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

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	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					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

COMMENTS																	
TF29																	



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