



27-017352.010L

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-926-025

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM
 BLDG 1135 UNIT 101

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

BROWN WILLIAM D & MARZETTA J
 BROWN WILLIAM D & MARZETTA J
 3777 FRANCES AVE
 CINCINNATI, OH 45211

COMMENT
 Tax Incentive Base Parcel: 27-017352.0101 (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:\$9,500 B:\$63,300 T:\$72,800
 2023 DUPL VALUE: L:\$12,500 B:\$90,300 T:\$102,800
 DE15 OFP DETERMINED COMMON AREA
 DE18 RMV OWN OCC. Didn't ret app

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
11/18/2020	108,000		WDC : 861	550	■	Pricer:	
07/28/2020	94,000		WDC : 493	550	■	Reviewer:	
12/13/2019	89,000		WDC : 857	550	■	Final:	
06/23/2017	84,000		WDC : 408	550	■	Call Back:	
05/11/2016	65,000		WDC : 303	550	■	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>	90,300	63,300	58,300	
	<u>TOTAL</u>	102,800	72,800	67,300
ASSESSED <u>LAND</u>	4,380	3,330	3,150	
VALUE <u>IMPR</u>	31,610	22,160	20,410	
	<u>TOTAL</u>	35,990	25,490	23,560

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					

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 *90,300

COMMENTS

TF29



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 TAX INCENTIVE: TF505

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05/11/2016	65,000	WDC : 303	550	■	Reviewer:		
08/27/2012	69,000	WDC : A-M : 503	400	□	Final:		
09/18/2007	107,000	WDC : A-M : 662	400	■	Call Back:		
04/06/2004	94,900	WDC : A : 0	400	■	Visit:		

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