



27-017352.0100

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-926-028

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM
 BLDG 1135 UNIT 104

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

WAGNER MICHAEL C & HELYN R
 WAGNER MICHAEL C & HELYN R
 1135 WEST BANK RD APT/SUITE 104
 CELINA, OH 45822

COMMENT
 Tax Incentive Base Parcel: 27-017352.0104 (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 VALUES: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
01/17/2020	117,000	2:WDC : 38	550	<input checked="" type="checkbox"/>	Pricer:		
05/10/2019	90,000	WDC : 301	550	<input checked="" type="checkbox"/>	Reviewer:		
07/09/2014	64,900	WDC : 420	550	<input checked="" type="checkbox"/>	Final:		
10/29/2008	0	QCE : X : 0	400	<input type="checkbox"/>	Call Back:		
03/19/2004	619,700	WDC : A-M : 0	400	<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



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	0	: 0	400	<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
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VALUATION SUMMARY			
VALUE YEAR			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	LAND IMPR TOTAL		
ASSESSED VALUE	LAND IMPR TOTAL		

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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