



27-017352.010S

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-926-032

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM

BUILDING #1135/ UNIT 108 LOT#: 10

ZARAZUA RAMON
 ZARAZUA RAMON
 3980 HARDIN-WAPAK RD
 SIDNEY, OH 45365

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

COMMENT

Tax Incentive Base Parcel: 27-017352.0108 (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:L:\$9,500 B:\$63,300 T:\$72,800
 2023 DUPL VALUES:L:\$12500 B:\$90300 T:\$102800
 DE15 OFP DETERMINED COMMON AREA
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
06/10/2019	69,800		WDC : 397	550	<input checked="" type="checkbox"/>	Pricer:	
04/07/2003	0		: 0	400	<input type="checkbox"/>	Reviewer:	
					<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	LAND	12,500	9,500	9,000
MARKET VALUE	IMPR	90,300	63,300	58,300
	TOTAL	102,800	72,800	67,300
ASSESSED	LAND	4,380	3,330	3,150
VALUE	IMPR	31,610	22,160	20,410
	TOTAL	35,990	25,490	23,560

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

		EX WALL	ROOFING				WINDOW		DOORS			FOUNDATION		FRAMING															
CLASS/QUALITY RANK		STONE	GABLE/HIP				STORE FRT		OVERHEAD			SLAB		PRE ENG															
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								
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	*90,300											
COMMENTS																													
TF29																													
27-017352.010S Printed: 09/05/2023 12:11 Randall E. Grapner, Mercer																													



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ASSESSED VALUE	LAND IMPR TOTAL		

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AGE	SPRINKLER	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	
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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
