



\*27-017352.0200\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-12-926-036

**LEGAL INFORMATION**

Created in 2012

WESTLAKE CONDOMINIUM  
 PLATTED 10/03  
 BUILDING #1135/ UNIT 204 LOT#: 20  
**PAULUS STEPHEN J & CONSTANCE S**  
 PAULUS STEPHEN J & CONSTANCE S  
 1135 WEST BANK RD APT/SUITE 204  
 CELINA, OH 45822

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

COMMENT  
 Tax Incentive Base Parcel: 27-017352.0204 (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:\$73,700 T:\$83,200  
 2023 DUPL VALUES:L:\$12500 B:\$116400 T:\$128900  
 DE15 OFP DETERMINED COMMON AREA  
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
06/26/2020	89,800		WDC : 404	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	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

		<b>EX WALL</b>	<b>ROOFING</b>	<b>WINDOW</b>	<b>DOORS</b>	<b>FOUNDATION</b>	<b>FRAMING</b>		
<b>CLASS/QUALITY RANK</b>		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG		
A) FP STRUCT. STEEL FRAME		1. BASIC	BRICK	SHED/FLAT	CASEMENT	CRAWL	STEEL		
B) R.C. FRAME		2. FAIR	CON BLK	CON DECK	DBLH	PILE/COL	REINF CONC		
C) MASONRY BEARING WALLS		3. AVE	WD/MTL	MTL DECK	SLIDE BY	REINFOR	CB/MASON		
D) WD OR STEEL FR EX. WALLS		4. GOOD	ENAM STL	WD DECK	<b>CANOPY</b>	STEEL	FRAME		
S) METAL M) MILL P) POLE		5. EXCEL	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE	
<b>TOTAL AREA</b>	<b>PERIMETER</b>	CON PANEL	ASPH	ASPH	SOFFITS	WOOD	STONE	TILT UP	
<b># STORIES</b>	<b>STORY HT</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH		
<b>AGE</b>	<b>SPRINKLER</b>	STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD		
		INSULATED	INSULATED		STANDARD	STANDARD			

<b>H.V.A.C.</b>		<b>FLOORS</b>				<b>B 1 2 3 U</b>					<b>PARTITIONS</b>					<b>B 1 2 3 U</b>					<b>INTERIOR FINISH</b>					<b>B 1 2 3 U</b>				
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									<b>CEILINGS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>						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"/>	<b>PLUMBING</b>				<b>LIGHTING</b>														
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING				EXTRA FIXTURES					FLUORESCENT					METAL HALIDE				
				2 FIXTURE BATH				STANDARD					SODIUM VAP					STANDARD				
				3 FIXTURE BATH									MERCURY VAP									

YARD ITEMS		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

YARD ITEMS		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	

<b>COMMENTS</b>																	
TF29																	



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