27-017352.0307

SALAZAR BENJAMIN & MICHELLE R
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1368 MICHAEL AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-12-926-047

LEGAL INFORMATION
WESTLAKE CONDOMINIUM
PLATTED 10/03 BLDG 1135 UNIT 307

Property Class: 550
Neighborhood
005504-LV80
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SALAZAR BENJAMIN &	1368 MICHAEL AVE	CELINA	OH	45822	10/09/2020	103,500	WDC : 751	☐	■
2	ROMER CLAYTON	711 HIGH ST	DES MOINES	IA	50392	04/06/2004	104,500	WDC : A : 0	☐	■
3	WESTLAKE DEVELOPMENT	5675 FEDER RD	COLUMBUS	OH	43228		0	: 0	☐	☐

X: ☐ TTO LISTER: DA DATE: 08/23/2004 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
1135 WEST BANK RD UNIT 307

COMMENT
Tax Incentive Exempt Parcel: 27-017352.030R (TY2022 L=9,500; B=63,300; T=72,800) TY2022:Net Gen=$0.00, Other Assessment=$1,176.84
LAKEVIEW CONDO
2004 BASE VALUES: L:0 / B:0
2020 DUPL VALUES:L:$9,500 B:$63,300 T:$72,800
2023 DUPL VALUES:L:$12500 B:$90300 T:$102800
DE15 REMV OFP, DETERMINDED COMMON AREA
TAX INCENTIVE: TF505

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CL:Condo Land	UNIT PRICED	12500		12,500 0
Total Acres: 1.0000			TOTAL	0 0

VALUATION SUMMARY * Value Override Item

VALUE YEAR		* 2023	* 2020	* 2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	0	0	0					
	IMPR	0	0	0					
	TOTAL	0	0	0					
ASSESSED VALUE	LAND	0	0	0					
	IMPR	0	0	0					
	TOTAL	0	0	0					

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		3			
BEDROOMS		1			
FIREPLACES					

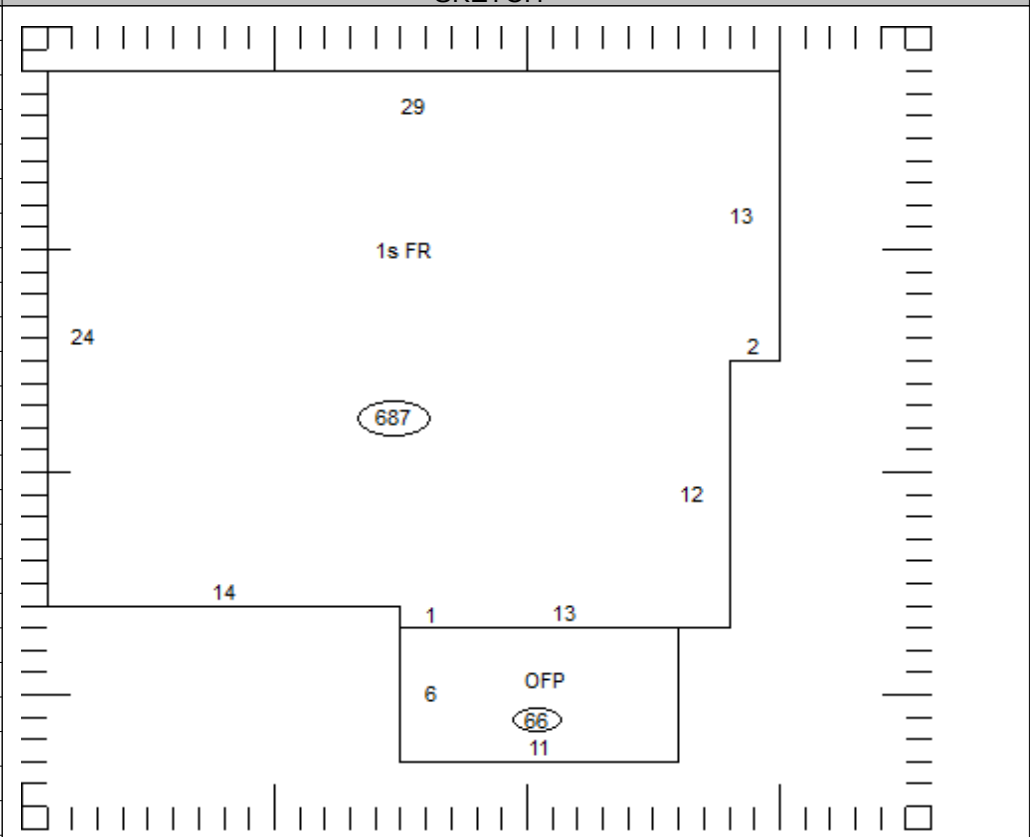
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	687	FR	120,400

SUBTOTAL		120,400
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	687 S.F.	1,130
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		1,100
SUBTOTAL		122,630
GRADE FACTOR		100 %
UNADJUSTED VALUE		122,630
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	687	C		2003		A	122,630	20	98,100		90,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	*0

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COMMENTS

TF29
Dwelling has an Economic Factor of 92%