



27-017352.030Q

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-926-046

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM

BUILDING #1135/ UNIT 306

GAST & GAST LLC

GAST & GAST LLC

4731 ST RTE 119

SAINT HENRY, OH 45883

COMMENT

Tax Incentive Base Parcel: 27-017352.0306 (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

2017 DUPL VALUES:L:\$9,000 B:\$68,000 T:\$77,000

2023 DUPL VALUES:L:\$12500 B:\$116400 T:\$128900

DE15 REMV OFF, DETERMINED COMMON AREA

TAX INCENTIVE: TF505

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

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
04/06/2021	91,000		WDC : 246	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	9,000	9,000	
MARKET VALUE	116,400	68,000	68,000	
	TOTAL	128,900	77,000	77,000
ASSESSED	4,380	3,150	3,150	
VALUE	IMPR	40,740	23,800	23,800
	TOTAL	45,120	26,950	26,950

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input 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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VALUATION SUMMARY			
VALUE YEAR			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	LAND IMPR TOTAL		
ASSESSED VALUE	LAND IMPR TOTAL		

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