



27-017352.030R

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

LEGAL INFORMATION

Created in 2012

WESTLAKE CONDOMINIUM
 PLATTED 10/03 BLDG 1135 UNIT 307

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

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

COMMENT
 Tax Incentive Base Parcel: 27-017352.0307 (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 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 OFF, DETERMINDED COMMON AREA
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
10/09/2020	103,500		WDC : 751	550	<input checked="" type="checkbox"/>	Pricer:	
04/06/2004	104,500		WDC : A : 0	400	<input checked="" type="checkbox"/>	Reviewer:	
	0		: 0	400	<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	90,300	63,300	58,300	
	TOTAL	102,800	72,800	67,300
ASSESSED	4,380	3,330	3,150	
VALUE	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 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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