



27-017354.180K

JEFFERSON TWP-CELINA CORP
CELINA SD
08-12-926-086

LEGAL INFORMATION

Created in 2012 From - . 0 due to New

WESTLAKE CONDOMINIUM

GARAGE BAY 2 UNIT T
RUDOLPH BRADLEY E & KAREN L
RUDOLPH BRADLEY E & KAREN L
8185 PRINCETON RD
LIBERTY TOWNSHIP, OH 45044

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

COMMENT
Tax Incentive Base Parcel: 27-017354.1800 (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
GARAGE BAY 2 UNIT "T"
2004 BASE VALUES: L:0 / B:0
2020 DUPL VALUES: L:1900 / B:3200 T:\$5100
2023 DUPL VALUES:L:\$2500 B:\$3900 T:\$6400
TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	08/23/04
06/16/2023	15,000		WDC : 338	550	■	Pricer:	
05/30/2023	166,900		2:WDC : 295	550	■	Reviewer:	
09/14/2018	11,000		WDC : 700	550	■	Final:	
02/26/2018	0		QCE : X : 0	550	□	Call Back:	
07/10/2015	85,500		2:WDC : 458	550	■	Visit:	

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	MISC
ESTIMATED	LAND	2,500	1,900	1,800
MARKET VALUE	IMPR	3,900	3,200	3,100
	TOTAL	6,400	5,100	4,900
ASSESSED	LAND	880	670	630
VALUE	IMPR	1,370	1,120	1,090
	TOTAL	2,250	1,790	1,720

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input 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 type="checkbox"/> STANDARD	<input 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:						2,500	0	2,500



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Neighborhood 005504-LV80	
Map:	
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COMMENT

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA
02/26/2018	0		QCE : X : 0	550	<input type="checkbox"/>	08/23/04
07/10/2015	85,500		2:WDC : 458	550	<input checked="" type="checkbox"/>	
09/19/2005	103,900		WDC : A-M : 0	400	<input type="checkbox"/>	
04/14/2004	0		: 0	400	<input type="checkbox"/>	
					<input type="checkbox"/>	

VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input 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
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<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
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D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						2,500	0	2,500

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
CLASS/QUALITY RANK		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
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																					
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD										WD STUD																					
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T										MTL STUD																					
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET										CEILING	B	1	2	3	U																
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT										ACCUT/PANEL																					
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL										PLASTER/DW																					
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT										SUSP/OPEN																					
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	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				
				3 FIXTURE BATH										MERCURY VAP									

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

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			*3,900		

COMMENTS