



\*27-017354.230K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-12-926-091

**LEGAL INFORMATION**

Created in 2012 From - . 0 due to New

**WESTLAKE CONDOMINIUM**

GARAGE BAY 2 UNIT Y  
**WAGNER MICHAEL C & HELYN R**  
 WAGNER MICHAEL C & HELYN R  
 1135 WEST BANK RD APT/SUITE 104  
 CELINA, OH 45822

|                             |
|-----------------------------|
| Neighborhood<br>005504-LV80 |
| Map:<br>Block:<br>Card:     |
| Bk: Pg:                     |

**COMMENT**  
 Tax Incentive Base Parcel: 27-017354.2300 (TY2022 L=0; B=0; T=0)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 GARAGE BAY 2 UNIT " Y"  
 2004 BASE VALUES: L:0 / B:0  
 2020 DUPL VALUES: L:1900 / B3200 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 |
| 01/17/2020 | 117,000 |            | 2:WDC : 38      | 550   | ■       | Pricer:    |          |
| 05/10/2019 | 10,700  |            | WDC : 303       | 550   | ■       | Reviewer:  |          |
| 04/22/2014 | 0       |            | 2:QCE : X : 0   | 550   | □       | Final:     |          |
| 05/10/2007 | 129,000 |            | WDC : A-M : 305 | 400   | □       | Call Back: |          |
| 09/27/2004 | 0       |            | QCE : X : 0     | 400   | □       | Visit:     |          |

| VALUATION SUMMARY |       |        |        |        |
|-------------------|-------|--------|--------|--------|
| VALUE YEAR        |       | * 2023 | * 2020 | * 2017 |
| REASON FOR CHANGE |       | RAPP   | RAPP   | RAPP   |
| ESTIMATED         | LAND  | 2,500  | 1,900  | 1,800  |
| MARKET VALUE      | IMPR  | 3,900  | 3,200  | 3,000  |
|                   | TOTAL | 6,400  | 5,100  | 4,800  |
| ASSESSED          | LAND  | 880    | 670    | 630    |
| VALUE             | IMPR  | 1,370  | 1,120  | 1,050  |
|                   | TOTAL | 2,250  | 1,790  | 1,680  |

| 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 |

|                             |           | 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                   |                |   |   |                | PARTITIONS  |   |   |   |             | INTERIOR FINISH |              |   |   |   |
|-----------------|--|--------------------------|----------------|---|---|----------------|-------------|---|---|---|-------------|-----------------|--------------|---|---|---|
|                 |  | B                        | 1              | 2 | 3 | U              | B           | 1 | 2 | 3 | U           | B               | 1            | 2 | 3 | U |
| Electric        | <input type="checkbox"/> Electric Wall       | <input type="checkbox"/> |                |   |   |                | MASONRY     |   |   |   |             | UNFINISHED      |              |   |   |   |
| Forced Air Unit | <input type="checkbox"/> Hot Water           | <input type="checkbox"/> |                |   |   |                | WD STUD     |   |   |   |             | FINISH OPEN     |              |   |   |   |
| Hot Water, Rad  | <input type="checkbox"/> Space/ Wall Furnace | <input type="checkbox"/> |                |   |   |                | MTL STUD    |   |   |   |             | FINISH DIV      |              |   |   |   |
| Steam           | <input type="checkbox"/> Warm & Cld Air      | <input type="checkbox"/> |                |   |   |                | CEILINGS    | B | 1 | 2 | 3           | U               | PANEL        |   |   |   |
| Ventilation     | <input type="checkbox"/> Heat Pump           | <input type="checkbox"/> |                |   |   |                | ACCUT/PANEL |   |   |   |             |                 | PLASTER / DW |   |   |   |
| Package Unit    | <input type="checkbox"/> Ind TW Heat Pump    | <input type="checkbox"/> |                |   |   |                | PLASTER/DW  |   |   |   |             |                 | BLOCK        |   |   |   |
| Hot & Cld Water | <input type="checkbox"/> Evaporated Cool     | <input type="checkbox"/> |                |   |   |                | SUSP/OPEN   |   |   |   |             |                 | GLAZED TILE  |   |   |   |
| 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     |   |   |   |
| YARD ITEMS      |  |                          | 3 FIXTURE BATH |   |   |                |             |   |   |   | MERCURY VAP |                 |              |   |   |   |

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

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

|               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |            |        |
|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------|--------|
| AMENITY TOTAL |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 0          |        |
|               |  |  |  |  |  |  |  |  |  |  |  |  |  |  | TOTAL IMPR | *3,900 |

COMMENTS

TF29



\*27-017354.230K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-12-926-091

**LEGAL INFORMATION**

Created in 2012 From - . 0 due to New

**WESTLAKE CONDOMINIUM**

GARAGE BAY 2 UNIT Y  
**WAGNER MICHAEL C & HELYN R**  
 WAGNER MICHAEL C & HELYN R  
 1135 WEST BANK RD APT/SUITE 104  
 CELINA, OH 45822

|                             |
|-----------------------------|
| Neighborhood<br>005504-LV80 |
| Map:<br>Block:<br>Card:     |
| Bk: Pg:                     |

COMMENT

| Sales Data |         |                 |     |                          |            |    | Date     |
|------------|---------|-----------------|-----|--------------------------|------------|----|----------|
| Date       | Amount  | Deed:Conv#      | Use | Valid                    | Lister:    | DA | 08/23/04 |
| 05/10/2007 | 129,000 | WDC : A-M : 305 | 400 | <input type="checkbox"/> | Pricer:    |    |          |
| 09/27/2004 | 0       | QCE : X : 0     | 400 | <input type="checkbox"/> | Reviewer:  |    |          |
| 04/14/2004 | 0       | : 0             | 400 | <input type="checkbox"/> | Final:     |    |          |
|            |         |                 |     | <input type="checkbox"/> | Call Back: |    |          |
|            |         |                 |     | <input type="checkbox"/> | Visit:     |    |          |

| VALUATION SUMMARY      |                 |  |  |  |
|------------------------|-----------------|--|--|--|
| VALUE YEAR             |                 |  |  |  |
| REASON FOR CHANGE      |                 |  |  |  |
| ESTIMATED MARKET VALUE | LAND IMPR TOTAL |  |  |  |
| ASSESSED VALUE         | LAND IMPR TOTAL |  |  |  |

| 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 |

