



27-017560.0200

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-12-276-002

LEGAL INFORMATION

PT SE NE
 TRACT 2 CARPENTER SURVEY

RTS: 002-06-12
SAKE INVESTMENTS LLC
 SAKE INVESTMENTS LLC
 423 N MAIN ST
 CELINA, OH 45822

Acres:1.5390

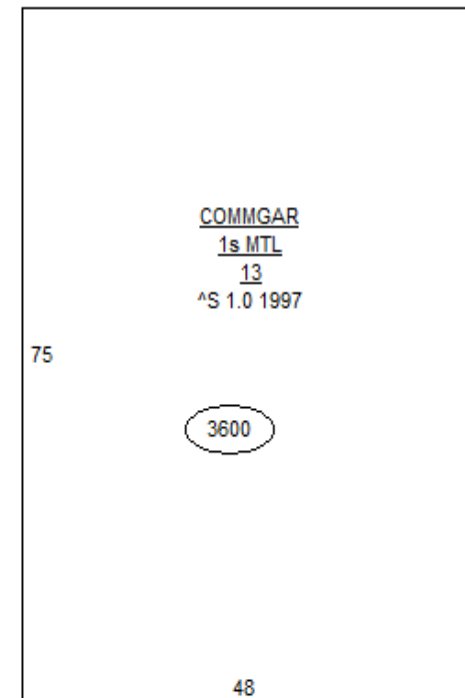
Neighborhood CLAK27	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 Tax Incentive Exempt Parcel: 27-017560.020K (TY2022 L=0; B=213,260; T=213,260)
 TY2022:Net Gen=\$1,674.16, Other Assessment=\$4,020.58
 2004 BASE VALUES:L:\$46,200 B:\$42600 T:\$86,740
 2020 DUPL VALUES:L:\$112,350 B:\$36,040 T:\$148,390
 2023 DUPL VALUES:L:\$123120 B:\$85250 T:\$208370
 DE22 TT AJ; NEW BLDG ON PCL 27-017560.0300
 BOR 2021 VALUES: L:\$112,350 B:\$187,650 T:\$300,000
 DE23 OFFICE NOTE ONLY; RMV BOR FNC ON TIF PCL

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BOR07/26/22
03/03/2021	300,000		WDC : 156	455	<input checked="" type="checkbox"/>	Pricer:
04/16/1998	0		: X : 0	499	<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	RAPP
ESTIMATED	46,200	46,200	46,200
MARKET VALUE	42,600	42,600	42,600
	<u>TOTAL</u>	88,800	88,800
ASSESSED	16,170	16,170	16,170
VALUE	14,910	14,910	14,910
	<u>TOTAL</u>	31,080	31,080

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:1.539	100,000				123,120	0	
Totals:	Total Acres 1.5390					46,200	0	46,200



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 checked="" 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	



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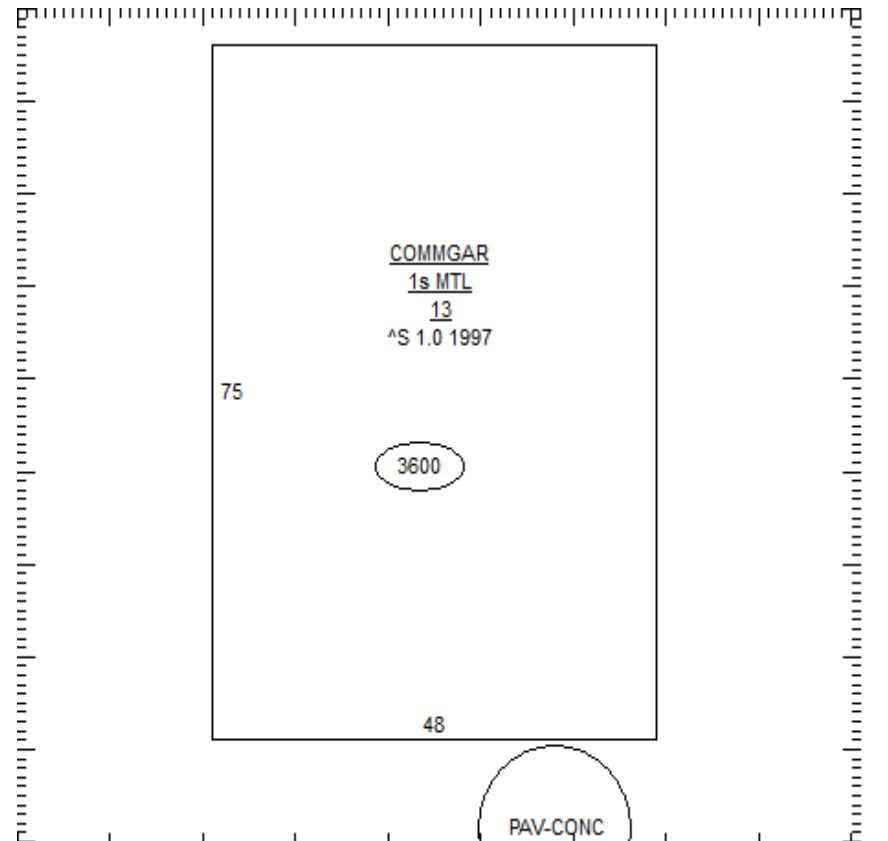
Neighborhood CLAK27	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 BOR: BOR 21-20 HEARING; INCR TO PURCH PRICE; NO SHOW
 TAX INCENTIVE: TF505

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04/16/1998	0		: X : 0	499	<input type="checkbox"/>	Reviewer:
					<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

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>		

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 1.5390					46,200	0	46,200



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