



JEFFERSON TWP-CELINA CORP
 CELINA SD
 06-31-429-001

27-020950.0200

LEGAL INFORMATION

E PT NE COR E 1/2 SE

Acres:0.9350

RTS: 003-05-31
THE WASH LLC
 THE WASH LLC
 1359 TOUVELLE ST
 CELINA, OH 45822

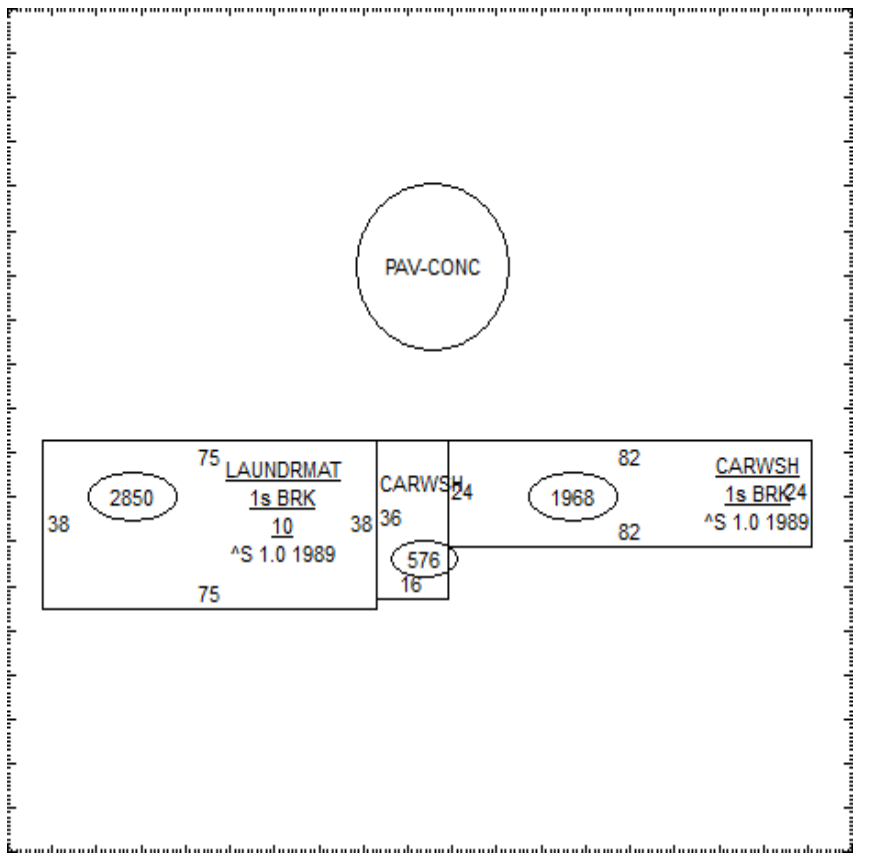
Neighborhood CSTR50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 Tax Incentive Exempt Parcel: 27-020950.020K (TY2022 L=0; B=224,940; T=224,940)
 TY2022:Net Gen=\$4,431.58, Other Assessment=\$4,240.90
 2004 BASE VALUE: L:\$74,400 B:\$160,660 T:\$235,060
 2017 DUPL VALUE:L:\$49,560 B:\$222,570 T:\$272,130
 2019 BOR VALUES; L:\$49560 B:\$410,440 T:\$460,000
 2020 DUPL VALUES: L:\$49,560 B:\$410,440 T:\$460,000
 2023 DUPL VALUES: L:\$56,100 B:\$157,400 T:\$213,640
 DE23 RMV PVG, CHG GRD; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	05/31/23
09/03/2019	750,000		WDC : 599	440	<input checked="" type="checkbox"/>	Pricer:
04/24/2002	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	56,100	74,400	74,400
MARKET VALUE	157,540	160,660	160,660
	TOTAL	213,640	235,060
ASSESSED	19,640	26,040	26,040
VALUE	55,140	56,230	56,230
	TOTAL	74,780	82,270

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:0.935		60,000				56,100	0
Totals:	Total Acres .9350						56,100	0



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	

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
CLASS/QUALITY RANK		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>
A) FP STRUCT. STEEL FRAME	1. BASIC	BRICK	<input checked="" type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>
B) R.C. FRAME	2. FAIR	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>
C) MASONRY BEARING WALLS	3. AVE	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>
D) WD OR STEEL FR EX. WALLS	4. GOOD	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	<input type="checkbox"/>	A		STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
S) METAL M) MILL P) POLE	5. EXCEL	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>
TOTAL AREA	PERIMETER	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>
# STORIES	STORY HT	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
AGE	SPRINKLER	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	<input type="checkbox"/>	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD
		INSULATED	<input checked="" type="checkbox"/>	INSULATED	<input type="checkbox"/>				STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>	

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"/>	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input checked="" type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	PLUMBING	A	LIGHTING	A
Refrig. Cooling	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>	FLUORESCENT	<input type="checkbox"/>
		EXTRA FIXTURES	<input type="checkbox"/>	METAL HALIDE	<input type="checkbox"/>
		2 FIXTURE BATH		SODIUM VAP	<input type="checkbox"/>
		STANDARD		STANDARD	<input type="checkbox"/>
		3 FIXTURE BATH		MERCURY VAP	<input type="checkbox"/>

YARD ITEMS		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	901.002:Paving: Concrete				1	24,650		1989		A	N	.00	0	0	0	0	0
AMENITY TOTAL																	

TOTAL IMPR																157,540
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COMMENTS

Property Address: 1020 GRAND LAKE RD

DTE Code: 440



27-020950.0200

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CELINA SD
06-31-429-001

LEGAL INFORMATION

E PT NE COR E 1/2 SE

Acres:0.9350

RTS: 003-05-31
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1359 TOUVELLE ST
CELINA, OH 45822

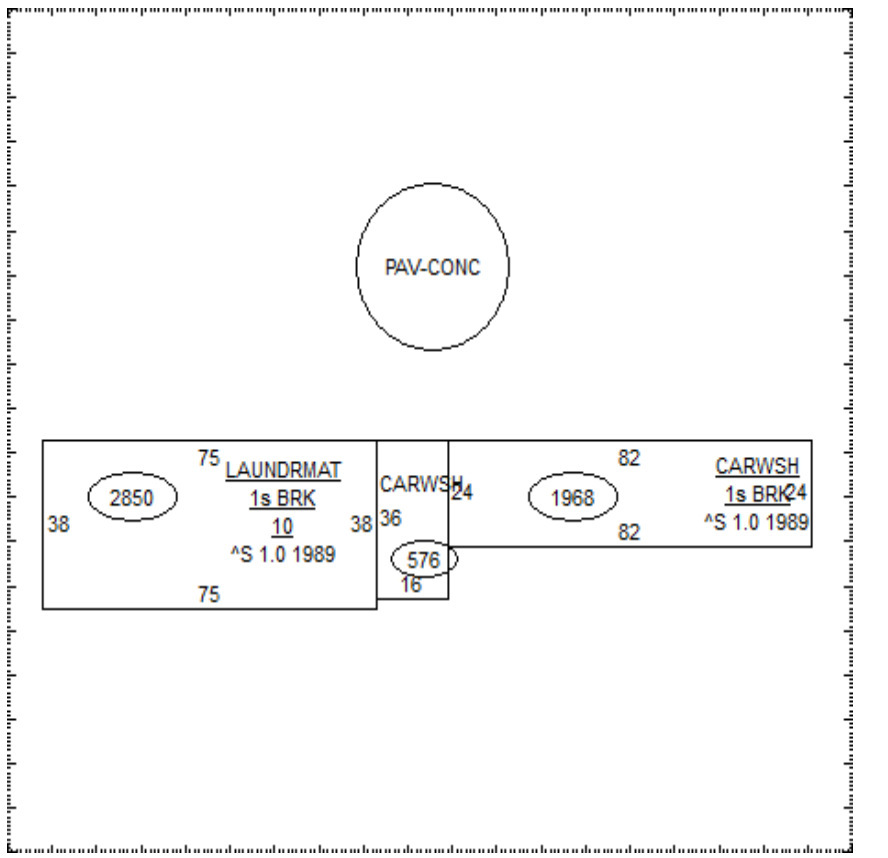
Neighborhood CSTR50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
DE23 RMV BOR
BOR: BOR #19-12 HEARING: RECOMMENDATION: BOTH PARTIES AGREED ON
STIPULATION OF \$460,000
TAX INCENTIVE: TF503

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	05/31/23
09/03/2019	750,000		WDC : 599	440	<input checked="" type="checkbox"/>	Pricer:
04/24/2002	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 .9350					56,100	0	56,100



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	

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
CLASS/QUALITY RANK		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
A) FP STRUCT. STEEL FRAME		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
B) R.C. FRAME		CON BLK	1. BASIC	CON DECK		DBLH				PILE/COL		REINF CONC	
C) MASONRY BEARING WALLS		WD/MTL	2. FAIR	MTL DECK		SLIDE BY				REINFOR		CB/MASON	
D) WD OR STEEL FR EX. WALLS		ENAM STL	3. AVE	WD DECK		CANOPY				STEEL		FRAME	
S) METAL M) MILL P) POLE		ALUM/VYL	4. GOOD	METAL		LIGHTED		STEEL INS		BRICK		POLE	
TOTAL AREA		CON PANEL	5. EXCEL	ASPH		SOFFITS		WOOD		STONE		TILT UP	
PERIMETER		PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
# STORIES		STUCCO		BUILT UP		FACADE		GLASS		FRAME		STANDARD	
AGE		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													UNFINISHED					
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD									WD STUD													FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T									MTL STUD													FINISH DIV					
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET									CEILINGS		B	1	2	3	U							PANEL					
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT									ACCUT/PANEL													PLASTER / DW					
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL									PLASTER/DW													BLOCK					
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT									SUSP/OPEN													GLAZED TILE					
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD									STANDARD													STANDARD					

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING																												
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					

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	157,540

COMMENTS																