



\*27-020950.020K\*

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

**LEGAL INFORMATION**

Created in 2012

E PT NE COR E 1/2 SE

Acres:0.9350 M:0.0000

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 Base Parcel: 27-020950.0200 (TY2022 L=74,400; B=160,660; T=235,060)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 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

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	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	BOR	MISC
ESTIMATED	LAND	0	0	0	0
MARKET VALUE	IMPR	0	224,940	224,940	37,070
	TOTAL	0	224,940	224,940	37,070
ASSESSED	LAND	0	0	0	0
VALUE	IMPR	0	78,730	78,730	12,970
	TOTAL	0	78,730	78,730	12,970

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	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0

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

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

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

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

AMENITY TOTAL																		0	
																		TOTAL IMPR	0

COMMENTS

Property Address: 1020 GRAND LAKE RD

DTE Code: 740



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

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	<u>IMPR</u>		
	<u>TOTAL</u>		
ASSESSED VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		

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