



27-026750.060K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 06-32-451-001

LEGAL INFORMATION

Created in 2012 From - . 0 due to New

HARBOR SQUARE
 OUTLOT 3
 RTS: 003-05-32
CHAMBERS ENTERPRISES LTD
 CHAMBERS ENTERPRISES LTD
 1290 ARROWHEAD CT APT/SUITE B
 CROWN POINT, IN 46307

Acres:1.3439 M:0.0000

Neighborhood CSTR90-90
Map: Block: Card:
Bk: Pg:

COMMENT
 Tax Incentive Base Parcel: 27-026750.0600 (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES: L: 0 / B: 0
 2020 DUPL VALUES: L \$275,500 / B:\$334,500 T: \$610,000
 2023 DUPL VALUES: L:\$283,030 B:\$332,020 T:\$615,050
 DE21 MAJOR REMODEL; NOW DAIRY QUEEN (\$650,000)
 DE23 CHG GR TO "G", RMV PVG; DESKTOP RVW
 TAX INCENTIVE: TF501

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
06/26/2019	400,000		WDC : 437	435	<input checked="" type="checkbox"/>	Pricer:
09/08/2008	0		QCE : X : 0	199	<input type="checkbox"/>	Reviewer:
02/19/2008	312,500		WDC : A : 104	199	<input checked="" type="checkbox"/>	Final:
04/07/2004	0		: 0	199	<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2021	* 2020	* 2017
REASON FOR CHANGE	RAPP	NC	RAPP	MISC
ESTIMATED <u>LAND</u>	283,030	275,500	275,500	275,500
MARKET VALUE <u>IMPR</u>	332,020	401,610	334,500	240,900
<u>TOTAL</u>	615,050	677,110	610,000	516,400
ASSESSED <u>LAND</u>	99,060	96,430	96,430	96,430
VALUE <u>IMPR</u>	116,210	140,560	117,080	84,320
<u>TOTAL</u>	215,270	236,990	213,510	180,750

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/>	
<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:						283,030	0	283,030

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		
TOTAL AREA	PERIMETER	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE		
# STORIES	STORY HT	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP		
AGE	SPRINKLER	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							
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								
				2 FIXTURE BATH					STANDARD					SODIUM VAP					METAL HALIDE				
				3 FIXTURE BATH										MERCURY VAP					STANDARD				

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

AMENITY TOTAL																		TOTAL IMPR	0	*332,020
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	<u>TOTAL</u>		
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