

Property Address: 1 VISION PKWY

DTE Code: 340



\*27-026770.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
06-32-476-003

**LEGAL INFORMATION**

PT SE SE  
ANNEXED TO CORP 6/00  
RTS: 003-05-32  
**3M BWNK LTD**  
3M BWNK LTD  
149 HARVEST DR  
COLDWATER, OH 45828

Acres:16.3840

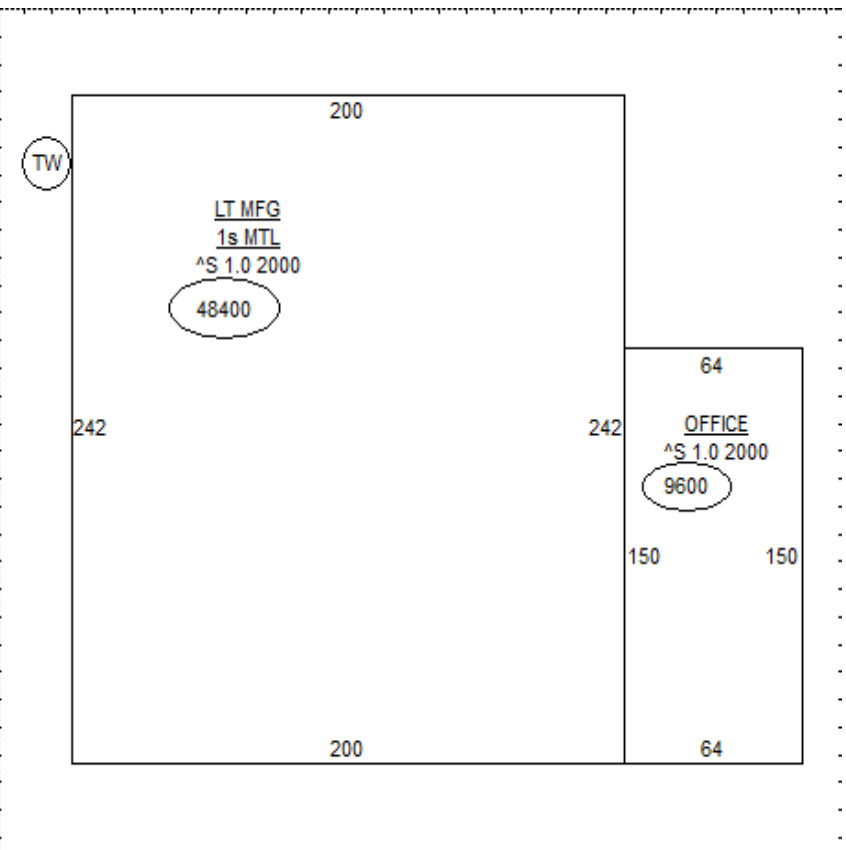
Neighborhood INDE27
Map:
Block:
Card:
Bk: Pg:

COMMENT  
Tax Incentive Exempt Parcel: 27-026770.000A\* (TY2022 L=0; B=0; T=0)27-026770.000K (TY2022 L=0; B=1,672,701; T=1,672,701)  
TY2022:Net Gen=\$10,710.22, Other Assessment=\$31,535.98  
2004 BASE VALUES: L:\$276,060 B:\$292,038 T:\$568,098  
2019 DUPL VALUES: L::98,300 B:\$1,428,540 T:\$1,526,840  
2020 DUPL VALUES: L:\$98,300 B:\$1,379,280 T:\$1,477,580  
2023 DUPL VALUES: L:\$352,260 B:\$1,354,230 T:\$1,706,490  
DE18 COR AC PER MAPPING

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/29/23
10/18/2019	3,200,000	2:WDC : 707	340	<input checked="" type="checkbox"/>	Pricer:	
01/01/1900	0	: 0	340	<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2018	* 2017
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP
ESTIMATED	276,060	276,060	276,060	276,060
MARKET VALUE	292,038	292,038	292,038	292,038
	TOTAL	568,098	568,098	568,098
ASSESSED	96,620	96,620	96,620	96,620
VALUE	102,210	102,210	102,210	102,210
	TOTAL	198,830	198,830	198,830

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:16.384		50,000				352,260	0
Totals:	Total Acres 16.3840						276,060	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	
		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"/>	
<b>CLASS/QUALITY RANK</b>		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	<b>CANOPY</b>	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	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"/>	
S) METAL M) MILL P) POLE	5. EXCEL	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"/>	
<b>TOTAL AREA</b>	<b>PERIMETER</b>	0	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"/>
<b># STORIES</b>	<b>STORY HT</b>	12	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	<b>FACADE</b>	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
<b>AGE</b>	<b>SPRINKLER</b>		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

<b>H.V.A.C.</b>		<b>FLOORS</b>					<b>PARTITIONS</b>					<b>INTERIOR FINISH</b>										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	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"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<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"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>CEILINGS</b>	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"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<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 type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<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"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<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"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

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

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 901.001:Paving: Asphalt				1	59,200		2000		F	N	.00	0	0	0	0	0
B 900.002:Truck Well (s/f) Avg.			60 X 52	1	3,120		2000		F	N	.00	0	0	0	0	0

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 340.010:LT MFG		12	242 X 200	1	48,400		2000		A	A	23.00	1,113,200	17	0	0	923,960
1 447.000:OFFICE		10	150 X 64	1	9,600		2000		A	A	54.00	518,400	17	0	0	430,270

AMENITY TOTAL																	0	
																	TOTAL IMPR	*292,038

**COMMENTS**

2ND FLOOR IS A SHELL AREA FOR EXPANSION IN FUTURE.

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DTE Code: 340



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CELINA SD  
06-32-476-003

**LEGAL INFORMATION**

PT SE SE  
ANNEXED TO CORP 6/00  
RTS: 003-05-32  
**3M BWNK LTD**  
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149 HARVEST DR  
COLDWATER, OH 45828

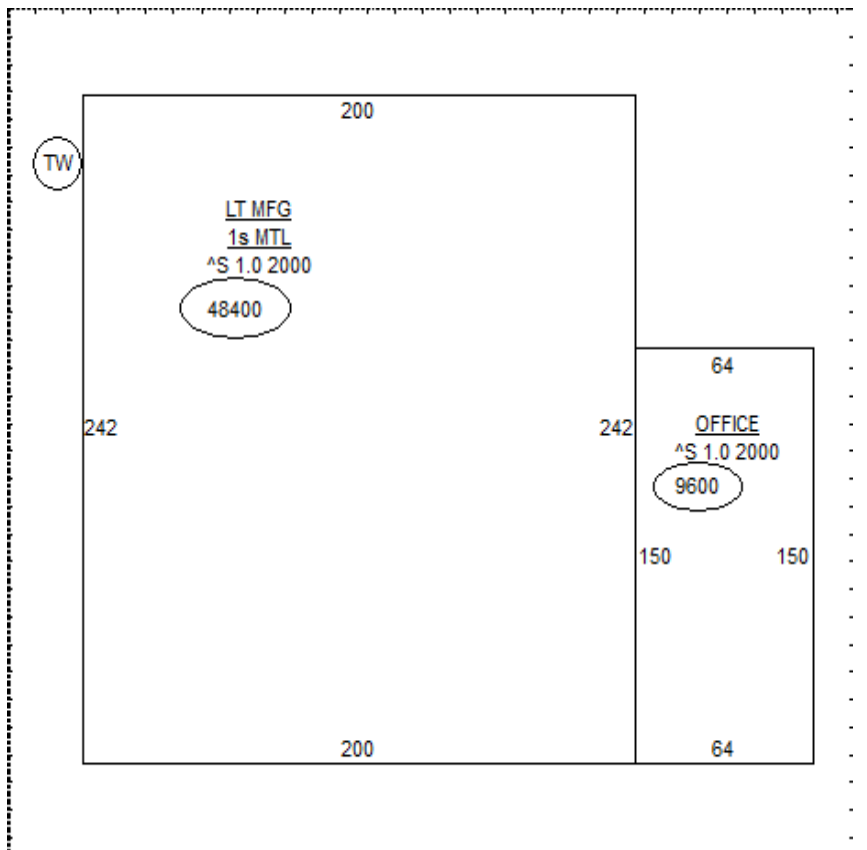
Acres:16.3840

Neighborhood INDE27
Map: Block: Card:
Bk: Pg:

COMMENT  
DE17 DESKTOP RVW CHG:adj sk & pricing,rmv pavg & tw value  
DE11 ABMNT EXP  
BOR: BOR #19-11 HEARING: RECOMMENDATION; INSUFICIENT PROBITIVE AND CLEAR EVIDENCE - INCREASE TO SALE PRICE; APPEAL TO COMMON PLEAS;  
2/1/2020 COM PL DECISION: SET VALUE FOR BOTH26-068100.0100 & 27-026770.0000 @ \$2,350,909  
TAX INCENTIVE: TF501

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		03/29/23
10/18/2019	3,200,000	2:WDC : 707	340	<input checked="" type="checkbox"/>	Pricer:		
01/01/1900	0	: 0	340	<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>			



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:	Total Acres 16.3840						276,060	0
							276,060	

	EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
<b>CLASS/QUALITY RANK</b>	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG	
A) FP STRUCT. STEEL FRAME	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL	
B) R.C. FRAME	1. BASIC	CON BLK	CON DECK	DBLH	PILE/COL	REINF CONC	
C) MASONRY BEARING WALLS	2. FAIR	WD/MTL	MTL DECK	SLIDE BY	REINFOR	CB/MASON	
D) WD OR STEEL FR EX. WALLS	3. AVE	ENAM STL	WD DECK	<b>CANOPY</b>	STEEL	FRAME	
S) METAL M) MILL P) POLE	4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
<b>TOTAL AREA</b>	<b>PERIMETER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
<b># STORIES</b>	<b>STORY HT</b>	STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD
<b>AGE</b>	<b>SPRINKLER</b>	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	WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET						<b>CEILINGS</b>	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD						STANDARD						STANDARD					
Complete HVAC	<input type="checkbox"/> No Heat	<b>PLUMBING</b>						<b>LIGHTING</b>											
Refrig. Cooling	<input type="checkbox"/> Standard	NO PLUMBING						EXTRA FIXTURES					FLUORESCENT						
		2 FIXTURE BATH						STANDARD					SODIUM VAP						
		3 FIXTURE BATH											METAL HALIDE						
													STANDARD						

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

AMENITY TOTAL TOTAL IMPR 0

COMMENTS
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