



\*27-026900.060K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 06-32-426-004

**LEGAL INFORMATION**

Created in 2012

N 1/2 SE

Acres:1.1940 M:0.0000

RTS: 003-05-32

**GLEC2 LLC**  
 GLEC2 LLC  
 652 LINN ST  
 SAINT HENRY, OH 45883

Neighborhood CSTR70-70	
Map:	
Block:	
Card:	
Bk:	Pg:

**COMMENT**  
 Tax Incentive Base Parcel: 27-026900.0600 (TY2022 L=8,000; B=0; T=8,000)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2004 BASE VALUES: L:\$8,000  
 2020 DUPL VALUES: L:\$82,390 B:\$0 T:\$82,390  
 2023 DUPL VALUES: L: \$95,520 B: \$0 T: \$95,520  
 DE23 TT EMPL; ADD COM BLDG/ABMNT 100%/12YRS  
 TAX INCENTIVE: TF503

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TK	08/01/23
10/11/2019	110,000		WDC : 695	400	<input checked="" type="checkbox"/>	Pricer:	
02/09/2004	0		QCE : X : 0	400	<input type="checkbox"/>	Reviewer:	
07/26/2000	595,700		: A-M : 0	400	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		MISC	RAPP	MISC
ESTIMATED	LAND	87,520	74,390	74,390
MARKET VALUE	IMPR	0	0	0
	TOTAL	87,520	74,390	74,390
ASSESSED	LAND	30,630	26,040	26,040
VALUE	IMPR	0	0	0
	TOTAL	30,630	26,040	26,040

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:						87,520	0	87,520

		<b>EX WALL</b>		<b>ROOFING</b>		<b>WINDOW</b>		<b>DOORS</b>		<b>FOUNDATION</b>		<b>FRAMING</b>	
		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
<b>CLASS/QUALITY RANK</b>		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
B) R.C. FRAME	2. FAIR	WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL		WD DECK		<b>CANOPY</b>				STEEL		FRAME	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
S) METAL M) MILL P) 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			

	<b>H.V.A.C.</b>	<b>FLOORS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>PARTITIONS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>INTERIOR FINISH</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
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						<b>CEILINGS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	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					EXTRA FIXTURES					FLUORESCENT					METAL HALIDE				
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	NO PLUMBING				STANDARD	SODIUM VAP				STANDARD				STANDARD					
			2 FIXTURE BATH					MERCURY VAP													
			3 FIXTURE BATH																		

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

<b>AMENITY TOTAL</b>																			
																			0
																			TOTAL IMPR
																			*0

**COMMENTS**