



\*27-032200.050R\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-05-951-007

**LEGAL INFORMATION**

Created in 2012

WINDEMERE BAY CONDOMINIUM

UNIT 301

LOT#: 301

MCEVOY PATRICK J & JONI L

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111 NORTHWOOD DR

CELINA, OH 45822

Neighborhood 005501-LF80	
Map:	
Block:	
Card:	
Bk:	Pg:

**COMMENT**

Tax Incentive Base Parcel: 27-032200.0507 (TY2022 L=12,000; B=0; T=12,000)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2004 DUPL VALUES: L:\$12,000 B:\$0 T:\$0  
 2020 DUPL VALUES:L:\$24200 B:\$138400 T:\$162600  
 2023 DUPL VALUES: L:\$24,200 B:\$174,700 T:\$198,900  
 TAX INCENTIVE: TF502

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BTC08/13/07
05/04/2021	189,900		WDC : 342	550	■	Pricer:
05/09/2005	184,000		WDC : A : 0		■	Reviewer:
05/30/2003	169,900		: A : 0	000	■	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	12,200	12,200	9,000	
MARKET VALUE	174,700	138,400	124,600	
	<u>TOTAL</u>	186,900	150,600	133,600
ASSESSED	4,270	4,270	3,150	
VALUE	61,150	48,440	43,610	
	<u>TOTAL</u>	65,420	52,710	46,760

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input 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 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:						12,200	0	12,200

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	<b>CANOPY</b>		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	<b>FACADE</b>	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						<b>CEILINGS</b>	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	NO PLUMBING	EXTRA FIXTURES
Refrig. Cooling	<input type="checkbox"/> Standard	2 FIXTURE BATH	STANDARD
		3 FIXTURE BATH	STANDARD
			FLUORESCENT
			SODIUM VAP
			MERCURY VAP
			METAL HALIDE
			STANDARD

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

YARD ITEMS	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	*174,700

**COMMENTS**

POOL VIEW // LAKE CHANNEL ACCESS