27-032200.050T

JEFFERSON TWP-CELINA CORP
CELINA SD
09-05-951-009

LEGAL INFORMATION

Created in 2012

WINDEMERE BAY CONDOMINIUM
UNIT 303

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

HALEY TIMOTHY M & HOLLIE M
HALEY TIMOTHY M & HOLLIE M
1700 E MARKET ST APT/SUITE 303
CELINA, OH 45822

COMMENT
Tax Incentive Base Parcel: 27-032200.0509 (TY2022 L=12,000; B=0; T=12,000)
TY2022:Net Gen=$0.00, Other Assessment=$0.00
2004 BASE VALUES: L:$12,000 B:$0 T:$0
2020 DUPL VALUES:L:$24,200 B:$129200 T:$153,400
2023 DUPL VALUES: L:$24,200 B:$164,000 T:$188,200
DE20 RMV OWN OCC; DID NOT RETURN APP
TAX INCENTIVE: 502

Sales Data

Date	Amount	Deed:Conv#	Use	Valid		Date
					Lister: BTC	08/13/07
06/24/2019	140,000	WDC : 428	550	■	Pricer:	
05/27/2015	120,000	WDC : 324	550	■	Reviewer:	
03/14/2011	0	QCE : X : 0	550	☐	Final:	
02/07/2011	107,500	WDC : A : 53		☐	Call Back:	
07/13/2010	97,000	SHC : S : 412		☐	Visit:	

VALUATION SUMMARY

		* 2023	* 2020	* 2017
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	MISC
ESTIMATED MARKET VALUE	LAND	12,200	12,200	9,000
	IMPR	164,000	129,200	116,300
	TOTAL	176,200	141,400	125,300
ASSESSED VALUE	LAND	4,270	4,270	3,150
	IMPR	57,400	45,220	40,710
	TOTAL	61,670	49,490	43,860

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	☐ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	
☐ CURBS	☐ STANDARD	■ 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

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
CLASS/QUALITY RANK		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		**CANOPY**				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	
TOTAL AREA	**PERIMETER**	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
# STORIES	**STORY HT**	STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
AGE	**SPRINKLER**	INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	☐

FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
CONCRETE						MASONRY						UNFINISHED					
WOOD						WD STUD						FINISH OPEN					
TILE A Q V T						MTL STUD						FINISH DIV					
CARPET						**CEILINGS**	B	1	2	3	U	PANEL					
ASPHALT						ACCUT/PANEL						PLASTER / DW					
GRAVEL						PLASTER/DW						BLOCK					
DIRT						SUSP/OPEN						GLAZED TILE					
STANDARD						STANDARD						STANDARD					

PLUMBING				LIGHTING			
NO PLUMBING		EXTRA FIXTURES		FLUORESCENT		METAL HALIDE	
2 FIXTURE BATH		STANDARD		SODIUM VAP		STANDARD	
3 FIXTURE BATH				MERCURY VAP			

YARD ITEMS

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

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	*164,000

COMMENTS

POOL VIEW LAKE CHANNEL ACCESS UNIT #303 LOWER LEVEL

27-032200.050T

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CELINA SD
09-05-951-009

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02/07/2011	107,500	WDC : A : 53		☐	Pricer:	
07/13/2010	97,000	SHC : S : 412		☐	Reviewer:	
08/05/2004	169,900	WDC : A : 0		■	Final:	
	0	: 0	000	☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY					
VALUE YEAR					
REASON FOR CHANGE					
ESTIMATED MARKET VALUE	LAND				
	IMPR				
	TOTAL				
ASSESSED VALUE	LAND				
	IMPR				
	TOTAL				

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	☐ COMMERCIAL
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B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL

TOTAL AREA	**PERIMETER**
# STORIES	**STORY HT**
AGE	**SPRINKLER**

EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
ENAM STL		WD DECK		**CANOPY**				STEEL		FRAME	
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PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
INSULATED		INSULATED				STANDARD		STANDARD			

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Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
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WOOD					
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CARPET					
ASPHALT					
GRAVEL					
DIRT					
STANDARD					

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SUSP/OPEN					
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PANEL					
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