



\*27-032200.051M\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-05-951-012

**LEGAL INFORMATION**

Created in 2012 From - . 0 due to Split

**WINDEMERE BAY CONDOMINIUM**

UNIT 306  
 BLDG 305  
**AYERS CHARLES D**  
 AYERS CHARLES D  
 1700 E MARKET ST APT/SUITE 306  
 CELINA, OH 45822

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

**COMMENT**

Tax Incentive Base Parcel: 27-032200.0512 (TY2022 L=0; B=0; T=0)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2004 BASE VALUES L:\$0 B:\$0 T:\$0  
 2020 DUPL VALUES:L:\$24,200 B130,700:\$ T:\$154,900  
 2023 DUPL VALUES: L:\$24,200 B:\$166,000 T:\$190,200  
 DE19 RMV OWN OCC; DIDN'T RET APP

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BTC08/13/07
04/06/2020	165,700		WDC : 205	550	<input checked="" type="checkbox"/>	Pricer:
10/30/2018	150,000		WDC : 850	550	<input type="checkbox"/>	Reviewer:
12/04/2013	0		QCE : X : 0	550	<input type="checkbox"/>	Final:
03/15/2013	145,000		WDC : F : 130	550	<input type="checkbox"/>	Call Back:
06/19/2008	160,000		WDC : A : 419	550	<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	MISC
ESTIMATED	LAND	24,200	24,200	21,000
MARKET VALUE	IMPR	166,000	130,700	117,600
	TOTAL	190,200	154,900	138,600
ASSESSED	LAND	8,470	8,470	7,350
VALUE	IMPR	58,100	45,750	41,160
	TOTAL	66,570	54,220	48,510

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 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:						24,200	0	24,200





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06/19/2008	160,000		WDC : A : 419	550	<input type="checkbox"/>	Reviewer:
06/19/2008	160,000		WDC : A : 418	550	<input type="checkbox"/>	Final:
06/19/2008	142,000		SHC : S : 417	550	<input type="checkbox"/>	Call Back:
03/02/2006	205,500		WDC : A : 154	550	<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
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