



27-032200.053K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-05-951-030

LEGAL INFORMATION

Created in 2012 From - . 0 due to Split

WINDEMERE BAY CONDOMINIUM
 BLDG #605 UNIT #607

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

GNC PROPERTIES LLC
 GNC PROPERTIES LLC
 65 S MAIN ST
 SPRINGBORO, OH 45066

COMMENT
 Tax Incentive Base Parcel: 27-032200.0530 (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:\$24200 B:\$133200 T:\$157400
 2023 DUPL VALUES:L:\$24,200 B:\$169.200 T:\$193,400
 TAX INCENTIVE: TF502

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BTC08/27/07
08/06/2020	210,000		WDC : 528	550	■	Pricer:
06/06/2017	227,000		WDC : 366	550	■	Reviewer:
09/01/2005	244,900		WDC : A : 0	550	<input type="checkbox"/>	Final:
	0		: 0	550	<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	24,200	24,200	21,000	
MARKET VALUE	169,200	133,200	119,900	
	TOTAL	193,400	157,400	140,900
ASSESSED	8,470	8,470	7,350	
VALUE	59,220	46,620	41,970	
	TOTAL	67,690	55,090	49,320

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

