



27-032200.053P

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-05-951-035

LEGAL INFORMATION

Created in 2012 From - . 0 due to Split

WINDEMERE BAY CONDOMINIUM
 BLDG #400 UNIT #404

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

NELSON JAMES A & THERESA ANN
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 2227 SHORELAND AVE
 TOLEDO, OH 43611

COMMENT
 Tax Incentive Base Parcel: 27-032200.0535 (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES: \$0
 2020 DUPL VALUES:L:\$24200 B:\$138300 T:\$162500
 2023 DUPL VALUES:L:\$24,200 B:\$176,000 T:\$200,200
 TAX INCENTIVE: TF502

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BTC08/20/08
04/05/2021	175,500		WDC : 242	550	<input checked="" type="checkbox"/>	Pricer:
06/20/2006	0		: 0		<input type="checkbox"/>	Reviewer:
					<input type="checkbox"/>	Final:
					<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	IMPR	176,000	138,300	124,400
	TOTAL	200,200	162,500	145,400
ASSESSED	LAND	8,470	8,470	7,350
VALUE	IMPR	61,600	48,410	43,540
	TOTAL	70,070	56,880	50,890

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

