



27-032200.054P

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-05-951-045

LEGAL INFORMATION Created in 2012 From - . 0 due to Split

WINDEMERE BAY CONDOMINIUMS
 GARAGE UNIT #3

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

SELF CHARLES A & VICKI L TRUSTEES
 SELF CHARLES A & VICKI L TRUSTEES
 2774 BLUE ROCK RD
 CINCINNATI, OH 45239

COMMENT
 Tax Incentive Base Parcel: 27-032200.0545 (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUE \$0
 2020 DUPL VALUES: L:\$6100 B:\$5500 T:\$11600
 2023 DUPL VALUES:L:\$6100 B:\$6700 T:\$12,800
 TAX INCENTIVE: TF502

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BTC08/27/07
04/06/2020	198,500		2:WDC : 210	550	■	Pricer:
10/07/2016	150,000		2:WDC : 710	550	■	Reviewer:
02/20/2009	0		WDE : X : 0	500	□	Final:
08/14/2006	24,500		WDC : A : 656	500	□	Call Back:
08/10/2006	0		: 0	500	□	Visit:

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	MISC
ESTIMATED	LAND	6,100	6,100	5,300
MARKET VALUE	IMPR	6,700	5,500	5,200
	TOTAL	12,800	11,600	10,500
ASSESSED	LAND	2,140	2,140	1,860
VALUE	IMPR	2,350	1,930	1,820
	TOTAL	4,490	4,070	3,680

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	
<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:						6,100	0	6,100

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
CLASS/QUALITY RANK		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG	
A) FP STRUCT. STEEL FRAME		1. BASIC	BRICK	SHED/FLAT	CASEMENT	CRAWL	STEEL	
B) R.C. FRAME		2. FAIR	CON BLK	CON DECK	DBLH	PILE/COL	REINF CONC	
C) MASONRY BEARING WALLS		3. AVE	WD/MTL	MTL DECK	SLIDE BY	REINFOR	CB/MASON	
D) WD OR STEEL FR EX. WALLS		4. GOOD	ENAM STL	WD DECK	CANOPY	STEEL	FRAME	
S) METAL M) MILL P) POLE		5. EXCEL	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
TOTAL AREA			CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
PERIMETER			PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
# STORIES			STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
AGE			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					CEILINGS	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						
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING					LIGHTING												
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					EXTRA FIXTURES							METAL HALIDE					
				2 FIXTURE BATH					STANDARD							SODIUM VAP					
				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		

AMENITY TOTAL																0	
																TOTAL IMPR	*6,700

COMMENTS																	