



JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-05-951-053

27-032200.055N

LEGAL INFORMATION

Created in 2012

WINDEMERE BAY CONDOMINIUM
 BLDG # _____ UNIT #312

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

GERIAK JO ANN
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 1700 E MARKET ST APT/SUITE 312
 CELINA, OH 45822

COMMENT
 Tax Incentive Base Parcel: 27-032200.0553 (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:\$138600 T:\$162800
 2023 DUPL VALUES:L:\$24200 B:\$174500 T:\$198700
 TAX INCENTIVE: TF502

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	JL	06/01/12
04/16/2019	165,500	WDC : 238	550	<input checked="" type="checkbox"/>	Pricer:		
10/30/2007	0	: 0	550	<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	LAND	24,200	24,200	21,000
MARKET VALUE	IMPR	174,500	138,600	124,600
	TOTAL	198,700	162,800	145,600
ASSESSED	LAND	8,470	8,470	7,350
VALUE	IMPR	61,080	48,510	43,610
	TOTAL	69,550	56,980	50,960

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

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
A) FP STRUCT. STEEL FRAME		1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
B) R.C. FRAME		2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL
C) MASONRY BEARING WALLS		3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC
D) WD OR STEEL FR EX. WALLS		4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON
S) METAL M) MILL P) POLE		5. EXCEL	ENAM STL	WD DECK	CANOPY		STEEL	FRAME
TOTAL AREA	PERIMETER	PLATE GLS	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
# STORIES	STORY HT	STUCCO	RUBBER	C S W	FACADE	GLASS	CON BLK	SANDWICH
AGE	SPRINKLER	INSULATED	BUILT UP	INSULATED	STANDARD	STANDARD	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					

PLUMBING		LIGHTING	
Complete HVAC	<input type="checkbox"/> No Heat	NO PLUMBING	EXTRA FIXTURES
Refrig. Cooling	<input type="checkbox"/> Standard	2 FIXTURE BATH	STANDARD
		3 FIXTURE BATH	STANDARD
			FLUORESCENT
			SODIUM VAP
			MERCURY VAP
			METAL HALIDE
			STANDARD

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 *174,500

COMMENTS

(Rollback Basis=\$162,800)