



27-065100.000K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-429-001

LEGAL INFORMATION

Created in 2012

OLD PLAT
 LOT 61 PT N SD
 LOT#: 61
MARCHAL CONSTRUCTION LLC
 MARCHAL CONSTRUCTION LLC
 5896 WABASH RD
 COLDWATER, OH 45828

Neighborhood CSTR30-30
Map: Block: Card:
Bk: Pg:

COMMENT
 Tax Incentive Base Parcel: 27-065100.0000 (TY2022 L=12,800; B=109,540; T=122,340)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$12800 B:\$109540 T:\$122,340
 2020 DUPL VALUES:L:\$11370 B:\$140,350 T:\$151,720
 2023 DUPL VALUE: L:\$18,920 B:\$156480 T:\$175,400
 DE17 TTO/COR DPLX TO TRI, COR 2ND DPLX TO SNGL FAM
 DE17 DESKTOP RVW CHGS:ADJ PRICING/ALLOW 2ND DUPLEX TO VALUE

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/29/23
12/23/2020	255,000	2:WDC : 972	401	<input checked="" type="checkbox"/>	Pricer:	
02/19/2016	0	2:QCE : X : 0	401	<input type="checkbox"/>	Reviewer:	
07/01/2015	168,000	2:WDC : 427	401	<input checked="" type="checkbox"/>	Final:	
05/06/2014	175,000	3:WDC : 246	401	<input checked="" type="checkbox"/>	Call Back:	
07/11/2007	0	QCE : X : 0	447	<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2018	* 2017
REASON FOR CHANGE	RAPP	RAPP	MISC	MISC
ESTIMATED <u>LAND</u>	0	0	0	0
MARKET VALUE <u>IMPR</u>	53,060	29,380	31,730	111,350
<u>TOTAL</u>	53,060	29,380	31,730	111,350
ASSESSED <u>LAND</u>	0	0	0	0
VALUE <u>IMPR</u>	18,570	10,280	11,110	38,970
<u>TOTAL</u>	18,570	10,280	11,110	38,970

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" 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 checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input checked="" type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" 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:						0	0	0



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COMMENT
 DE17 APPLY TIF
 DE23 CHG ATT GAR TO CPY; DESKTOP RVW
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/29/23
05/06/2014	175,000	3:WDC : 246	401	<input checked="" type="checkbox"/>	Pricer:	
07/11/2007	0	QCE : X : 0	447	<input type="checkbox"/>	Reviewer:	
09/09/1999	120,000	: A : 0	447	<input checked="" type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<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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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0

