



\*27-065200.000K\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
08-01-429-002

**LEGAL INFORMATION**

Created in 2012

OLD PLAT  
LOT 61 PT S SD  
LOT#: 61

**MARCHAL CONSTRUCTION LLC**  
MARCHAL CONSTRUCTION LLC  
5896 WABASH RD  
COLDWATER, OH 45828

Neighborhood 27502720-01 -
Map: 04 Block: 15 Card: 14
Bk: Pg:

COMMENT  
Tax Incentive Base Parcel: 27-065200.0000 (TY2022 L=4,910; B=56,200; T=61,110)  
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
2004 BASE VALUES:L:\$4910 B:\$56200 T:\$61110  
2020 DUPL VALUES:L:\$4700 B:\$68,500 T:\$73,200  
2022 DUPL VALUES:L:\$4,700 B:\$71,200 T:\$75,900  
2023 DUPL VALUE: L:\$11,000 B:\$109,400 T:\$120,400  
DE22 ADD TWO FULL BATHS PER DATA MAILER  
TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	09/28/11
12/23/2020	255,000	2:WDC : 972	520	<input checked="" type="checkbox"/>	Pricer:	
02/19/2016	0	2:QCE : X : 0	520	<input type="checkbox"/>	Reviewer:	
07/01/2015	168,000	2:WDC : 427	520	<input checked="" type="checkbox"/>	Final:	
05/06/2014	175,000	3:WDC : 246	520	<input checked="" type="checkbox"/>	Call Back:	
07/11/2007	0	QCE : X : 0	520	<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2022	* 2020	* 2017
REASON FOR CHANGE	RAPP	MISC	RAPP	MISC
ESTIMATED	0	0	0	0
MARKET VALUE	59,290	14,790	12,090	8,390
	<u>TOTAL</u>	59,290	14,790	12,090
ASSESSED	0	0	0	0
VALUE	20,750	5,180	4,230	2,940
	<u>TOTAL</u>	20,750	4,230	2,940

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 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 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

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

<b>H.V.A.C.</b>		<b>FLOORS</b>				<b>B</b>					<b>1 2 3 U</b>					<b>PARTITIONS</b>					<b>B</b>					<b>1 2 3 U</b>					<b>INTERIOR FINISH</b>					<b>B</b>					<b>1 2 3 U</b>				
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										<b>CEILINGS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>						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"/>	<b>PLUMBING</b>					<b>LIGHTING</b>														
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					EXTRA FIXTURES					FLUORESCENT					METAL HALIDE				
				2 FIXTURE BATH					STANDARD					SODIUM VAP					STANDARD				
<b>YARD ITEMS</b>				3 FIXTURE BATH										MERCURY VAP									

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 \*59,290

**COMMENTS**

FRAME W MS- 33' X 8' HIGH



\*27-065200.000K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-429-002

**LEGAL INFORMATION**

Created in 2012

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

Neighborhood 27502720-01 -
Map: 04 Block: 15 Card: 14
Bk: Pg:

COMMENT

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	09/28/11
05/06/2014	175,000		3:WDC : 246	520	<input checked="" type="checkbox"/>	Pricer:
07/11/2007	0		QCE : X : 0	520	<input type="checkbox"/>	Reviewer:
06/10/1996	25,000		: A : 0	520	<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
<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 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 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

