



27-068100.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-284-013

LEGAL INFORMATION

OLD PLAT
 LOT NO 1 SUB DIV LOTS 89

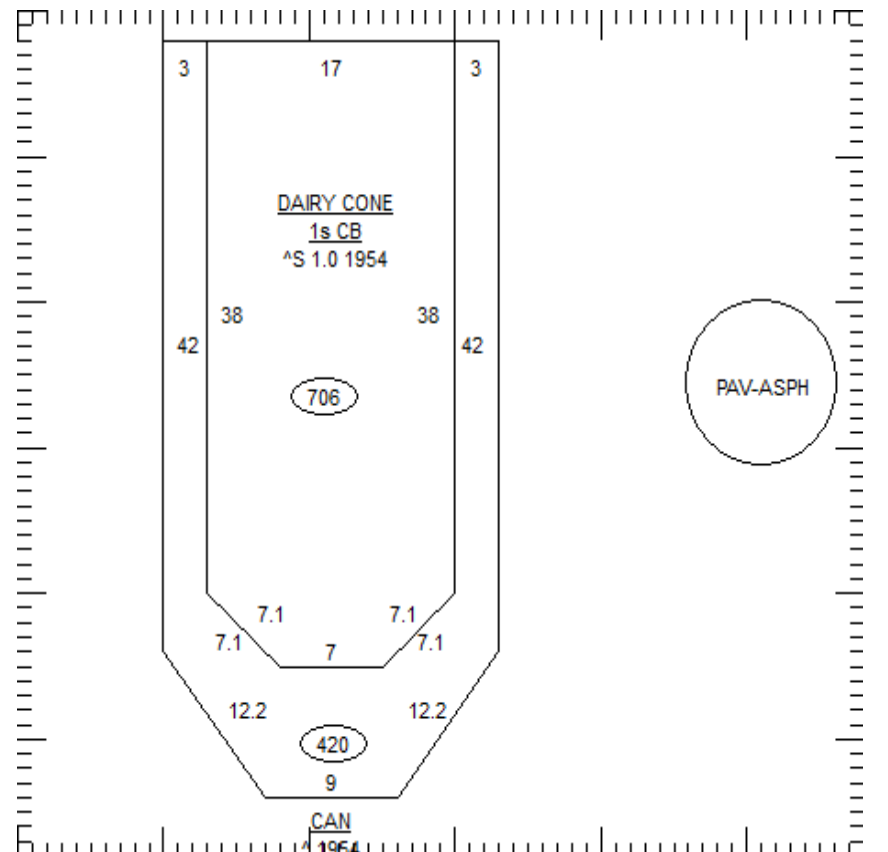
Neighborhood CCBD50-50	
Map: 04	Block: 08
Card: 101	
Bk:	Pg:

THE TWISTER SISTERS LLC
 THE TWISTER SISTERS LLC
 615 BELL RD
 CHAGRIN FALLS, OH 44022

COMMENT
 Tax Incentive Exempt Parcel: 27-068100.000A (TY2022 L=0; B=5,370; T=5,370)27-068100.000K (TY2022 L=0; B=16,320; T=16,320)
 TY2022:Net Gen=\$542.44, Other Assessment=\$307.58
 2004 BASE VALUES:L:\$19430 B:\$9340 T:\$28770
 2020 DUPL VALUES:L:\$13760 B:\$28,530 T:\$45,090
 2023 DUPL VALUES:L:\$22680 B:\$70,290 T:\$92,970
 DE23 CHG BLDG CODE, CHG GRD; DESKTOP RVW
 DE23 ABMNT EXP ON REMDL

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
09/06/2017	135,000	2:WDC : 601	435	<input checked="" type="checkbox"/>	Pricer:	
03/31/2014	135,000	2:WDC : 167	435	<input checked="" type="checkbox"/>	Reviewer:	
02/11/2002	75,000	: A-M : 0	435	<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	RAPP
ESTIMATED MARKET VALUE	19,430	19,430	19,430
	9,340	9,340	9,340
	TOTAL	28,770	28,770
ASSESSED VALUE	6,800	6,800	6,800
	3,270	3,270	3,270
	TOTAL	10,070	10,070



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
F:Front	F40 D100		ST700 DP81 ADJ567				22,680	0
Totals:							19,430	0

CLASS/QUALITY RANK		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input checked="" type="checkbox"/>	PRE ENG	<input type="checkbox"/>
B) R.C. FRAME	2. FAIR	BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>
C) MASONRY BEARING WALLS	3. AVE	CON BLK	<input checked="" type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>
D) WD OR STEEL FR EX. WALLS	4. GOOD	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>
S) METAL M) MILL P) POLE	5. EXCEL	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
TOTAL AREA	PERIMETER 110	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>
# STORIES 1	STORY HT	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>
AGE	SPRINKLER	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
		STUCCO	<input type="checkbox"/>	BUILT UP	<input checked="" type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input checked="" type="checkbox"/>
		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input checked="" type="checkbox"/>	STANDARD	<input type="checkbox"/>		<input type="checkbox"/>

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	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/> Hot Water	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				<input type="checkbox"/>

PLUMBING		A					A					A				
Complete HVAC	<input type="checkbox"/> No Heat	NO PLUMBING	<input type="checkbox"/>	EXTRA FIXTURES	<input type="checkbox"/>	FLUORESCENT	<input type="checkbox"/>	METAL HALIDE	<input type="checkbox"/>							
Refrig. Cooling	<input type="checkbox"/> Standard	2 FIXTURE BATH	1	STANDARD	<input type="checkbox"/>	SODIUM VAP	<input type="checkbox"/>	STANDARD	<input checked="" type="checkbox"/>							
YARD ITEMS		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
A 901.001:Paving: Asphalt			50 X 30	1	1,500				N	N	.00	0	0	0	0	0

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 430.010:Restaurant Franchise				1	706		1954	2010G	G	G	113.00	79,780	20	0	0	63,820
2 901.015:CAN				1	420		1954	2010G	G	G	23.00	9,660	33	0	0	6,470

AMENITY TOTAL																0	
																TOTAL IMPR	*9,340

COMMENTS

Property Address: 109 W LOGAN ST

DTE Code: 435



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CELINA SD
08-01-284-013

LEGAL INFORMATION

OLD PLAT
LOT NO 1 SUB DIV LOTS 89

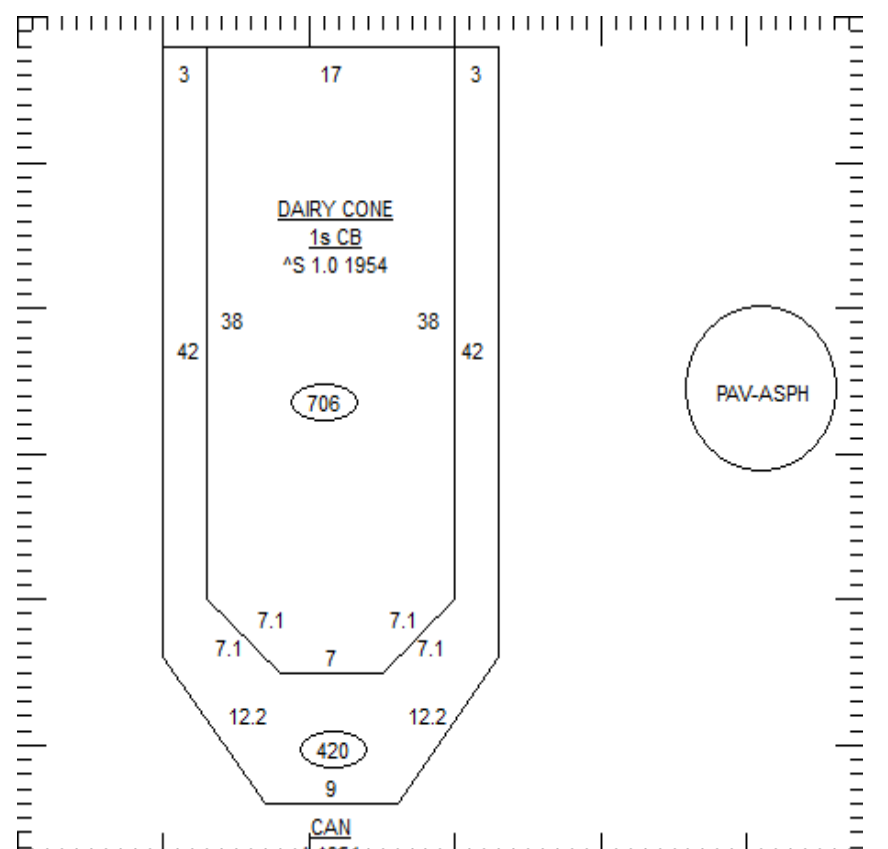
THE TWISTER SISTERS LLC
THE TWISTER SISTERS LLC
615 BELL RD
CHAGRIN FALLS, OH 44022

Neighborhood CCBD50-50
Map: 04 Block: 08 Card: 101
Bk: Pg:

COMMENT
TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
09/06/2017	135,000		2:WDC : 601	435	■ Pricer:	
03/31/2014	135,000		2:WDC : 167	435	■ Reviewer:	
02/11/2002	75,000		: A-M : 0	435	□ Final:	
					□ Call Back:	
					□ 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 type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input checked="" type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> AG-RES <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL

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:						19,430	0	19,430

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	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
# STORIES	STORY HT	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
AGE	SPRINKLER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
		STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
		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"/>																	
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>																	

PLUMBING		EXTRA FIXTURES					LIGHTING				
		NO PLUMBING					FLUORESCENT				
		2 FIXTURE BATH					SODIUM VAP				
		3 FIXTURE BATH					MERCURY VAP				
							METAL HALIDE				
							STANDARD				

YARD ITEMS	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

YARD ITEMS	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL															0	
															TOTAL IMPR	*9,340

COMMENTS