



\*27-068100.000A\*

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

**LEGAL INFORMATION**

Created in 2011 From 27-068100.0000 due to Exer

OLD PLAT  
 LOT NO 1 SUB DIV LOTS 89

|                                   |
|-----------------------------------|
| Neighborhood<br>CCBD50-50         |
| Map: 04<br>Block: 08<br>Card: 101 |
| Bk: Pg:                           |

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

COMMENT  
 Tax Incentive Base Parcel: 27-068100.0000 (TY2022 L=19,430; B=9,340; T=28,770)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 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 |       | MISC | RAPP   | RAPP   |
| ESTIMATED         | LAND  | 0    | 0      | 0      |
| MARKET VALUE      | IMPR  | 0    | 5,370  | 5,370  |
|                   | TOTAL | 0    | 5,370  | 5,370  |
| ASSESSED          | LAND  | 0    | 0      | 0      |
| VALUE             | IMPR  | 0    | 1,880  | 1,880  |
|                   | TOTAL | 0    | 1,880  | 1,880  |

| 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 |

