



27-068100.000K

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

LEGAL INFORMATION

Created in 2012

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 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
 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	<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	NC	RAPP	MISC	
ESTIMATED MARKET VALUE	0	0	0	
	64,200	16,320	9,550	
	64,200	16,320	9,550	
ASSESSED VALUE	0	0	0	
	22,470	5,710	3,340	
	22,470	5,710	3,340	

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

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
		ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
		CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
TOTAL AREA	PERIMETER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
AGE	SPRINKLER	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	CONCRETE						MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET						CEILINGS	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD						STANDARD						STANDARD					

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

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 *64,200

COMMENTS



27-068100.000K

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

LEGAL INFORMATION

Created in 2012

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
 AB23 2010 REMODEL

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			
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 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

