



\*27-068300.000K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-284-015

**LEGAL INFORMATION**

Created in 2012

OLD PLAT  
 LOT NO 3,4,5,6 SUB DIV 89  
 & 90 LOT#: 3

**JAY PETROLEUM, INC**  
 JAY PETROLEUM, INC  
 533 SOUTH 200 WEST PO BOX 1285  
 PORTLAND, IN 47371

Neighborhood CCBD50-50
Map: Block: Card:
Bk: Pg:

COMMENT  
 Tax Incentive Base Parcel: 27-068300.0000 (TY2022 L=86,830; B=71,290; T=158,120)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2004 BASE VALUES:L:\$86830 B:\$71290 T:\$158120  
 2020 BASE VALUES:L:\$49140 B:\$125,760 T:\$174,900  
 2021 BOR VALUES: L:\$49,190 B:\$742,485 T:\$791,625  
 2023 DUPL VALUES:L:\$80990 B:\$154590 T:\$235,580  
 DE23 OFFICE NOTE ONLY; RMV BOR ON TIF  
 BOR: BOR 21-18 HEARING: NO SHOW; INCR TO PURCHASE PRICE

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BOR
12/07/2020	791,626		WDC : 909	452	■	07/26/22
01/17/2003	225,000		: A : 0	452	■	
					<input type="checkbox"/> Final:	
					<input type="checkbox"/> Call Back:	
					<input type="checkbox"/> Visit:	

VALUATION SUMMARY					
VALUE YEAR	* 2023	* 2022	* 2020	* 2017	
REASON FOR CHANGE	MISC	BOR	RAPP	RAPP	
ESTIMATED	0	0	0	0	
MARKET VALUE	77,460	633,505	16,780	0	
	TOTAL	77,460	633,505	16,780	0
ASSESSED	0	0	0	0	
VALUE	27,110	221,730	5,870	0	
	TOTAL	27,110	221,730	5,870	0

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

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

H.V.A.C.		FLOORS				PARTITIONS					INTERIOR FINISH										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	B	1	2	3	U	MASONRY	B	1	2	3	U	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	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"/>	<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		*77,460	

<b>COMMENTS</b>																



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Neighborhood CCBD50-50
Map: Block: Card:
Bk: Pg:

COMMENT  
 TAX INCENTIVE: TF505

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01/17/2003	225,000		: A : 0	452	■	Reviewer:
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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>		

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PLUMBING			LIGHTING						
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AMENITY TOTAL	0
	TOTAL IMPR *77,460

<b>COMMENTS</b>