



27-068400.000K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-284-012

LEGAL INFORMATION

Created in 2012

OLD PLAT
 LOT NO 91 PT

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

COMALLI ENTERPRISES LLC
 COMALLI ENTERPRISES LLC
 8393 INDIAN TRAIL RD
 MARIA STEIN, OH 45860

COMMENT
 Tax Incentive Base Parcel: 27-068400.0000 (TY2022 L=19,180; B=73,150; T=92,330)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$26770 B:\$73710 T:\$100480
 2020 DUPL VALUES:L:\$19180 B:\$73,150 T:\$92,330
 2023 DUPL VALUES:L:\$31610 B:\$79820 T:\$111430
 DE23 RMV SHED VALUE; DESKTOP RWV
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
08/20/2020	170,000		WDC : 585	447	<input checked="" type="checkbox"/>	Pricer:
02/03/2015	139,000		WDC : 57	429	<input type="checkbox"/>	Reviewer:
11/01/2012	94,000		SHC : 694	429	<input type="checkbox"/>	Final:
02/07/1997	35,000		: A : 0	499	<input checked="" type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED <u>LAND</u>	0	0	0	
MARKET VALUE <u>IMPR</u>	10,950	0	0	
<u>TOTAL</u>	10,950	0	0	
ASSESSED <u>LAND</u>	0	0	0	
VALUE <u>IMPR</u>	3,830	0	0	
<u>TOTAL</u>	3,830	0	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

