*27-070700.000K*

JEFFERSON TWP-CELINA CORP
CELINA SD
08-01-284-001

## LEGAL INFORMATION

Created in 2012

OLD PLAT
LOT NO 101 W 1/2
LOT#: 101

**PATEL NIMESH K & AMITKUMAR H**
PATEL NIMESH K & AMITKUMAR H
308 W DAYTON ST
WEST ALEXANDRIA, OH 45381

Neighborhood
27502720-01 -
Map: 04
Block: 08
Card: 108
Bk: Pg:

COMMENT
Tax Incentive Base Parcel: 27-070700.0000 (TY2022 L=5,830; B=49,690; T=55,520)
TY2022:Net Gen=$0.00, Other Assessment=$0.00
2004 BASE VALUES:L:$5830 B:$49690 T:$55520
2020 DUPL VALUES:L$8100 B:$79,600 T:$87,700
2023 DUPL VALUES: L:$12,900 B:$107,900 T:$120,800
DE16 DESKTOP RVW CHG: COR SKETCH
DE15 PER DATA MAILER RMV DECK//CORR PLMB
DE20 RMV OWN OCC; DID NOT RETURN APP

**Sales Data**

| Date | Amount | Deed:Conv# | Use | Valid | Lister: | Date 09/28/11 |
|---|---|---|---|---|---|---|
| 01/03/2019 | 65,000 | WDC : 1 | 510 | ■ | Pricer: | |
| 05/26/2010 | 71,200 | WDC : A : 308 | 510 | ■ | Reviewer: | |
| 04/22/2010 | 0 | QCE : X : 0 | 510 | ☐ | Final: | |
| 12/10/2009 | 0 | WDC : x : 0 | 510 | ☐ | Call Back: | |
| 11/04/2009 | 30,000 | SHC : s : 650 | 510 | ☐ | Visit: | |

VALUATION SUMMARY

| | | * 2023 | * 2020 | * 2017 |
|---|---|---|---|---|
| VALUE YEAR | | * 2023 | * 2020 | * 2017 |
| REASON FOR CHANGE | | RAPP | RAPP | MISC |
| ESTIMATED MARKET VALUE | LAND | 0 | 0 | 0 |
| | IMPR | 65,280 | 32,180 | 11,780 |
| | TOTAL | 65,280 | 32,180 | 11,780 |
| ASSESSED VALUE | LAND | 0 | 0 | 0 |
| | IMPR | 22,850 | 11,260 | 4,120 |
| | TOTAL | 22,850 | 11,260 | 4,120 |

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | | ZONING |
|---|---|---|---|---|
| ■ PAVED | ■ LEVEL | ☐ WATER | ☐ | ☐ AG-RES |
| ☐ GRAVEL | ☐ HIGH | ☐ SEWER | ☐ | ☐ COMMERCIAL |
| ☐ DIRT | ☐ LOW | ☐ GAS | ☐ | ☐ INDUSTRIAL |
| ■ SIDEWALKS | ☐ ROLLING | ☐ ELECTRIC | ☐ | |
| ☐ CURBS | ☐ STANDARD | ■ 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 | |
|---|---|---|---|---|---|---|---|---|---|
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| | | | | | | | | | |
| Totals: | | | | | | | 0 | 0 | 0 |

| CLASS/QUALITY RANK | |
|---|---|
| A) FP STRUCT. STEEL FRAME | 1. BASIC |
| B) R.C. FRAME | 2. FAIR |
| C) MASONRY BEARING WALLS | 3. AVE |
| D) WD OR STEEL FR EX. WALLS | 4. GOOD |
| S) METAL M) MILL P) POLE | 5. EXCEL |
| **TOTAL AREA** | **PERIMETER** |
| **# STORIES** | **STORY HT** |
| **AGE** | **SPRINKLER** |

| EX WALL | | ROOFING | | WINDOW | | DOORS | | FOUNDATION | | FRAMING | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| STONE | | GABLE/HIP | | STORE FRT | | OVERHEAD | | SLAB | | PRE ENG | |
| BRICK | | SHED/FLAT | | CASEMENT | | | | CRAWL | | STEEL | |
| CON BLK | | CON DECK | | DBLH | | | | PILE/COL | | REINF CONC | |
| WD/MTL | | MTL DECK | | SLIDE BY | | | | REINFOR | | CB/MASON | |
| ENAM STL | | WD DECK | | **CANOPY** | | | | STEEL | | FRAME | |
| ALUM/VYL | | METAL | | LIGHTED | | STEEL INS | | BRICK | | POLE | |
| CON PANEL | | ASPH | | SOFFITS | | WOOD | | STONE | | TILT UP | |
| 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. | | | |
|---|---|---|---|
| Electric | ☐ | Electric Wall | ☐ |
| Forced Air Unit | ☐ | Hot Water | ☐ |
| Hot Water, Rad | ☐ | Space/ Wall Furnace | ☐ |
| Steam | ☐ | Warm & Cld Air | ☐ |
| Ventilation | ☐ | Heat Pump | ☐ |
| Package Unit | ☐ | Ind TW Heat Pump | ☐ |
| Hot & Cld Water | ☐ | Evaporated Cool | ☐ |
| Floor Furnace | ☐ | Co-Ray-Vac | ☐ |
| Complete HVAC | ☐ | No Heat | ☐ |
| Refrig. Cooling | ☐ | Standard | ☐ |

| FLOORS | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| CONCRETE | | | | | |
| WOOD | | | | | |
| TILE A Q V T | | | | | |
| CARPET | | | | | |
| ASPHALT | | | | | |
| GRAVEL | | | | | |
| DIRT | | | | | |
| STANDARD | | | | | |

| PARTITIONS | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| MASONRY | | | | | |
| WD STUD | | | | | |
| MTL STUD | | | | | |
| **CEILINGS** | **B** | **1** | **2** | **3** | **U** |
| ACCUT/PANEL | | | | | |
| PLASTER/DW | | | | | |
| SUSP/OPEN | | | | | |
| STANDARD | | | | | |

| INTERIOR FINISH | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| UNFINISHED | | | | | |
| FINISH OPEN | | | | | |
| FINISH DIV | | | | | |
| PANEL | | | | | |
| PLASTER / DW | | | | | |
| BLOCK | | | | | |
| GLAZED TILE | | | | | |
| STANDARD | | | | | |

| PLUMBING | | | |
|---|---|---|---|
| NO PLUMBING | | EXTRA FIXTURES | |
| 2 FIXTURE BATH | | STANDARD | |
| 3 FIXTURE BATH | | | |

| LIGHTING | | | |
|---|---|---|---|
| FLUORESCENT | | METAL HALIDE | |
| SODIUM VAP | | STANDARD | |
| MERCURY VAP | | | |

**YARD ITEMS**

| ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | $/UNIT | UNADJUSTED $ | PHY | FC | EC | MARKET VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | $/UNIT | UNADJUSTED $ | PHY | FC | EC | MARKET VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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|---|---|
| AMENITY TOTAL | 0 |
| TOTAL IMPR | *65,280 |

COMMENTS

*27-070700.000K*

JEFFERSON TWP-CELINA CORP
CELINA SD
08-01-284-001

## LEGAL INFORMATION

Created in 2012

OLD PLAT
LOT NO 101 W 1/2
LOT#: 101

**PATEL NIMESH K & AMITKUMAR H**
PATEL NIMESH K & AMITKUMAR H
308 W DAYTON ST
WEST ALEXANDRIA, OH 45381

Neighborhood
27502720-01 -
Map: 04
Block: 08
Card: 108
Bk: Pg:

COMMENT
BOR:
TAX INCENTIVE: TF505

| Sales Data | | | | | | Date |
|---|---|---|---|---|---|---|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | 09/28/11 |
| 12/10/2009 | 0 | WDC : x : 0 | 510 | ☐ | Pricer: | |
| 11/04/2009 | 30,000 | SHC : s : 650 | 510 | ☐ | Reviewer: | |
| 02/13/2006 | 88,500 | WDC : A : 105 | 510 | ☐ | Final: | |
| 06/30/2005 | 43,500 | WDC : A : 0 | 510 | ☐ | Call Back: | |
| 05/11/2005 | 45,000 | WDC : A : 0 | 510 | ■ | Visit: | |

| VALUATION SUMMARY | | | | | |
|---|---|---|---|---|---|
| VALUE YEAR | | | | | |
| REASON FOR CHANGE | | | | | |
| ESTIMATED MARKET VALUE | LAND | | | | |
| | IMPR | | | | |
| | TOTAL | | | | |
| ASSESSED VALUE | LAND | | | | |
| | IMPR | | | | |
| | TOTAL | | | | |

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | | ZONING |
|---|---|---|---|---|
| ■ PAVED | ■ LEVEL | ☐ WATER | ☐ | ☐ AG-RES |
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| ☐ DIRT | ☐ LOW | ☐ GAS | ☐ | ☐ INDUSTRIAL |
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| ☐ CURBS | ☐ STANDARD | ■ STANDARD | | |

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| D. QUANTITY | H. VACANCY | |

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C | |
|---|---|---|---|---|---|---|---|---|---|
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| | | | | | | | | | |
| | | | | | | | | | |
| Totals: | | | | | | | 0 | 0 | 0 |

| CLASS/QUALITY RANK | |
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| **AGE** | **SPRINKLER** |

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| H.V.A.C. | | | |
|---|---|---|---|
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| Forced Air Unit | ☐ | Hot Water | ☐ |
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|---|---|---|---|---|---|
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| WOOD | | | | | |
| TILE A Q V T | | | | | |
| CARPET | | | | | |
| ASPHALT | | | | | |
| GRAVEL | | | | | |
| DIRT | | | | | |
| STANDARD | | | | | |

| PARTITIONS | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| MASONRY | | | | | |
| WD STUD | | | | | |
| MTL STUD | | | | | |
| **CEILINGS** | **B** | **1** | **2** | **3** | **U** |
| ACCUT/PANEL | | | | | |
| PLASTER/DW | | | | | |
| SUSP/OPEN | | | | | |
| STANDARD | | | | | |

| INTERIOR FINISH | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| UNFINISHED | | | | | |
| FINISH OPEN | | | | | |
| FINISH DIV | | | | | |
| PANEL | | | | | |
| PLASTER / DW | | | | | |
| BLOCK | | | | | |
| GLAZED TILE | | | | | |
| STANDARD | | | | | |

| PLUMBING | | | |
|---|---|---|---|
| NO PLUMBING | | EXTRA FIXTURES | |
| 2 FIXTURE BATH | | STANDARD | |
| 3 FIXTURE BATH | | | |

| LIGHTING | | | |
|---|---|---|---|
| FLUORESCENT | | METAL HALIDE | |
| SODIUM VAP | | STANDARD | |
| MERCURY VAP | | | |

**YARD ITEMS**

| ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | $/UNIT | UNADJUSTED $ | PHY | FC | EC | MARKET VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | $/UNIT | UNADJUSTED $ | PHY | FC | EC | MARKET VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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|---|---|
| AMENITY TOTAL | 0 |
| TOTAL IMPR | *65,280 |

COMMENTS