



27-074500.0000

JEFFERSON TWP-CELINA CORP
CELINA SD
09-06-154-010

LEGAL INFORMATION

OLD PLAT
LOT NO 2 SUB DIV LOT 127-
128 S END LOT#: 2

LAKE EDGE LLC
LAKE EDGE LLC
1009 N CEDAR ST
CELINA, OH 45828

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

COMMENT
Tax Incentive Exempt Parcel: 27-074500.000K (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=\$344.74, Other Assessment=\$0.00
2004 BASE VALUES:L:\$31910 B:\$ T:\$31910
2020 DUPL VALUES:L:\$18290 B:\$ T:\$18290
2023 DUPL VALUES: L:\$30,140 B:\$0 T:\$30,140
VACANT
TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	09/30/11
09/14/2020	44,000	2:WDC : 660	400	<input checked="" type="checkbox"/>	Pricer:	
03/11/2013	30,500	2:WDC : 117	400	<input checked="" type="checkbox"/>	Reviewer:	
07/15/2011	30,000	WDC : A-M : 355	400	<input checked="" type="checkbox"/>	Final:	
04/18/2005	0	QCE : X : 0	400	<input type="checkbox"/>	Call Back:	
	0	: 0	400	<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR		2023	2020	2017
REASON FOR CHANGE		RAPP	RAPP	RAPP
ESTIMATED	<u>LAND</u>	30,140	18,290	18,290
MARKET VALUE	<u>IMPR</u>	0	0	0
	<u>TOTAL</u>	30,140	18,290	18,290
ASSESSED	<u>LAND</u>	10,550	6,400	6,400
VALUE	<u>IMPR</u>	0	0	0
	<u>TOTAL</u>	10,550	6,400	6,400

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input 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 type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input 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
F:Front	F41 D165		ST700 DP105 ADJ735				30,140	0
Totals:							30,140	0

