



27-074600.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-06-154-009

LEGAL INFORMATION

OLD PLAT LOT 127-128 PT

LOT#: 00003
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: 27-074600.000K (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$184.76, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$16940 B:4 T:\$16940
 2020 DUPL VALUES:L:\$9810 B:\$ T:\$9810
 2023 DUPL VALUES: L:\$16,170 B:\$0 T:\$16,170
 VACANT
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DA	12/20/04
09/14/2020	44,000	2:WDC : 660	400	■	Pricer:	
03/11/2013	30,500	2:WDC : 117	400	■	Reviewer:	
07/15/2011	30,000	WDC : A-M : 355	400	■	Final:	
	0	: 0	400	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED MARKET VALUE	16,170	9,810	9,810	
	0	0	0	
TOTAL	16,170	9,810	9,810	
ASSESSED VALUE	5,660	3,430	3,430	
	0	0	0	
TOTAL	5,660	3,430	3,430	

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	F22 D165	ST700	DP105	ADJ735		16,170		0
Totals:						16,170		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	
TOTAL AREA	PERIMETER	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE	
# STORIES	STORY HT	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP	
AGE	SPRINKLER	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.		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					
Complete HVAC	<input type="checkbox"/> No Heat	PLUMBING			LIGHTING														
Refrig. Cooling	<input type="checkbox"/> Standard	NO PLUMBING			EXTRA FIXTURES				FLUORESCENT			METAL HALIDE							
		2 FIXTURE BATH			STANDARD				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

AMENITY TOTAL																0	
																TOTAL IMPR	0

COMMENTS