

Property Address: 225 S MAIN ST

DTE Code: 400



27-075300.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-281-016

LEGAL INFORMATION

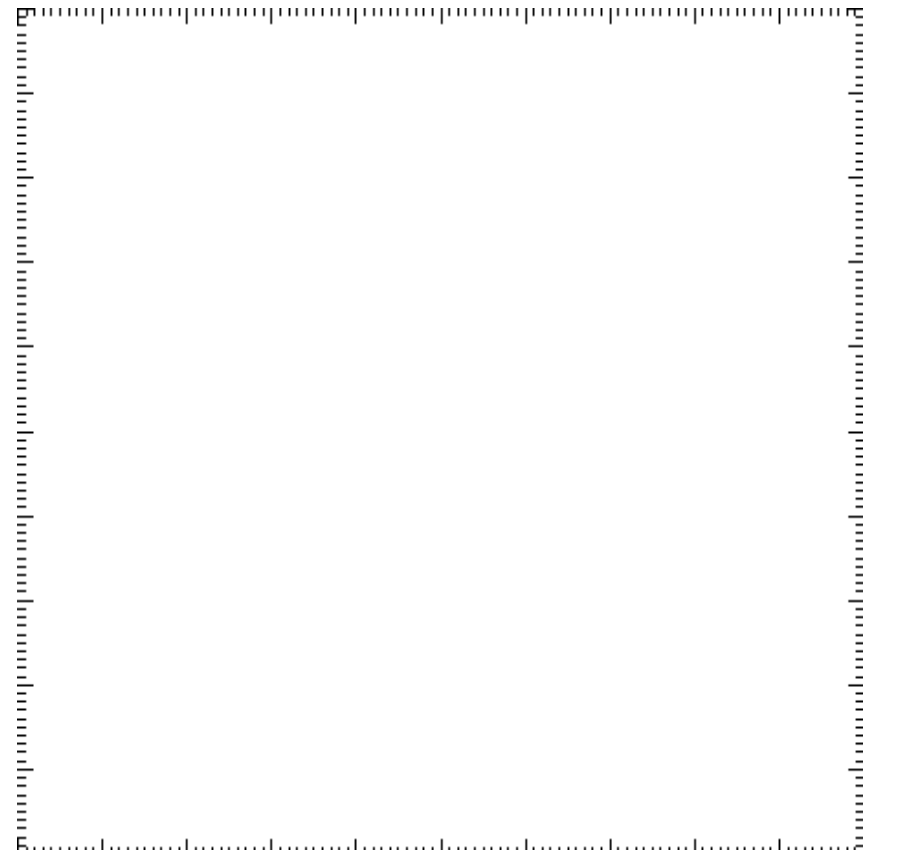
OLD PLAT
 LOT 129 S PT & 130 S PT
 LOT#: 00129
LAKE EDGE LLC
 LAKE EDGE LLC
 1009 N CEDAR ST
 CELINA, OH 45828

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

COMMENT
 Tax Incentive Exempt Parcel: 27-075300.000K (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$1,050.94, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$98510 B:\$231510 T:\$330020
 2020 DUPL VALUES:L;\$55750 B:\$93,290 T:\$149,040
 2021 DUPL VALUES:L:\$55,750 B:\$0 T:\$55,750
 2023 DUPL VALUE: L:\$91,800 B:\$0 T:\$91,800
 DE21 DEMO MOTEL
 BOR: BOR 16-18 HEARING: PENDING SALE. POTENTIAL OWNER STATES THE

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TR	
09/30/2019	125,000		WDC : 660	410	<input checked="" type="checkbox"/>	Pricer:	03/08/21
07/07/2017	122,500		WDC : 443	410	<input type="checkbox"/>	Reviewer:	
07/07/2017	460,000		WDC : 442	410	<input type="checkbox"/>	Final:	
10/21/1985	465,000		: A : 0	410	<input checked="" type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2021	2021	2020
REASON FOR CHANGE	RAPP	RCLS	REMB	RAPP
ESTIMATED	91,880	55,750	55,750	55,750
MARKET VALUE	0	0	0	93,290
	TOTAL	91,880	55,750	149,040
ASSESSED	32,160	19,510	19,510	19,510
VALUE	0	0	0	32,650
	TOTAL	32,160	19,510	52,160



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
F:Front	F125 D165		ST700 DP105 ADJ735				91,880	0
Totals:							91,880	0

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COMMENT
 SALE SHOULD BE 7-10 DAYS. CHECK 07-07-2017
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TR		03/08/21
10/21/1985	465,000		A : 0 410	<input checked="" type="checkbox"/>	Pricer:		
				<input type="checkbox"/>	Reviewer:		
				<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY			
VALUE YEAR	2017	2017	
REASON FOR CHANGE	RAPP	BOR	
ESTIMATED	55,750	55,750	
MARKET VALUE	93,290	82,250	
	TOTAL	149,040	138,000
ASSESSED	19,510	19,510	
VALUE	32,650	28,790	
	TOTAL	52,160	48,300

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						91,880	0	91,880

