



27-077600.000K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-280-005

LEGAL INFORMATION

Created in 2012

OLD PLAT
 LOT NO 139 PT

CONCRETE LLC
 CONCRETE LLC
 8266 US RTE 127
 CELINA, OH 45822

Neighborhood CCBD50-50
Map: 04 Block: 08 Card: 53
Bk: Pg:

COMMENT
 Tax Incentive Base Parcel: 27-077600.0000 (TY2022 L=17,390; B=40,480; T=57,870)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$24570 B:\$54490 T:\$79060
 2020 DUPL VALUES:L:\$17390 B:\$40,480 T:\$57,870
 2023 DUPL VALUE: L:\$28,670 B:\$132,600 T:\$161,270
 DE23 CHG BUS NAME, ADD RMD, GRD, CHG CND; DESKTOP RVW
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/27/23
08/19/2021	0		QCE : X : 0	429	<input type="checkbox"/>	Pricer:
04/07/2021	109,000		WDC : 249	429	<input checked="" type="checkbox"/>	Reviewer:
02/16/2016	60,000		WDC : 87	429	<input checked="" type="checkbox"/>	Final:
06/08/2004	30,000		WDC : X : 0	429	<input type="checkbox"/>	Call Back:
12/10/1999	0		: X : 0	429	<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED <u>LAND</u>	4,100	0	0	
MARKET VALUE <u>IMPR</u>	78,110	0	0	
	<u>TOTAL</u>	82,210	0	0
ASSESSED <u>LAND</u>	1,440	0	0	
VALUE <u>IMPR</u>	27,340	0	0	
	<u>TOTAL</u>	28,780	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:						4,100	0	4,100

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
CLASS/QUALITY RANK		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
B) R.C. FRAME	2. FAIR	WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
C) MASONRY BEARING WALLS		3. AVE		ENAM STL		WD DECK		CANOPY				STEEL	FRAME
D) WD OR STEEL FR EX. WALLS		4. GOOD		ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK	POLE
S) METAL M) MILL P) POLE		5. EXCEL		CON PANEL		ASPH		SOFFITS		WOOD		STONE	TILT UP
TOTAL AREA	PERIMETER	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
# STORIES	STORY HT	STUCCO		BUILT UP		FACADE		GLASS		FRAME		STANDARD	
AGE	SPRINKLER	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	<input type="checkbox"/>	CONCRETE						MASONRY							UNFINISHED							
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/>	WOOD						WD STUD							FINISH OPEN							
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T						MTL STUD							FINISH DIV							
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	CARPET						CEILINGS	B	1	2	3	U	PANEL								
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	ASPHALT						ACCUT/PANEL							PLASTER / DW							
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL						PLASTER/DW							BLOCK							
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	DIRT						SUSP/OPEN							GLAZED TILE							
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	STANDARD						STANDARD							STANDARD							
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	PLUMBING			LIGHTING																	
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	NO PLUMBING						EXTRA FIXTURES							FLUORESCENT						METAL HALIDE	
			2 FIXTURE BATH						STANDARD							SODIUM VAP						STANDARD	
YARD ITEMS			3 FIXTURE BATH													MERCURY VAP							

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL 0

TOTAL IMPR *78,110

COMMENTS

BOR '04-05 DISMISSED