

Property Address: 202 S MAIN ST

DTE Code: 420



\*27-079200.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
09-06-154-001

**LEGAL INFORMATION**

OLD PLAT PT LOTS 145-146

LOT#: 00145  
**202 SOUTH MAIN ST LLC**  
202 SOUTH MAIN ST LLC  
PO BOX 14  
45860

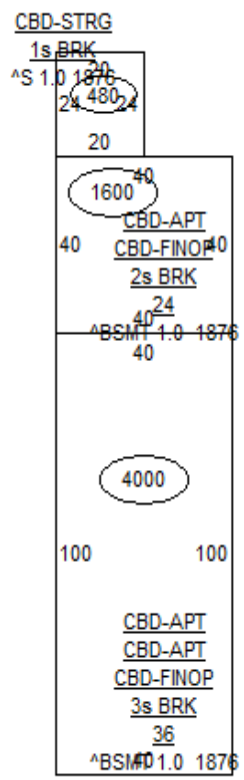
Neighborhood CCBD50-50
Map:
Block:
Card:
Bk: Pg:

COMMENT  
Tax Incentive Exempt Parcel: 27-079200.000K (TY2022 L=0; B=0; T=0)  
TY2022:Net Gen=\$1,206.06, Other Assessment=\$0.00  
2004 BASE VALUES:L:\$31510 B:\$43340 T:\$74850  
2020 DUPL VALUES:L:\$17840 B:\$46,130 T:\$63,970  
2023 DUPL VALUES:L:\$29400 B:\$175,680 T:\$205,080  
DE23 NOH; CHG USE, ADD RMDL YR, CHG COND (NO ABMNT ONFILE)  
TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TK	08/01/23
10/01/2021	195,000		WDC : 841	420	■	Pricer:	
09/13/2007	0		QCE : X : 0	420	□	Reviewer:	
09/13/2007	75,000		QCE : X : 0	422	□	Final:	
05/21/2007	75,000		WDC : A : 328	422	□	Call Back:	
08/01/2006	75,000		QCE : X : 0	422	□	Visit:	

VALUATION SUMMARY					
VALUE YEAR		* 2023	2020	2017	2017
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC
ESTIMATED	LAND	31,510	17,840	17,840	17,840
MARKET VALUE	IMPR	43,340	46,130	50,020	52,420
	TOTAL	74,850	63,970	67,860	70,260
ASSESSED	LAND	11,030	6,240	6,240	6,240
VALUE	IMPR	15,170	16,150	17,510	18,350
	TOTAL	26,200	22,390	23,750	24,590

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F40 D165		ST700 DP105 ADJ735				29,400	0
Totals:							31,510	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	



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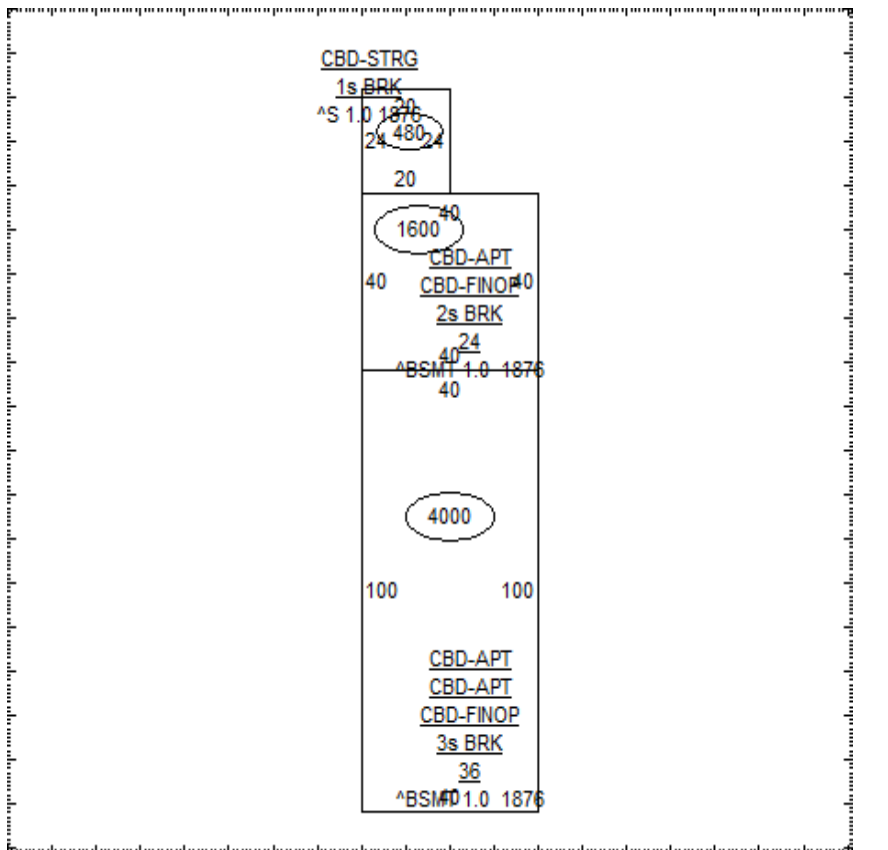
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08/01/2006	75,000		QCE : X : 0	422	<input type="checkbox"/>	Reviewer:	
06/16/2000	0		: X : 0	422	<input type="checkbox"/>	Final:	
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VALUATION SUMMARY				
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REASON FOR CHANGE				
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	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			



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