

Property Address: 202 S MAIN ST

DTE Code: 740



\*27-079200.000K\*

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

**LEGAL INFORMATION**

Created in 2012

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 Base Parcel: 27-079200.0000 (TY2022 L=17,840; B=46,130; T=63,970)  
TY2022:Net Gen=\$0.00, 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	<input checked="" type="checkbox"/>	Pricer:	
09/13/2007	0		QCE : X : 0	420	<input type="checkbox"/>	Reviewer:	
09/13/2007	75,000		QCE : X : 0	422	<input type="checkbox"/>	Final:	
05/21/2007	75,000		WDC : A : 328	422	<input type="checkbox"/>	Call Back:	
08/01/2006	75,000		QCE : X : 0	422	<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2023	* 2020	* 2017
REASON FOR CHANGE	NC	RAPP	RAPP	RAPP
ESTIMATED <u>LAND</u>	0	0	0	0
MARKET VALUE <u>IMPR</u>	130,230	24,230	0	0
<u>TOTAL</u>	130,230	24,230	0	0
ASSESSED <u>LAND</u>	0	0	0	0
VALUE <u>IMPR</u>	45,580	8,480	0	0
<u>TOTAL</u>	45,580	8,480	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:						0	0	0



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06/16/2000	0		: X : 0	422	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
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VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			

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