

Property Address: 208 S MAIN ST

DTE Code: 440



\*27-079400.0000\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-06-154-003

**LEGAL INFORMATION**

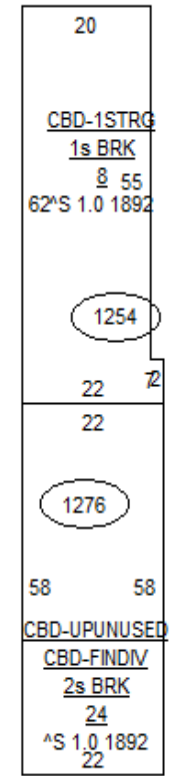
OLD PLAT LOTS 145 &  
 146 PT  
 LOT#: 3  
**5 POINT RENTAL PROPERTIES LLC**  
 5 POINT RENTAL PROPERTIES LLC  
 6477 FORT RECOVERY MINSTER RD  
 MARIA STEIN, OH 45860

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

COMMENT  
 Tax Incentive Exempt Parcel: 27-079400.000K (TY2022 L=0; B=0; T=0)  
 TY2022:Net Gen=\$504.20, Other Assessment=\$0.00  
 2004 BASE VALUES:L:\$17740 B:\$21740 T:\$39480  
 2020 DUPL VALUES:L:\$9810 B:\$16,930 T:\$26,740  
 2023 DUPL VALUES:L:\$16170 B:\$26160 T:\$42330  
 DE17 RECLASS/DSKTP REV  
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		10/07/11
08/31/2023	140,000		WDC : 534	440	<input checked="" type="checkbox"/>	Pricer:	
05/31/2016	0		2:QCE : X : 0	442	<input type="checkbox"/>	Reviewer:	
08/22/1988	0		: X : 0	435	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY					
VALUE YEAR		* 2023	2020	2017	
REASON FOR CHANGE		RAPP	RAPP	RCLS	
ESTIMATED	LAND	17,740	9,810	9,810	
MARKET VALUE	IMPR	21,740	16,930	16,930	
	TOTAL	39,480	26,740	26,740	
ASSESSED	LAND	6,210	3,430	3,430	
VALUE	IMPR	7,610	5,930	5,930	
	TOTAL	13,820	9,360	9,360	



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 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:							17,740	0

