



27-083800.000K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-06-153-009

LEGAL INFORMATION

Created in 2012 From 27-083800.0000 due to New

OLD PLAT
 WEST PT LOT 176
 LOT#: 176
BRADSHAW KYLE S
 BRADSHAW KYLE S
 319 E FAYETTE ST
 CELINA, OH 45822

Neighborhood 27502720-01 -
Map: 05 Block: 05 Card: 58
Bk: Pg:

COMMENT
 Tax Incentive Base Parcel: 27-083800.0000 (TY2022 L=12,600; B=52,510; T=65,110)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$12600 B:\$52510 T:\$65110
 2020 DUPL VALUES:L:\$16,400 B:\$72,900 T:\$89,300
 2023 DUPL VALUES: L:\$26,400 B:\$100,200 T:\$126,600
 DE14 ABMNT EXP ON WDDK
 DE13 RMV 2.5%RB/ OWNER DIDN'T RET APP
 DE21 RMV OWN OCC; DIDN'T RET APP

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	05/23/14
03/03/2020	74,000		WDC : 123	510	<input checked="" type="checkbox"/>	Pricer:
07/29/2016	64,000		WDC : 512	510	<input type="checkbox"/>	Reviewer:
01/27/2012	0		QCE : X : 0	510	<input type="checkbox"/>	Final:
12/29/2011	0		QCE : X : 0	510	<input type="checkbox"/>	Call Back:
10/26/2011	45,000		SHC : S : 569	510	<input type="checkbox"/>	Visit:

VALUATION SUMMARY			
VALUE YEAR	* 2023	* 2020	* 2017
REASON FOR CHANGE	RAPP	RAPP	MISC
ESTIMATED	0	0	0
MARKET VALUE	61,490	24,190	1,790
	TOTAL	24,190	1,790
ASSESSED	0	0	0
VALUE	21,520	8,470	630
	TOTAL	8,470	630

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 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 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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10/26/2011	45,000		SHC : S : 569 510	<input type="checkbox"/>	Reviewer:	
09/08/2005	0		QCE : X : 0 510	<input checked="" type="checkbox"/>	Final:	
08/01/2000	69,900		: A : 0 510	<input checked="" type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

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>			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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Totals:						0	0	0

