



27-086900.000K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-06-153-005

LEGAL INFORMATION

Created in 2012

OLD PLAT
 LOT 196 PT W 1/2
 LOT#: 00196
POSITIVE REALTY COMPANY LLC
 POSITIVE REALTY COMPANY LLC
 PO BOX 92
 MONTEZUMA, OH 45866

Neighborhood 27502720-01 -
Map: 05 Block: 05 Card: 54
Bk: Pg:

COMMENT
 Tax Incentive Base Parcel: 27-086900.0000 (TY2022 L=5,710; B=21,200; T=26,910)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$5710 B:\$21200 T:\$26910
 2020 DUPL VALUES:L:\$7600 B:\$31,900 T:\$39,500
 2023 DUPL VALUES: L:\$12,100 B:\$48,400 T:\$60,500
 DE16 DESKTOP RVW CHG: COR SKETCH
 DE08 FIELD CHK/NO CHG
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	10/07/11
12/03/2019	187,000	3:WDC : 832	510	<input checked="" type="checkbox"/>	Pricer:	
11/03/2000	15,000	: A : 0	510	<input checked="" type="checkbox"/>	Reviewer:	
				<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	MISC	
ESTIMATED	0	0	0	
MARKET VALUE	33,590	12,590	6,390	
	<u>TOTAL</u>	33,590	12,590	6,390
ASSESSED	0	0	0	
VALUE	11,760	4,410	2,240	
	<u>TOTAL</u>	11,760	4,410	2,240

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

