



\*27-087200.000K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-06-152-011

**LEGAL INFORMATION**

Created in 2012

OLD PLAT  
 LOT NO 197 E 1/2  
 LOT#: 00197  
**POSITIVE REALTY COMPANY LLC**  
 POSITIVE REALTY COMPANY LLC  
 PO BOX 92  
 MONTEZUMA, OH 45866

Neighborhood 27502720-01 -
Map: 05 Block: 04 Card: 28
Bk: Pg:

COMMENT  
 Tax Incentive Base Parcel: 27-087200.0000 (TY2022 L=6,970; B=55,970; T=62,940)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2004 BASE VALUES:L:\$6970 B:\$55970 T:\$62940  
 2020 DUPL VALUES:L:\$6200 B:\$81,900 T:\$88,100  
 2023 DUPL VALUES: L:\$14,600 B:\$121,500 T:\$136,100  
 DE15 PER DATA MAILER CORR PLMB//RMV CANP  
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	10/07/11
12/03/2019	187,000	3:WDC : 832	530	<input checked="" type="checkbox"/>	Pricer:	
02/06/1998	30,000	: A : 0	530	<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	73,160	25,160	21,060	
	<u>TOTAL</u>	73,160	25,160	21,060
ASSESSED	0	0	0	
VALUE	25,610	8,810	7,370	
	<u>TOTAL</u>	25,610	8,810	7,370

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

		<b>EX WALL</b>	<b>ROOFING</b>	<b>WINDOW</b>	<b>DOORS</b>	<b>FOUNDATION</b>	<b>FRAMING</b>		
<b>CLASS/QUALITY RANK</b>		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG		
A) FP STRUCT. STEEL FRAME		1. BASIC	CON BLK	CON DECK	DBLH	PILE/COL	REINF CONC		
B) R.C. FRAME		2. FAIR	WD/MTL	MTL DECK	SLIDE BY	REINFOR	CB/MASON		
C) MASONRY BEARING WALLS		3. AVE	ENAM STL	WD DECK	<b>CANOPY</b>	STEEL	FRAME		
D) WD OR STEEL FR EX. WALLS		4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE	
S) METAL M) MILL P) POLE		5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP	
<b>TOTAL AREA</b>	<b>PERIMETER</b>		PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH	
<b># STORIES</b>	<b>STORY HT</b>		STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD	
<b>AGE</b>	<b>SPRINKLER</b>		INSULATED	INSULATED		STANDARD	STANDARD		

<b>H.V.A.C.</b>			<b>FLOORS</b>					<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>PARTITIONS</b>					<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>INTERIOR FINISH</b>					<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>			
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE										MASONRY										UNFINISHED											
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD										WD STUD											FINISH OPEN										
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T										MTL STUD											FINISH DIV										
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET										<b>CEILINGS</b>					<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	PANEL											
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT										ACCUT/PANEL											PLASTER / DW										
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL										PLASTER/DW											BLOCK										
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT										SUSP/OPEN											GLAZED TILE										
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD										STANDARD											STANDARD										

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	<b>PLUMBING</b>					<b>LIGHTING</b>																						
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					EXTRA FIXTURES					FLUORESCENT					METAL HALIDE												
				2 FIXTURE BATH					STANDARD					SODIUM VAP					STANDARD												
				3 FIXTURE BATH										MERCURY VAP																	

<b>YARD ITEMS</b>		<b>CONST</b>	<b>HT</b>	<b>SIZE X SIZE</b>	<b>FL</b>	<b>AREA</b>	<b>UNITS</b>	<b>AGE</b>	<b>REM</b>	<b>CND</b>	<b>GRD</b>	<b>\$/UNIT</b>	<b>UNADJUSTED \$</b>	<b>PHY</b>	<b>FC</b>	<b>EC</b>	<b>MARKET VALUE</b>

<b>ITEM</b>	<b>CONST</b>	<b>HT</b>	<b>SIZE X SIZE</b>	<b>FL</b>	<b>AREA</b>	<b>UNITS</b>	<b>AGE</b>	<b>REM</b>	<b>CND</b>	<b>GRD</b>	<b>\$/UNIT</b>	<b>UNADJUSTED \$</b>	<b>PHY</b>	<b>FC</b>	<b>EC</b>	<b>MARKET VALUE</b>

<b>AMENITY TOTAL</b>																0
															<b>TOTAL IMPR</b>	*73,160

<b>COMMENTS</b>																