

Property Address: 116 S MAIN ST

DTE Code: 429



27-097500.0000

JEFFERSON TWP-CELINA CORP
CELINA SD
09-06-151-007

LEGAL INFORMATION

OLD PLAT
SUB DIV LOTS 257-276
N END

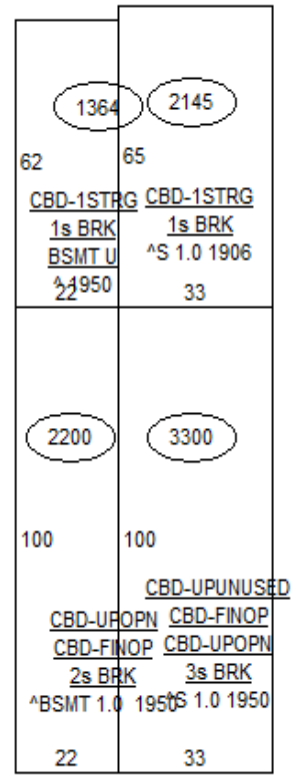
PIPER STEPHANIE S
PIPER STEPHANIE S
6783 JANET AVE
CELINA, OH 45822

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

COMMENT
Tax Incentive Exempt Parcel: 27-097500.000A* (TY2022 L=0; B=0; T=0)27-097500.000K (TY2022 L=0; B=49,380; T=49,380)
TY2022:Net Gen=\$1,766.82, Other Assessment=\$930.82
2004 BASE VALUES:L:\$43340 B:\$50370 T:\$93710
2020 BASE VALUES:L:\$24530 B:\$118,560 T:\$143,090
2023 DUPL VALUES: L:\$40,430 B:\$255,540 T:\$295,970
DE23 CHG NAMES, CHG GRDS, ADD BMSNTS; DESKTOP RVW
TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/27/23
02/03/2021	239,000		WDC : 98	<input checked="" type="checkbox"/>	Pricer:	
04/02/2018	0		QCE : X : 0	<input type="checkbox"/>	Reviewer:	
04/02/2018	190,000		WDC : 194	<input checked="" type="checkbox"/>	Final:	
02/23/2018	0		QCE : X : 0	<input type="checkbox"/>	Call Back:	
02/23/2018	0		QCE : X : 0	<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	RAPP
ESTIMATED	LAND	43,340	43,340	43,340
MARKET VALUE	IMPR	50,370	50,370	50,370
	TOTAL	93,710	93,710	93,710
ASSESSED	LAND	15,170	15,170	15,170
VALUE	IMPR	17,630	17,630	17,630
	TOTAL	32,800	32,800	32,800



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 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	F55 D165		ST700 DP105 ADJ735				40,430	0
Totals:							43,340	0

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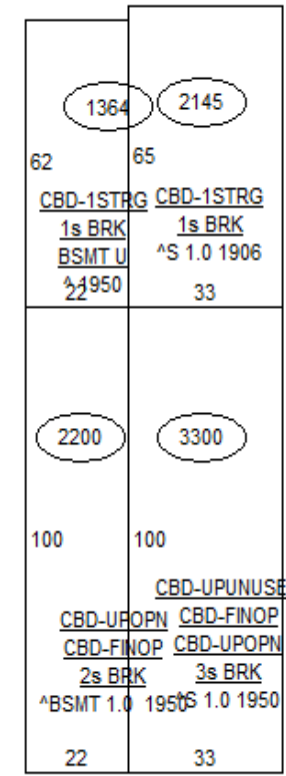
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COMMENT

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02/23/2018	0		QCE : X : 0	429	<input type="checkbox"/>	Pricer:
02/23/2018	0		QCE : X : 0	429	<input type="checkbox"/>	Reviewer:
06/13/2013	0		2:QCE : X : 0	429	<input type="checkbox"/>	Final:
03/12/2002	0		: X : 0	424	<input 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>			



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Totals:						43,340	0	43,340

