

Property Address: 116 S MAIN ST

DTE Code: 740



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

27-097500.000K

LEGAL INFORMATION

Created in 2012

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 Base Parcel: 27-097500.0000 (TY2022 L=43,340; B=50,370; T=93,710)
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
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	429	<input checked="" type="checkbox"/>	Pricer:
04/02/2018	0		QCE : X : 0	429	<input type="checkbox"/>	Reviewer:
04/02/2018	190,000		WDC : 194	429	<input checked="" type="checkbox"/>	Final:
02/23/2018	0		QCE : X : 0	429	<input type="checkbox"/>	Call Back:
02/23/2018	0		QCE : X : 0	429	<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	0	0	0	
MARKET VALUE	202,260	49,380	52,510	
	TOTAL	49,380	52,510	
ASSESSED	0	0	0	
VALUE	70,790	17,280	18,380	
	TOTAL	17,280	18,380	

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
Totals:						0	0	0

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING		
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG		
		BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL		
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	CANOPY		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		
TOTAL AREA	PERIMETER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH		
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD		
AGE	SPRINKLER	INSULATED	INSULATED		STANDARD	STANDARD			

H.V.A.C.		FLOORS				PARTITIONS					INTERIOR FINISH								
B	1	2	3	U	B	1	2	3	U	B	1	2	3	U					
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						CEILINGS	B	1	2	3	U	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"/>	PLUMBING			LIGHTING												
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING	EXTRA FIXTURES			FLUORESCENT			METAL HALIDE								
				2 FIXTURE BATH	STANDARD			SODIUM VAP			STANDARD								
YARD ITEMS				3 FIXTURE BATH				MERCURY VAP											

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

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

AMENITY TOTAL 0

TOTAL IMPR *202,260

COMMENTS

DE07 cler error-add abmt for addt'l 2 yrs-was rmvd during reval BSMNT HAS NO VALUE

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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>			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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