

Property Address: 102 S MAIN ST

DTE Code: 429



27-098200.0000

JEFFERSON TWP-CELINA CORP
CELINA SD
09-06-151-001

LEGAL INFORMATION

OLD PLAT
ALSO PT LOT258
LOT#: 275 PT
5 POINTE RENTAL PROPERTIES LLC
5 POINTE RENTAL PROPERTIES LLC
6477 FT RECOVERY MINSTER RD
MARIA STEIN, OH 45860

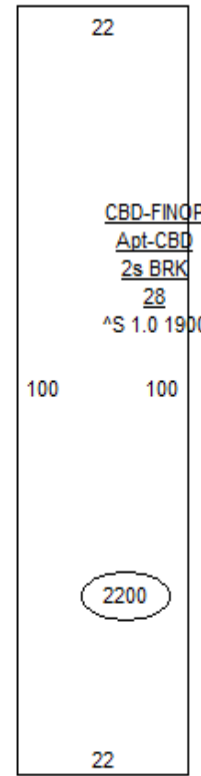
Neighborhood CCBD50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
Tax Incentive Exempt Parcel: 27-098200.000K (TY2022 L=0; B=58,190; T=58,190)
TY2022:Net Gen=\$924.88, Other Assessment=\$1,097.26
DE23 CHG NAME, ADJ CODES PER RENT; DESKTOP RVW
DE21 ADD 2 LOFT APARTMENTS
DE20 TT JOHN; WORK IN PROGRESS
2004 BASE VALUES:L:\$12370 B:\$36690 T:\$49060
2021 DUPL VALUES:L:\$7,570 B:\$99,680 T:\$107,250
2023 DUPL VALUES: L:\$12,470 B:\$121,400 T:\$133,870

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TR	02/27/23
01/30/2019	122,000		WDC : 51	429	<input checked="" type="checkbox"/>	Pricer:	
04/01/2015	0		2:QCE : X : 0	429	<input type="checkbox"/>	Reviewer:	
05/02/2014	100,000		WDC : 240	429	<input checked="" type="checkbox"/>	Final:	
02/02/2009	0		QCE : X : 0	429	<input type="checkbox"/>	Call Back:	
10/17/2003	0		: X : 0	429	<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2021	2020	2019
REASON FOR CHANGE	RAPP	MISC	RAPP	MISC
ESTIMATED	12,370	12,370	7,570	7,570
MARKET VALUE	36,690	36,690	21,430	23,540
	TOTAL	49,060	29,000	31,110
ASSESSED	4,330	4,330	2,650	2,650
VALUE	12,840	12,840	7,500	8,240
	TOTAL	17,170	10,150	10,890

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F22 D100		ST700 DP81 ADJ567				12,470	0
Totals:							12,370	0



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 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	

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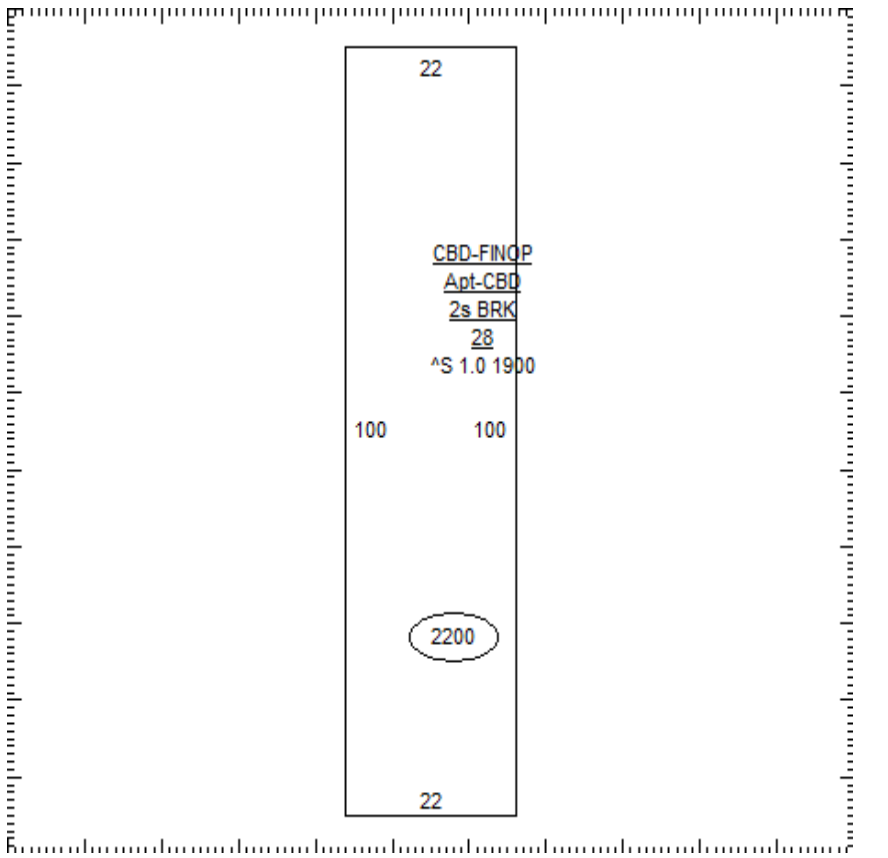
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Neighborhood CCBD50-50
Map:
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COMMENT
TAX INCENTIVE: TF505

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02/02/2009	0		QCE : X : 0	429	<input type="checkbox"/>	Pricer:	
10/17/2003	0		: X : 0	429	<input type="checkbox"/>	Reviewer:	
					<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		RAPP	
ESTIMATED MARKET VALUE	LAND	6,930	
	IMPR	23,540	
	TOTAL	30,470	
ASSESSED VALUE	LAND	2,430	
	IMPR	8,240	
	TOTAL	10,670	



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Totals:						12,370	0	12,370

