

Property Address: 102 S MAIN ST

DTE Code: 740



27-098200.000K

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

LEGAL INFORMATION

Created in 2012

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 Base Parcel: 27-098200.0000 (TY2022 L=12,370; B=36,690; T=49,060)
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
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	* 2017
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP
ESTIMATED <u>LAND</u>	0	0	0	0
MARKET VALUE <u>IMPR</u>	84,810	58,190	0	0
<u>TOTAL</u>	84,810	58,190	0	0
ASSESSED <u>LAND</u>	0	0	0	0
VALUE <u>IMPR</u>	29,680	20,370	0	0
<u>TOTAL</u>	29,680	20,370	0	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	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0

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COMMENT
TAX INCENTIVE: TF505

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Date	Amount	Deed:Conv#	Use	Valid	Lister: TR		02/27/23
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				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	LAND IMPR TOTAL			
ASSESSED VALUE	LAND IMPR TOTAL			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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Totals:						0	0	0

