



\*27-098600.0000\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-06-110-005

**LEGAL INFORMATION**

OLD PLAT PT 259 - 260 PT

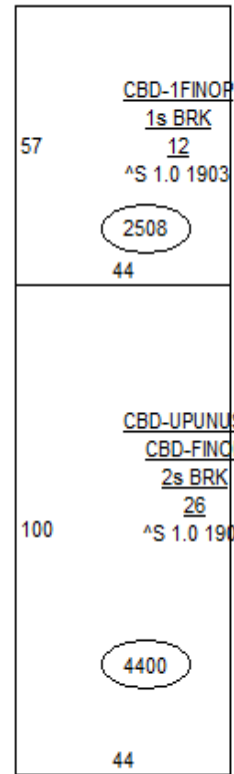
LOT#: 00259  
**MUSGRAVE JASON E**  
 MUSGRAVE JASON E  
 825 HEMLOCK ST  
 CELINA, OH 45822

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

COMMENT  
 Tax Incentive Exempt Parcel: 27-098600.000A (TY2022 L=0; B=0; T=0)27-098600.000K (TY2022 L=0; B=33,240; T=33,240)  
 TY2022:Net Gen=\$1,767.90, Other Assessment=\$626.46  
 2004 BASE VALUES:L:\$34,660 B:\$59,110 T:\$93,770  
 2020 DUPL VALUES:L:\$19,620 B:\$107,390 T:\$127,010  
 2023 DUPL VALUES: L:\$32,340 b:\$160,440 T:\$192,780  
 DE17 DESKTOP RVW CHG: ADJ PRICING, ADD BUS NAME  
 DE23 RMV CBD STRG, ADJ SK; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BOR06/26/18
07/12/2021	145,000		WDC : 546	420	<input checked="" type="checkbox"/>	Pricer:
09/18/2015	0		10:QCE : X : 0	422	<input type="checkbox"/>	Reviewer:
03/13/2002	0		: X : 0	422	<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY					
VALUE YEAR		* 2023	* 2020	* 2017	* 2017
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC
ESTIMATED	LAND	34,660	34,660	34,660	34,660
MARKET VALUE	IMPR	59,110	59,110	59,110	59,110
	TOTAL	93,770	93,770	93,770	93,770
ASSESSED	LAND	12,130	12,130	12,130	12,130
VALUE	IMPR	20,690	20,690	20,690	20,690
	TOTAL	32,820	32,820	32,820	32,820



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 checked="" 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	F44 D165		ST700 DP105 ADJ735				32,340	0
Totals:							34,660	0





\*27-098600.0000\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-06-110-005

**LEGAL INFORMATION**

OLD PLAT PT 259 - 260 PT

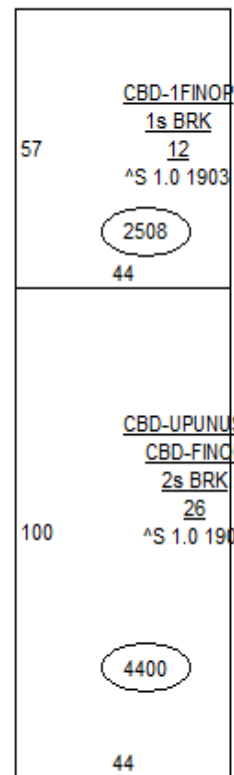
LOT#: 00259  
**MUSGRAVE JASON E**  
 MUSGRAVE JASON E  
 825 HEMLOCK ST  
 CELINA, OH 45822

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

COMMENT  
 BOR: BOR #17-31 HEARING: RECOMMEND NO CHANGE  
 TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BOR	06/26/18
07/12/2021	145,000		WDC : 546	420	<input checked="" type="checkbox"/>	Pricer:	
09/18/2015	0		10:QCE : X : 0	422	<input type="checkbox"/>	Reviewer:	
03/13/2002	0		: X : 0	422	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		MISC	
ESTIMATED MARKET VALUE	LAND	19,620	
	IMPR	115,230	
	TOTAL	134,850	
ASSESSED VALUE	LAND	6,870	
	IMPR	40,330	
	TOTAL	47,200	



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 checked="" 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:						34,660	0	34,660

