



\*27-098600.000A\*

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 Base Parcel: 27-098600.0000 (TY2022 L=34,660; B=59,110; T=93,770)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 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  
 BOR: BOR #17-31 HEARING: RECOMMEND NO CHANGE

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

VALUATION SUMMARY			
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED <u>LAND</u>	0	0	0
MARKET VALUE <u>IMPR</u>	0	0	0
<u>TOTAL</u>	0	0	0
ASSESSED <u>LAND</u>	0	0	0
VALUE <u>IMPR</u>	0	0	0
<u>TOTAL</u>	0	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 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:						0	0	0

		<b>EX WALL</b>		<b>ROOFING</b>		<b>WINDOW</b>		<b>DOORS</b>		<b>FOUNDATION</b>		<b>FRAMING</b>	
<b>CLASS/QUALITY RANK</b>				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	<b>CANOPY</b>				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				
<b>TOTAL AREA</b>	<b>PERIMETER</b>	PLATE GLS	RUBBER	C S W		MTL		CON BLK	SANDWICH				
<b># STORIES</b>	<b>STORY HT</b>	STUCCO	BUILT UP	<b>FACADE</b>		GLASS		FRAME	STANDARD				
<b>AGE</b>	<b>SPRINKLER</b>	INSULATED	INSULATED			STANDARD		STANDARD					

<b>H.V.A.C.</b>			<b>FLOORS</b>					<b>PARTITIONS</b>					<b>INTERIOR FINISH</b>					
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					<b>CEILINGS</b>	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"/>	<b>PLUMBING</b>					<b>LIGHTING</b>									
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING				EXTRA FIXTURES				FLUORESCENT			METAL HALIDE			
				2 FIXTURE BATH				STANDARD				SODIUM VAP			STANDARD			
<b>YARD ITEMS</b>				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	0	

**COMMENTS**

2ND FLR STORAGE = \$8.33/SF



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 CELINA, OH 45822

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

COMMENT  
 TAX INCENTIVE: TF505

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			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		
ASSESSED VALUE	<u>LAND</u>		
	<u>IMPR</u>		
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C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

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Totals:						0	0	0

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
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<b>AGE</b>	<b>SPRINKLER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
		STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
		INSULATED	INSULATED		STANDARD	STANDARD	

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
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Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD						STANDARD						STANDARD					

PLUMBING		LIGHTING															
Complete HVAC	<input type="checkbox"/> No Heat	NO PLUMBING	EXTRA FIXTURES					FLUORESCENT					METAL HALIDE				
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AMENITY TOTAL 0

TOTAL IMPR 0

**COMMENTS**

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