



27-098600.000K

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

Created in 2013 From 27-098600.0000 due to New

LEGAL INFORMATION

OLD PLAT PT 259 - 260 PT

LOT#: 00259
MUSGRAVE JASON E
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 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

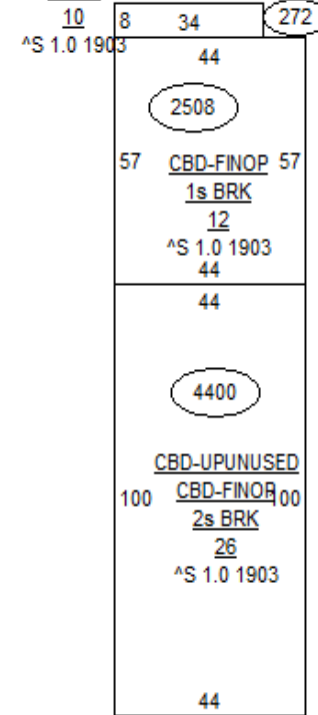
Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BOR	06/26/18
07/12/2021	145,000		WDC : 546	420	<input checked="" type="checkbox"/>	Pricer:	
09/18/2015	0		10:QCE : X : 0	422	<input type="checkbox"/>	Reviewer:	
03/13/2002	0		: X : 0	422	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>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

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	* 2017
REASON FOR CHANGE	RAPP	RAPP	MISC	MISC
ESTIMATED	0	0	0	0
MARKET VALUE	99,010	33,240	41,320	41,080
	<u>TOTAL</u>	99,010	33,240	41,320
ASSESSED	0	0	0	0
VALUE	34,650	11,630	14,460	14,380
	<u>TOTAL</u>	34,650	11,630	14,460

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F44 D165		ST700 DP105 ADJ735				32,340	0
Totals:							0	0

CBD-1STRG

1s CB



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	

