

Property Address: 115 S MAIN ST

DTE Code: 429



27-100700.0000

JEFFERSON TWP-CELINA CORP
CELINA SD
08-01-278-016

LEGAL INFORMATION

OLD PLAT
N PT LOTS 277 & 292

Acres:66.7500 M:0.0000

CJS INVESTMENT COMPANY
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115 S MAIN ST
CELINA, OH 45822

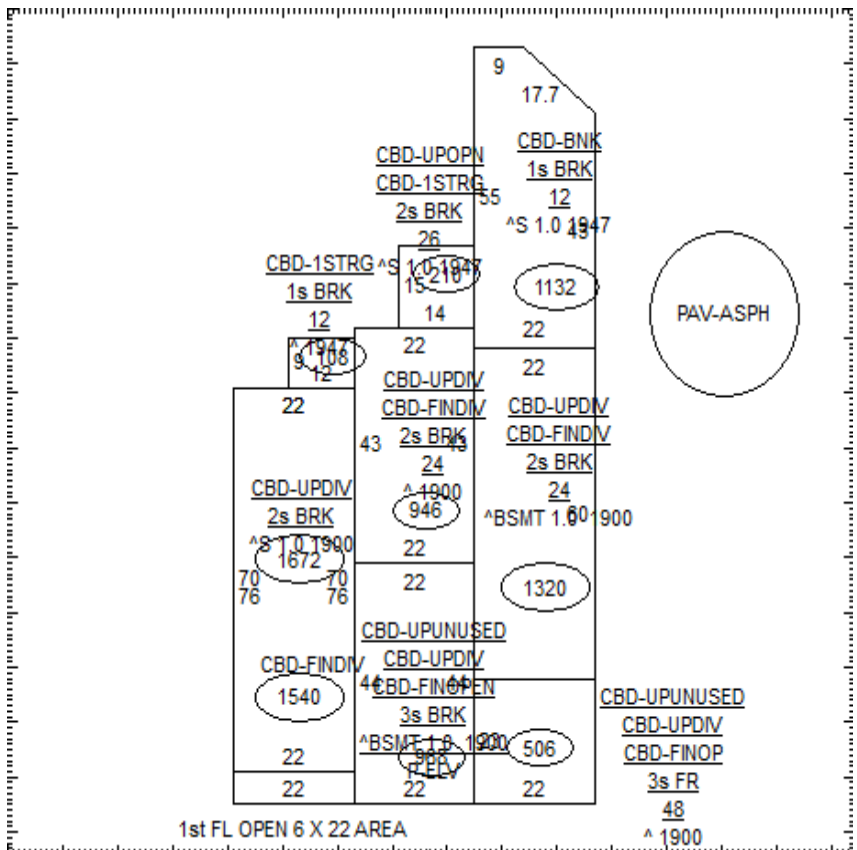
Neighborhood CCBD50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
Tax Incentive Exempt Parcel: 27-100700.000A (TY2022 L=0; B=0; T=0)27-100700.000K (TY2022 L=0; B=40,020; T=40,020)
TY2022:Net Gen=\$3,014.36, Other Assessment=\$754.68
2004 BASE VALUES:L:\$52000 B:\$107890 T:\$159890
2020 DUPL VALUES:L:\$29440 B:\$170,470 T:\$199,910
2023 DUPL VALUES: L:\$48,510 B:\$291,570 T:\$340,080
DE23 CHG DTE, CHG BLDG CODE, ADD ELEV;DESKTOP RVW
TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		02/28/23
04/06/1993	100,000		A-M : 0	447	Pricer:		
					Reviewer:		
					Final:		
					Call Back:		
					Visit:		

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	RAPP
ESTIMATED MARKET VALUE	LAND	52,000	52,000	52,000
	IMPR	107,890	107,890	107,890
	TOTAL	159,890	159,890	159,890
ASSESSED VALUE	LAND	18,200	18,200	18,200
	IMPR	37,760	37,760	37,760
	TOTAL	55,960	55,960	55,960

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D165		ST700 DP105 ADJ735				48,510	0
Totals:							52,000	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	



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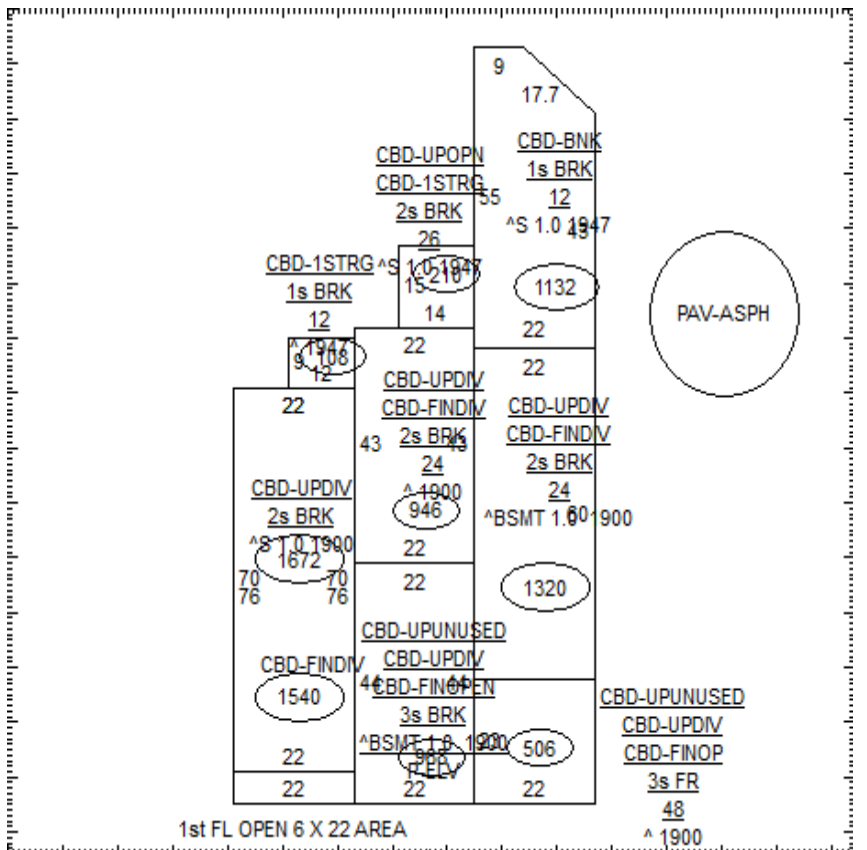
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VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	LAND IMPR TOTAL			
ASSESSED VALUE	LAND IMPR TOTAL			

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						52,000	0	52,000



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		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING		
CLASS/QUALITY RANK		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	CANOPY		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		
TOTAL AREA	PERIMETER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH		
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD		
AGE	SPRINKLER	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
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						CEILING	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"/>	PLUMBING					LIGHTING																		
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	NO PLUMBING						EXTRA FIXTURES										FLUORESCENT							METAL HALIDE
			2 FIXTURE BATH						STANDARD										SODIUM VAP							STANDARD
YARD ITEMS			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
13 CBD.005: CBD-UPDIV		48	23 X 22	1	506		1900	1993G	A	A	27.00	13,660	53	45(OTH)	0	3,530
14 CBD.001: CBD-FINOP		48	23 X 22	1	506		1900	1993G	A	A	50.00	25,300	53	0	0	11,890
15 CBD.005: CBD-UPDIV		24	43 X 22	1	946		1900		A	A	27.00	25,540	80	45(OTH)	0	2,810
16 CBD.002: CBD-FINDIV		24	43 X 22	1	946		1900		A	A	59.00	55,810	80	0	0	11,160
17 CBD.003: CBD-1STRG		12	9 X 12	1	108		1947		A	A	18.00	1,940	53	0	0	910
18 CBD.002: CBD-FINDIV		12	70 X 22	1	1,540		1900	1993G	A	A	59.00	90,860	53	0	0	42,700
19 900.055: P-ELV			44 X 22	1	968	2	1900	1993G	A	A	85,000.00	170,000	53	0	0	79,900

AMENITY TOTAL															0		
															TOTAL IMPR		*107,890

COMMENTS																