



27-100700.000K

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

LEGAL INFORMATION

Created in 2012

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 Base Parcel: 27-100700.0000 (TY2022 L=52,000; B=107,890; T=159,890)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 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	<input type="checkbox"/> Pricer:	
					<input type="checkbox"/> Reviewer:	
					<input type="checkbox"/> Final:	
					<input type="checkbox"/> Call Back:	
					<input type="checkbox"/> Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	0	0	0	
MARKET VALUE	180,190	40,020	41,900	
	TOTAL	180,190	40,020	41,900
ASSESSED	0	0	0	
VALUE	63,070	14,010	14,670	
	TOTAL	63,070	14,010	14,670

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

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
B) R.C. FRAME		2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL
C) MASONRY BEARING WALLS		3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC
D) WD OR STEEL FR EX. WALLS		4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON
S) METAL M) MILL P) POLE		5. EXCEL	ENAM STL	WD DECK	CANOPY		STEEL	FRAME
TOTAL AREA			ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
PERIMETER			CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
# STORIES			PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
AGE			STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
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						CEILINGS	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						
			2 FIXTURE BATH					STANDARD					SODIUM VAP						
			3 FIXTURE BATH										MERCURY VAP						
													METAL HALIDE						
													STANDARD						

YARD ITEMS

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 *180,190

COMMENTS
18" VAULT DOOR- 1 NIGHT DEPOSIT- 1DRIVE UP TELLER WINDOW VAULT 12X16, VAULT 10X14- PASS ELEVATOR 2000 LB CAP WITH 2 STOPS. ABMNT EXP 2006 DE14 ALLOW FNC DUE TO VACANCY