



27-101000.0000

JEFFERSON TWP-CELINA CORP
CELINA SD
08-01-278-010

LEGAL INFORMATION

OLD PLAT
SOUTH PART LOTS 278 & 291
LOT#: 278
CJS INVESTMENT COMPANY
CJS INVESTMENT COMPANY
115 S MAIN ST PO BOX 283
CELINA, OH 45822

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

COMMENT
Tax Incentive Exempt Parcel: 27-101000.000K (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=\$184.76, Other Assessment=\$0.00
2004 BASE VALUES:L:\$17340 B:\$1860 T:\$19200
2020 DUPL VALUES:L:\$9810 B:\$0 T:\$9810
2023 DUPL VALUES: L:\$16,170 B:\$4,500 T:\$20,670
DE23 ALLOW PVG TO PRICE, CHG DTE CODE; DESKTOP RVW
PAVING INCLUDED ON PRICE OF BLDG
TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/22/23
04/05/1993	100,000	: A-M : 0	456	<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	2023	2020	2017
REASON FOR CHANGE	RAPP	RCLS	RAPP	RAPP
ESTIMATED LAND	17,340	9,810	9,810	9,810
MARKET VALUE IMPR	1,860	3,000	0	0
	TOTAL	19,200	12,810	9,810
ASSESSED LAND	6,070	3,430	3,430	3,430
VALUE IMPR	650	1,050	0	0
	TOTAL	6,720	4,480	3,430

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input checked="" type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> AG-RES <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL

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	F22 D165	ST700	DP105	ADJ735		16,170	0	
Totals:						17,340	0	17,340

