



\*27-101000.000K\*

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

**LEGAL INFORMATION**

Created in 2012

OLD PLAT  
 SOUTH PART LOTS 278 & 291  
 LOT#: 278

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

**CJS INVESTMENT COMPANY**  
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 115 S MAIN ST PO BOX 283  
 CELINA, OH 45822

**COMMENT**  
 Tax Incentive Base Parcel: 27-101000.0000 (TY2022 L=9,810; B=0; T=9,810)  
 TY2022:Net Gen=\$0.00, 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	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED <u>LAND</u>	0	0	0	
MARKET VALUE <u>IMPR</u>	1,470	0	0	
<u>TOTAL</u>	1,470	0	0	
ASSESSED <u>LAND</u>	0	0	0	
VALUE <u>IMPR</u>	510	0	0	
<u>TOTAL</u>	510	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"/>	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	
<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

