



\*27-101100.0000\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-278-009

**LEGAL INFORMATION**

OLD PLAT PT 278 &  
 PT 291  
 LOT#: 00278  
**LAKE EDGE LLC**  
 LAKE EDGE LLC  
 1009 N CEDAR ST  
 CELINA, OH 45828

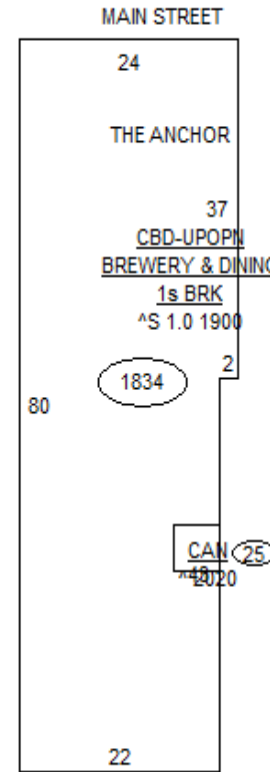
Neighborhood CCBD50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
 Tax Incentive Exempt Parcel: 27-101100.000K (TY2022 L=0; B=46,910; T=46,910)  
 TY2022:Net Gen=\$1,057.94, Other Assessment=\$884.48  
 2004 BASE VALUES:L:\$17340 B:\$38770 T:\$56110  
 2020 DUPL VALUES:L:\$9810 B:\$39,000 T:\$48,810  
 2022 DUPL VALUES:L:\$9810 B:\$93,210 T:\$103,020  
 2023 DUPL VALUES: L:\$16,170 B:\$98,760 T:\$114,930  
 DE22 TT ROSEY; MAJOR RMDL COMPL  
 DE21 DEMO REAR OF BLDG

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TR	03/21/22
05/08/2020	50,000		WDC : 297	429	■	Pricer:	
11/16/2011	75,000		WDC : A : 621	439	■	Reviewer:	
08/31/1987	43,500		: A : 0	439	■	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2022	2021	2020
REASON FOR CHANGE	RAPP	NC	REMB	RAPP
ESTIMATED	17,340	17,340	9,810	9,810
MARKET VALUE	38,770	38,770	33,270	39,000
	TOTAL	56,110	43,080	48,810
ASSESSED	6,070	6,070	3,430	3,430
VALUE	13,570	13,570	11,640	13,650
	TOTAL	19,640	15,070	17,080

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F22 D165		ST700 DP105 ADJ735				16,170	0
Totals:							17,340	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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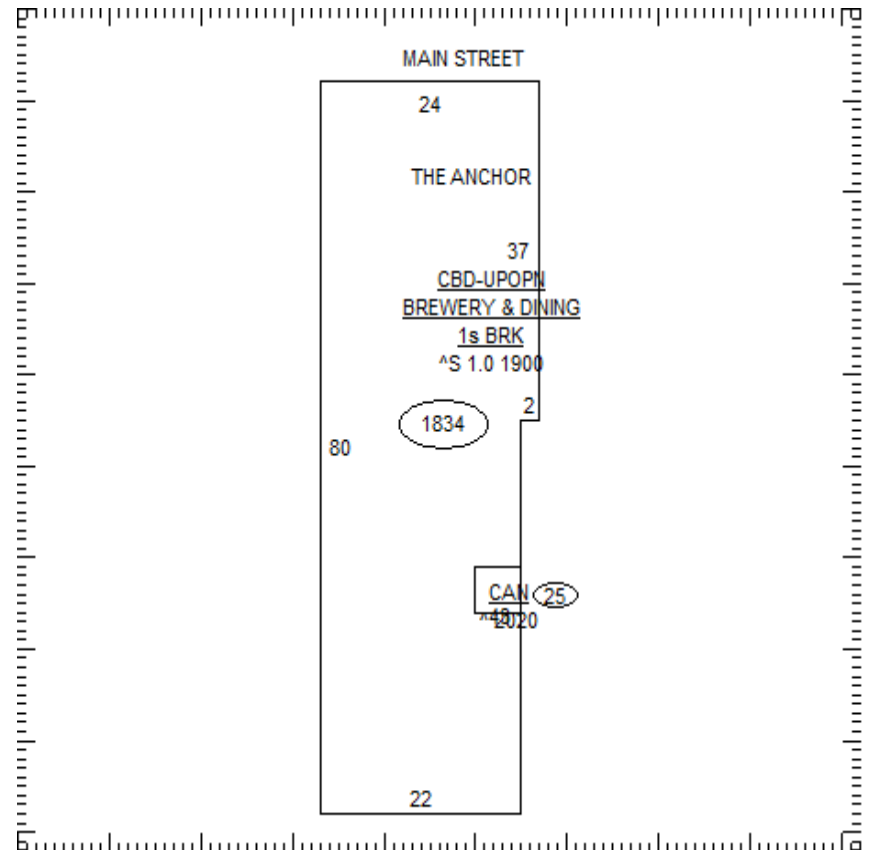
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 CELINA, OH 45828

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

COMMENT  
 TAX INCENTIVE: TF505

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11/16/2011	75,000		WDC : A : 621	439	■	Reviewer:	
08/31/1987	43,500		: A : 0	439	■	Final:	
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VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		RAPP	
ESTIMATED MARKET VALUE	LAND	9,810	
	IMPR	43,570	
	TOTAL	53,380	
ASSESSED VALUE	LAND	3,430	
	IMPR	15,250	
	TOTAL	18,680	



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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						17,340	0	17,340

