



\*27-101100.000K\*

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

Created in 2012

**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 Base Parcel: 27-101100.0000 (TY2022 L=17,340; B=38,770; T=56,110)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 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	<input checked="" type="checkbox"/>	Pricer:	
11/16/2011	75,000	WDC : A : 621	439	<input checked="" type="checkbox"/>	Reviewer:	
08/31/1987	43,500	: A : 0	439	<input checked="" type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY					
VALUE YEAR	* 2023	* 2022	* 2020	* 2017	
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	
ESTIMATED <u>LAND</u>	0	0	0	0	
MARKET VALUE <u>IMPR</u>	58,820	46,910	0	0	
<u>TOTAL</u>	58,820	46,910	0	0	
ASSESSED <u>LAND</u>	0	0	0	0	
VALUE <u>IMPR</u>	20,590	16,420	0	0	
<u>TOTAL</u>	20,590	16,420	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"/> 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





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 1009 N CEDAR ST  
 CELINA, OH 45828

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

COMMENT  
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TR	
05/08/2020	50,000	WDC : 297	429	■	Pricer:	03/21/22
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				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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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	
<b>TOTAL AREA</b>	<b>PERIMETER</b>	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE	
<b># STORIES</b>	<b>STORY HT</b>	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP	
<b>AGE</b>	<b>SPRINKLER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH	
		STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD	
		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	CONCRETE						MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET						CEILINGS	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD						STANDARD						STANDARD					
Complete HVAC	<input type="checkbox"/> No Heat	PLUMBING						LIGHTING											
Refrig. Cooling	<input type="checkbox"/> Standard	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

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 \*58,820

COMMENTS