



\*27-103500.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
08-01-278-017

**LEGAL INFORMATION**

OLD PLAT  
S PT LOT  
LOT#: 292  
**LAKE EDGE LLC**  
LAKE EDGE LLC  
1009 N CEDAR ST  
CELINA, OH 45828

Acres:38.4000 M:0.0000

Neighborhood CCBD50-50	
Map: 04	Block: 08
Card: 34	
Bk:	Pg:

COMMENT  
Tax Incentive Exempt Parcel: 27-103500.000K (TY2022 L=0; B=0; T=0)  
TY2022:Net Gen=\$214.94, Other Assessment=\$0.00  
2004 BASE VALUES:L:\$16090 B:\$2690 T:\$18780  
2020 DUPL VALUES:L:\$11400 B:\$0 T:\$11400  
2023 DUPL VALUES: L:\$18,760 B:\$6,450 T:\$25,210  
DE23 ALLOW PVG TO PRICE, CHG DTE; DESKTOP RVW  
PARKING LOT  
TAX INCENTIVE: TF505



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/22/23
08/14/2020	250,000	2:WDC : 558	400	<input checked="" type="checkbox"/>	Pricer:	
01/16/2013	0	2:QCE : X : 0	400	<input type="checkbox"/>	Reviewer:	
12/28/2000	120,000	: A-M : 0	499	<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	16,090	11,400	11,400	11,400
MARKET VALUE	IMPR	2,690	4,300	0	0
	TOTAL	18,780	15,700	11,400	11,400
ASSESSED	LAND	5,630	3,990	3,990	3,990
VALUE	IMPR	940	1,510	0	0
	TOTAL	6,570	5,500	3,990	3,990

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
F:Front	F40 D66		ST700 DP67 ADJ469				18,760	0
Totals:							16,090	0

