



\*27-103500.000K\*

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

**LEGAL INFORMATION**

Created in 2012

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 Base Parcel: 27-103500.0000 (TY2022 L=11,400; B=0; T=11,400)  
 TY2022:Net Gen=\$0.00, 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	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED <u>LAND</u>	0	0	0	
MARKET VALUE <u>IMPR</u>	6,430	0	0	
<u>TOTAL</u>	6,430	0	0	
ASSESSED <u>LAND</u>	0	0	0	
VALUE <u>IMPR</u>	2,250	0	0	
<u>TOTAL</u>	2,250	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

		<b>EX WALL</b>	<b>ROOFING</b>	<b>WINDOW</b>	<b>DOORS</b>	<b>FOUNDATION</b>	<b>FRAMING</b>	
<b>CLASS/QUALITY RANK</b>		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG	
A) FP STRUCT. STEEL FRAME	1. BASIC	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL	
B) R.C. FRAME	2. FAIR	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC	
C) MASONRY BEARING WALLS	3. AVE	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ENAM STL	WD DECK	<b>CANOPY</b>		STEEL	FRAME	
S) METAL M) MILL P) POLE	5. EXCEL	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE	
<b>TOTAL AREA</b>	<b>PERIMETER</b>	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP	
<b># STORIES</b>	<b>STORY HT</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH	
<b>AGE</b>	<b>SPRINKLER</b>	STUCCO	BUILT UP	<b>FACADE</b>	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						<b>CEILINGS</b>	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	<b>PLUMBING</b>			<b>LIGHTING</b>														
Refrig. Cooling	<input type="checkbox"/> Standard	NO PLUMBING				EXTRA FIXTURES			FLUORESCENT				METAL HALIDE						
		2 FIXTURE BATH				STANDARD			SODIUM VAP				STANDARD						
		3 FIXTURE BATH							MERCURY VAP										

YARD ITEMS	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

YARD ITEMS	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL 0

TOTAL IMPR \*6,430

**COMMENTS**