



27-103800.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-278-004

LEGAL INFORMATION

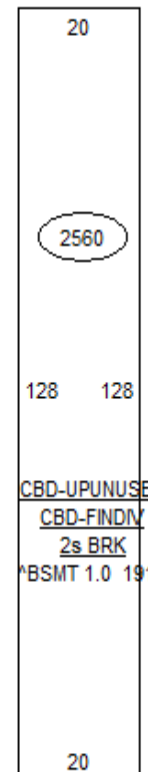
OLD PLAT
 LOT NO 294 PT
 LOT#: 00294
IANJO PROPERTIES LLC
 IANJO PROPERTIES LLC
 101 S SUGAR ST
 CELINA, OH 45822

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

COMMENT
 Tax Incentive Exempt Parcel: 27-103800.000K (TY2022 L=0; B=11,450; T=11,450)
 TY2022:Net Gen=\$1,132.82, Other Assessment=\$216.00
 2004 BASE VALUES:L:\$14510 B:\$45570 T:\$60080
 2020 DUPL VALUES:L:\$8400 B:\$63,130 T:\$71,530
 2022 DUPL VALUES:L:\$8400 B:\$58,320 T:\$66,720
 2023 DUPL VALUES: L:\$13,820 B:\$55,230 T:\$69,050
 DE23 BLDG IN P CND, BOARDED WNDW// DESKTOP RVW
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	05/04/23
02/23/2023	32,000		WDC : 90	447	■ Pricer:	
11/22/2000	35,000		: A : 0	499	■ 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	LAND	14,510	14,510	14,510	
MARKET VALUE	IMPR	45,570	45,570	45,570	
	TOTAL	60,080	60,080	60,080	
ASSESSED	LAND	5,080	5,080	5,080	
VALUE	IMPR	15,950	15,950	15,950	
	TOTAL	21,030	21,030	21,030	



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	F21 D132		ST700 DP94 ADJ658				13,820	0
Totals:							14,510	0

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A	
		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
CLASS/QUALITY RANK		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
# STORIES	STORY HT		STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
AGE	SPRINKLER		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH									
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>							STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>			

Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	PLUMBING					A					LIGHTING					A								
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES					FLUORESCENT					<input type="checkbox"/>	METAL HALIDE					<input type="checkbox"/>	
			2 FIXTURE BATH						STANDARD					<input type="checkbox"/>	SODIUM VAP					<input type="checkbox"/>	STANDARD					<input type="checkbox"/>
YARD ITEMS			3 FIXTURE BATH												MERCURY VAP					<input type="checkbox"/>						

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
A			128 X 20	1	2,560		1916	A	P	A	59.00	151,040	59	35(CDU)	0	40,250
1			128 X 20	1	2,560		1916	A	P	A	9.00	23,040	0	35(CDU)	0	14,980

AMENITY TOTAL 0

TOTAL IMPR *45,570

COMMENTS

BASEMENT HAS NO VALUE.