



\*27-103800.000K\*

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

**LEGAL INFORMATION**

Created in 2012

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 Base Parcel: 27-103800.0000 (TY2022 L=14,510; B=45,570; T=60,080)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 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	MISC	
ESTIMATED	LAND	0	0	0	
MARKET VALUE	IMPR	8,970	11,450	15,060	
	TOTAL	8,970	11,450	15,060	
ASSESSED	LAND	0	0	0	
VALUE	IMPR	3,140	4,010	5,270	
	TOTAL	3,140	4,010	5,270	

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

