

Property Address: 131 W FAYETTE ST

DTE Code: 430



\*27-106000.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
08-01-278-011

**LEGAL INFORMATION**

OLD PLAT  
LOT NO 308 W PT OF W 1/2  
LOT#: 308  
**3P'S PROPERTIES LLC**  
3P'S PROPERTIES LLC  
1303 BALINE PIKE  
PORTLAND, IN 47371

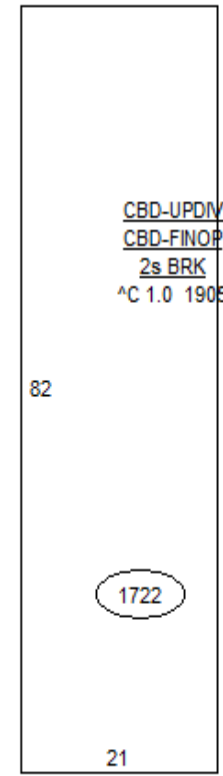
Neighborhood CCBD50-50
Map: Block: Card:
Bk: Pg:

COMMENT  
Tax Incentive Exempt Parcel: 27-106000.000K (TY2022 L=0; B=0; T=0)  
TY2022:Net Gen=\$470.80, Other Assessment=\$0.00  
2004 BASE VALUES:L:\$11630 B:\$54660 T:\$66290  
2020 DUPL VALUES:L:\$6,510 B:\$18,470 T:\$24,980  
2023 DUPL VALUES: L:\$10,730 B:\$59,610 T:\$70,340  
DE23 CHG BUS NAME, RMDL, GRD; DESKTOP RVW  
PT OF SITE 27-106100.0000  
TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/28/23
06/26/2020	94,000	2:WDC : 407	429	<input checked="" type="checkbox"/>	Pricer:	
02/07/2020	0	QCE : X : 0	429	<input type="checkbox"/>	Reviewer:	
01/25/2019	0	QCE : X : 0	429	<input type="checkbox"/>	Final:	
09/24/1996	0	: X : 0	430	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	2023	2020	2020
REASON FOR CHANGE	RAPP	RCLS	RAPP	MISC
ESTIMATED	11,630	6,510	6,510	6,510
MARKET VALUE	54,660	54,560	18,470	20,120
	TOTAL	66,290	61,070	24,980
ASSESSED	4,070	2,280	2,280	2,280
VALUE	19,130	19,100	6,460	7,040
	TOTAL	23,200	21,380	8,740

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F21 D81		ST700 DP73 ADJ511				10,730	0
Totals:							11,630	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input 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 type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input 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	





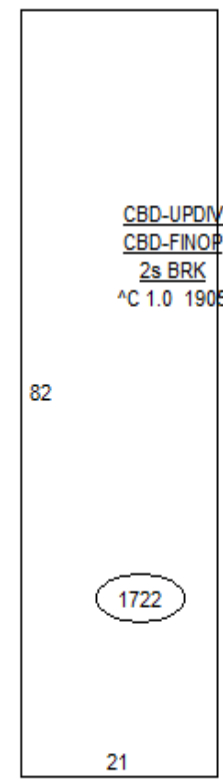
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				<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR	2020	2017	
REASON FOR CHANGE	MISC	MISC	
ESTIMATED	LAND 6,510	8,400	
MARKET VALUE	IMPR 26,770	26,770	
	TOTAL 33,280	35,170	
ASSESSED	LAND 2,280	2,940	
VALUE	IMPR 9,370	9,370	
	TOTAL 11,650	12,310	

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<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						11,630	0	11,630

