



27-125300.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-426-006

LEGAL INFORMATION

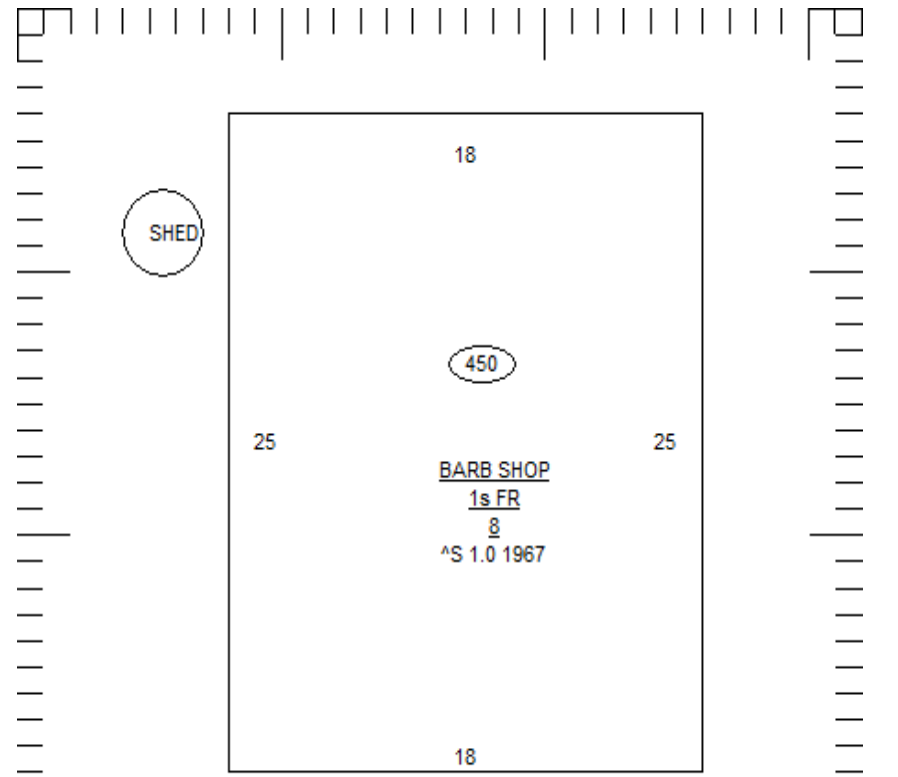
OLD PLAT
 LOT 438 E 1/2
 LOT#: 438
ROSE ETHAN PAUL
 ROSE ETHAN PAUL
 710 ROLLING HILLS DR
 SAINT MARYS, OH 45885

Neighborhood CSTR30-30	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 TY2022:Net Gen=\$263.94, Other Assessment=\$0.00
 DE17 RECLASS & CORR CND & GRD/DSKTP REV
 DE23 RMV SHED VAL; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/06/23
01/04/2021	40,000		WDC : 5	<input checked="" type="checkbox"/> 499	Pricer:	
12/15/2020	0		QCE : X : 0	<input type="checkbox"/> 499	Reviewer:	
12/11/2018	0		QCE : X : 0	<input type="checkbox"/> 499	Final:	
03/01/2010	10,000		WDC : F : 107	<input type="checkbox"/> 429	Call Back:	
03/27/2006	16,300		WDC : A : 224	<input type="checkbox"/> 429	Visit:	

VALUATION SUMMARY				
VALUE YEAR		2023	2020	2017
REASON FOR CHANGE		RAPP	RAPP	RAPP
ESTIMATED	LAND	7,760	4,650	4,650
MARKET VALUE	IMPR	13,770	9,350	9,670
	TOTAL	21,530	14,000	14,320
ASSESSED	LAND	2,720	1,630	1,630
VALUE	IMPR	4,820	3,270	3,380
	TOTAL	7,540	4,900	5,010



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	F33 D132		ST250 DP94 ADJ235				7,760	0
Totals:							7,760	0



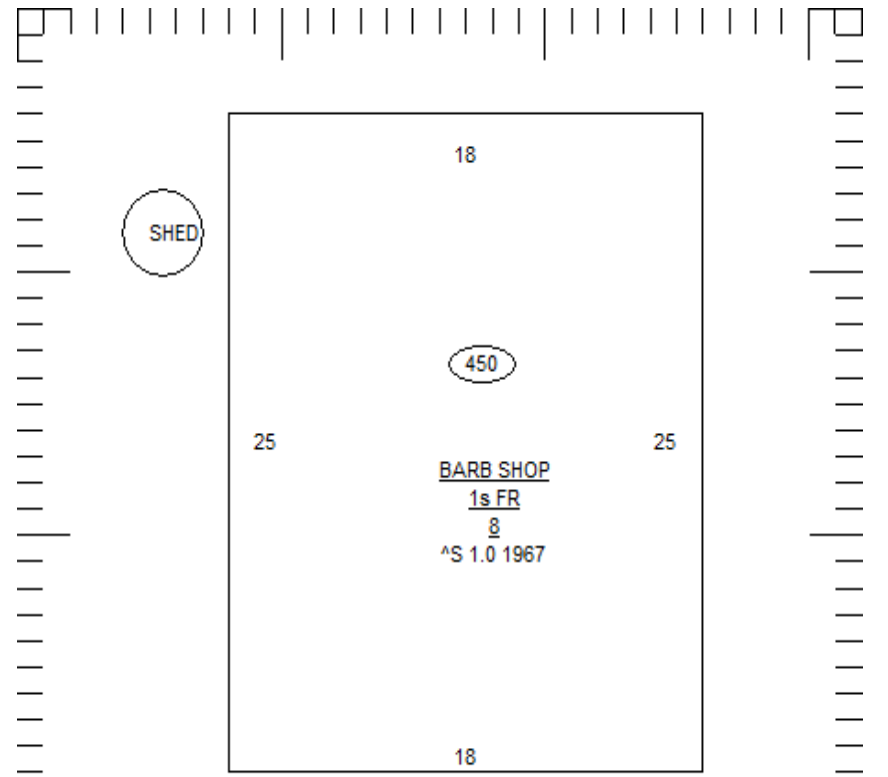
27-125300.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-426-006

LEGAL INFORMATION

OLD PLAT
 LOT 438 E 1/2
 LOT#: 438
ROSE ETHAN PAUL
 ROSE ETHAN PAUL
 710 ROLLING HILLS DR
 SAINT MARYS, OH 45885
 COMMENT

Neighborhood CSTR30-30	
Map:	
Block:	
Card:	
Bk:	Pg:



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/06/23
03/01/2010	10,000		WDC : F : 107	429	<input type="checkbox"/>	Pricer:
03/27/2006	16,300		WDC : A : 224	429	<input type="checkbox"/>	Reviewer:
11/02/2005	20,000		WDC : A : 927	429	<input checked="" type="checkbox"/>	Final:
02/17/1987	9,000		: A : 0	429	<input checked="" type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY			
VALUE YEAR			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	<u>LAND IMPR</u>		
	<u>TOTAL</u>		
ASSESSED VALUE	<u>LAND IMPR</u>		
	<u>TOTAL</u>		

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:						7,760	0	7,760

