



\*27-127300.010K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-207-015

**LEGAL INFORMATION**

Created in 2019 From 27-127300.0100 due to New

REPLAT OF LOTS OF WESTERN EXT  
 TO THE CITY OF CELINA #454-455  
 & 482-485 LOT I

**STEPHEN & SUSAN COOK INVESTMENTS LLC**  
 STEPHEN & SUSAN COOK INVESTMENTS LLC  
 701 MEADOWVIEW DR  
 CELINA, OH 45822

Neighborhood 27502720-01 -	
Map:	
Block:	
Card:	
Bk:	Pg:

**COMMENT**

Tax Incentive Base Parcel: 27-127300.0100 (TY2022 L=0; B=0; T=0)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 DE19 ADD DWLG; CHG CLASS  
 DE21 RMV OWN OCC  
 DE22 RMV HALF BATH PER DATA MAILER  
 2004 BASE VALUES: L \$0 / B \$0 / T \$0  
 2020 DUPL VALUES: L \$11,300 B:\$114,300 T:\$125,600  
 2022 DUPL VALUES: L:\$11,300 B:\$112,000 T:\$123,300

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TR	04/30/19
09/16/2020	130,000		WDC : 670	510	■	Pricer:	
11/01/2018	122,000		WDC : 865	400	■	Reviewer:	
05/24/2018	8,300		WDC : 351	400	□	Final:	
07/23/2014	0		5:QCE : X : 0	400	□	Call Back:	
03/29/2012	0		QCE : X : 0		□	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2022	* 2020	* 2019
REASON FOR CHANGE	RAPP	MISC	RAPP	NC
ESTIMATED	18,300	11,300	11,300	9,100
MARKET VALUE	152,100	112,000	114,300	87,000
	<u>TOTAL</u>	170,400	123,300	96,100
ASSESSED	6,410	3,960	3,960	3,190
VALUE	53,240	39,200	40,010	30,450
	<u>TOTAL</u>	59,650	43,160	33,640

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 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 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:						18,300	0	18,300

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

H.V.A.C.		FLOORS			PARTITIONS					INTERIOR FINISH				
Electric		CONCRETE			MASONRY					UNFINISHED				
Forced Air Unit		WOOD			WD STUD					FINISH OPEN				
Hot Water, Rad		TILE A Q V T			MTL STUD					FINISH DIV				
Steam		CARPET			CEILINGS					PANEL				
Ventilation		ASPHALT			ACCUT/PANEL					PLASTER / DW				
Package Unit		GRAVEL			PLASTER/DW					BLOCK				
Hot & Cld Water		DIRT			SUSP/OPEN					GLAZED TILE				
Floor Furnace		STANDARD			STANDARD					STANDARD				
Complete HVAC		PLUMBING			LIGHTING									
Refrig. Cooling		NO PLUMBING			EXTRA FIXTURES					FLUORESCENT				
		2 FIXTURE BATH			STANDARD					SODIUM VAP				
		3 FIXTURE BATH								MERCURY VAP				

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

AMENITY TOTAL																0
															TOTAL IMPR	*152,100

COMMENTS																



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Neighborhood 27502720-01 -
Map: Block: Card:
Bk: Pg:

COMMENT  
 2023 DUPL VALUES: L:\$18,300 B:\$152,100 T:\$170,400

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TR		04/30/19
07/23/2014	0	5:QCE : X : 0	400	<input type="checkbox"/>	Pricer:		
03/29/2012	0	QCE : X : 0		<input type="checkbox"/>	Reviewer:		
07/15/2010	0	: 0		<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY			
VALUE YEAR	2019	2019	
REASON FOR CHANGE	NC	RCLS	
ESTIMATED <u>LAND</u>	0	0	
MARKET VALUE <u>IMPR</u>	0	0	
<u>TOTAL</u>	0	0	
ASSESSED <u>LAND</u>	0	0	
VALUE <u>IMPR</u>	0	0	
<u>TOTAL</u>	0	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 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 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:						18,300	0	18,300

CLASS/QUALITY RANK	EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING
	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK	DBLH	PILE/COL	REINF CONC
B) R.C. FRAME	2. FAIR	WD/MTL	MTL DECK	SLIDE BY	REINFOR	CB/MASON
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	WD DECK	CANOPY	STEEL	FRAME
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	POLE
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE
TOTAL AREA	PERIMETER	PLATE GLS	RUBBER	C S W	MTL	CON BLK
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME
AGE	SPRINKLER	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 <input type="checkbox"/>	CONCRETE					MASONRY						UNFINISHED					
Forced Air Unit <input type="checkbox"/>	Hot Water <input type="checkbox"/>	WOOD					WD STUD						FINISH OPEN					
Hot Water, Rad <input type="checkbox"/>	Space/ Wall Furnace <input type="checkbox"/>	TILE A Q V T					MTL STUD						FINISH DIV					
Steam <input type="checkbox"/>	Warm & Cld Air <input type="checkbox"/>	CARPET					CEILINGS	B	1	2	3	U	PANEL					
Ventilation <input type="checkbox"/>	Heat Pump <input type="checkbox"/>	ASPHALT					ACCUT/PANEL						PLASTER / DW					
Package Unit <input type="checkbox"/>	Ind TW Heat Pump <input type="checkbox"/>	GRAVEL					PLASTER/DW						BLOCK					
Hot & Cld Water <input type="checkbox"/>	Evaporated Cool <input type="checkbox"/>	DIRT					SUSP/OPEN						GLAZED TILE					
Floor Furnace <input type="checkbox"/>	Co-Ray-Vac <input type="checkbox"/>	STANDARD					STANDARD						STANDARD					

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

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

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

AMENITY TOTAL 0

TOTAL IMPR \*152,100

**COMMENTS**