

Property Address: 429 W FULTON ST

DTE Code: 499



\*27-130400.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
08-01-208-010

STRG BLDG

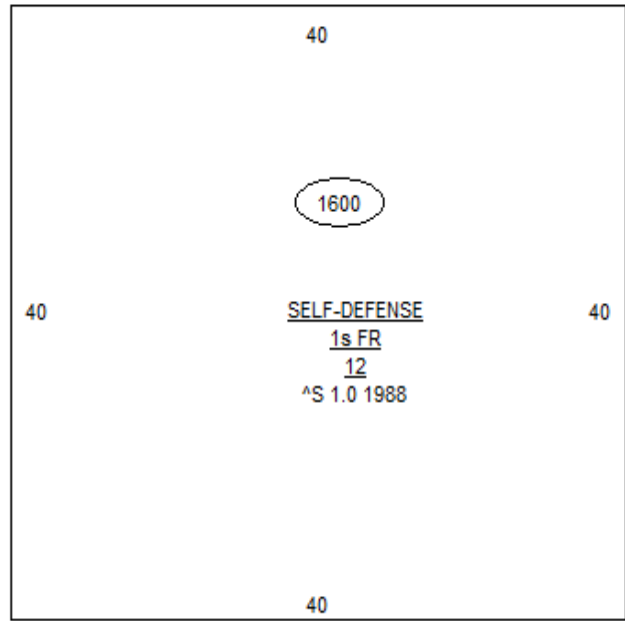
**LEGAL INFORMATION**

OLD PLAT

LOT#: 480  
**IANJO PROPERTIES LLC**  
IANJO PROPERTIES LLC  
101 S SUGAR ST  
CELINA, OH 45822

Neighborhood CSTR20	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
Tax Incentive Exempt Parcel: 27-130400.000K (TY2022 L=0; B=5,230; T=5,230)  
TY2022:Net Gen=\$1,203.92, Other Assessment=\$98.58  
2004 BASE VALUES: L:\$12,400 B:\$51,460 T:\$63,860  
2020 DUPL VALUES: L:\$12,410 B:\$56,680 T:\$69,090  
2023 DUPL VALUES: L:\$15,510 B:\$29,810 T:\$45,320  
DE23 CHG BLDG CODE; DESKTOP RVW  
TAX INCENTIVE: TF504



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/06/23
03/04/2021	131,000		WDC : 157	499	■	Pricer:
08/07/2017	78,000		WDC : 519	499	■	Reviewer:
05/27/1992	4,000		: F : 0	499	□	Final:
					□	Call Back:
					□	Visit:

VALUATION SUMMARY				
VALUE YEAR		2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	RAPP
ESTIMATED	LAND	15,510	12,400	12,400
MARKET VALUE	IMPR	29,810	51,460	51,460
	TOTAL	45,320	63,860	63,860
ASSESSED	LAND	5,430	4,340	4,340
VALUE	IMPR	10,430	18,010	18,010
	TOTAL	15,860	22,350	22,350

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	F66 D132		ST250 DP94 ADJ235				15,510	0
Totals:							15,510	0

