

Property Address: 429 W FULTON ST

DTE Code: 740



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

27-130400.000K

LEGAL INFORMATION

Created in 2012

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 Base Parcel: 27-130400.0000 (TY2022 L=12,400; B=51,460; T=63,860)
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
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	<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 <u>LAND</u>	0	0	0	
MARKET VALUE <u>IMPR</u>	0	5,230	8,290	
<u>TOTAL</u>	0	5,230	8,290	
ASSESSED <u>LAND</u>	0	0	0	
VALUE <u>IMPR</u>	0	1,830	2,900	
<u>TOTAL</u>	0	1,830	2,900	

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

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
CLASS/QUALITY RANK		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	BRICK	POLE	
S) METAL M) MILL P) 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				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							

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

YARD ITEMS	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	0

COMMENTS

INTERIOR FINISH IS SEMI-FINISHED. ROOFING IS SHINGLE.