



27-133000.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 08-01-205-001

LEGAL INFORMATION

RILEY ADD PT LOT 69
 & LOTS 70-74
 ALSO VAC STS & ALLEYS
RLH QOZ PROPERTIES LLC
 RLH QOZ PROPERTIES LLC
 7652 SAWMILL RD APT/SUITE 340
 DUBLIN, OH 43016

Acres:4.1750

Neighborhood INDW27	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 Tax Incentive Exempt Parcel: 27-133000.000K (TY2022 L=14,990; B=0; T=14,990)
 TY2022:Net Gen=\$343.14, Other Assessment=\$282.80
 2004 BASE VALUES:L:\$18,200 B:\$0 T:\$18,200
 2020 DUPL VALUES:L:\$33,190 B:\$0 T:\$33,190
 2023 DUPL VALUES: L:\$60,540 B:\$0 T:\$60,540
 TAX INCENTIVE: TF504

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/29/23
07/26/2021	100,000		WDC : 602	300	<input checked="" type="checkbox"/>	Pricer:
04/20/2012	0		QCE : X : 0	340	<input type="checkbox"/>	Reviewer:
04/30/2002	365,000		: A-M : 0	340	<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	RAPP
ESTIMATED MARKET VALUE	18,200	18,200	18,200
	0	0	0
	18,200	18,200	18,200
ASSESSED VALUE	6,370	6,370	6,370
	0	0	0
	6,370	6,370	6,370

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 type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input checked="" 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
1:Primary	A:4.175	25,000				60,540	0	
Totals:	Total Acres 4.1750					18,200	0	18,200

