



\*27-133000.0100\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-205-005

**LEGAL INFORMATION**

RILEY ADDITION LOTS  
 44,45,66,67,68 & PT 69

**SANJI INDUSTRIES LLC**  
 SANJI INDUSTRIES LLC  
 1901 KOSSUTH ST  
 LAFAYETTE, IN 47905

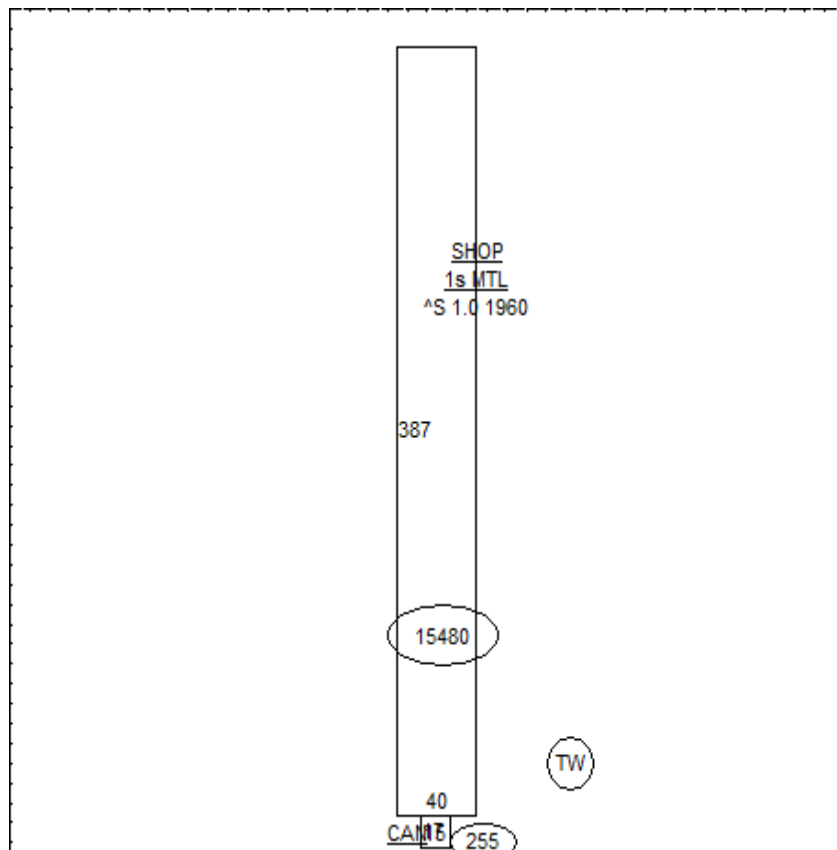
Acres:1.5360

Neighborhood INDW27	
Map: 0	
Block: 0	
Card: 0	
Bk: Pg:	

**COMMENT**  
 Tax Incentive Exempt Parcel: 27-133000.010K (TY2022 L=0; B=42,300; T=42,300)  
 TY2022:Net Gen=\$1,280.40, Other Assessment=\$797.76  
 2004 BASE VALUES L \$23,340 / B \$44,570 / T: 67,910  
 2020 DUPL VALUES: L: \$17,050 / B:\$93,190 / T:110,240  
 2023 DUPL VALUES: L:\$31,100 B:\$93,710 T:\$124,810  
 DE23 ADD CPY, TW; DESKTOP RVW  
 TAX INCENTIVE: TF504

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/22/23
09/06/2019	220,000		WDC : 605	370	■	Pricer:
07/15/2019	0		QCE : X : 0	370	□	Reviewer:
02/27/2009	0		QCE : X : 81	370	□	Final:
02/01/2006	112,500		WDC : A : 81	370	■	Call Back:
01/18/2005	0		QCE : X : 0	370	□	Visit:

VALUATION SUMMARY			
VALUE YEAR	* 2023	* 2020	* 2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED LAND	23,340	23,340	23,340
MARKET VALUE IMPR	44,570	44,570	44,570
TOTAL	67,910	67,910	67,910
ASSESSED LAND	8,170	8,170	8,170
VALUE IMPR	15,600	15,600	15,600
TOTAL	23,770	23,770	23,770



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 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
IL:ICE Land	A:1.536		25,000				31,100	0
Totals:	Total Acres 1.5360						23,340	0

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

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	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/> Hot Water	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>CEILINGS</b>	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

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

YARD ITEMS		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	900.002:Truck Well (per SF)			45 X 13	1	585		1960		F	N	.00	0	0	0	0	0

ITEM		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	370.020:SHOP			387 X 40	1	15,480		1960		F	B	13.00	201,240	54	0	0	92,570
1	901.015:CAN			17 X 15	1	255		1960		F	F	16.00	4,080	72	0	0	1,140

AMENITY TOTAL																0	
																TOTAL IMPR	*44,570

**COMMENTS**



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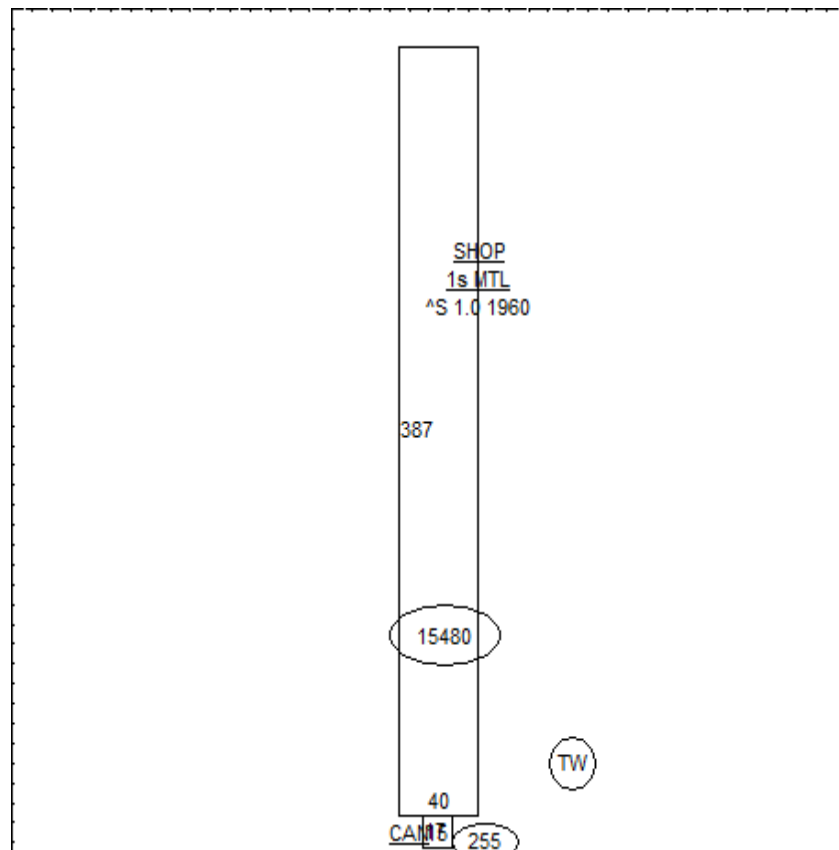
COMMENT

Acres:1.5360

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Sales Data							Date
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02/01/2006	112,500		WDC : A : 81	370	<input checked="" type="checkbox"/>	Pricer:	
01/18/2005	0		QCE : X : 0	370	<input type="checkbox"/>	Reviewer:	
04/06/2001	150,000		: A : 0	370	<input checked="" type="checkbox"/>	Final:	
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	<u>TOTAL</u>			
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