



27-161100.0000

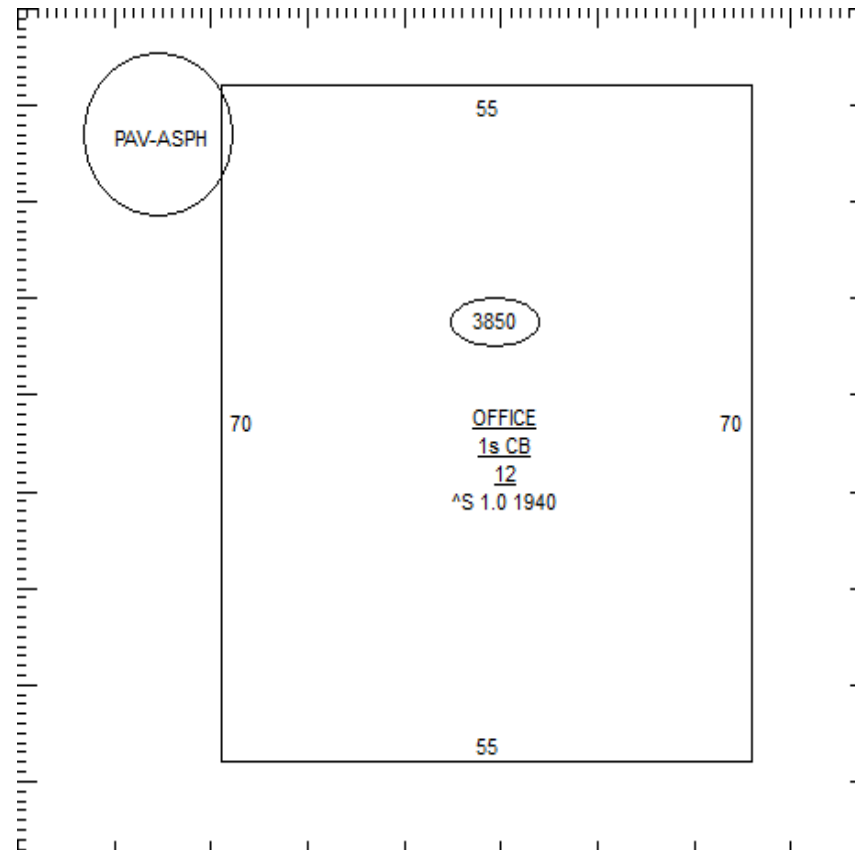
JEFFERSON TWP-CELINA CORP
CELINA SD
08-01-176-040

LEGAL INFORMATION

HAWKINS 2ND ADD
ALSO LOT 72 ALSO VAC ALLEY
BTW LOTS LOT#: 71
COLDWATER ROSE HOLDINGS LTD
COLDWATER ROSE HOLDINGS LTD
3922 MENCHHOFFER RD
COLDWATER, OH 45828

Neighborhood CSTR30-30
Map: Block: Card:
Bk: Pg:

COMMENT
TY2022:Net Gen=\$1,848.70, Other Assessment=\$0.00
DE17 CORR GRD/CND - DSKTP REV
DE22 TT EMPLOYEE; RMDL INTO OFFICE BLDG



Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TR	03/21/22
08/14/2020	98,000		2:WDC : 563	420	<input checked="" type="checkbox"/>	Pricer:	
05/06/2016	0		2:QCE : X : 0	420	<input type="checkbox"/>	Reviewer:	
08/12/2005	0		QCE : X : 0	499	<input type="checkbox"/>	Final:	
09/16/1987	35,000		: S : 0	499	<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2022	2020	2017
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP
ESTIMATED	27,710	16,640	16,640	16,640
MARKET VALUE	103,950	81,430	40,660	44,350
	TOTAL	131,660	98,070	57,300
ASSESSED	9,700	5,820	5,820	5,820
VALUE	36,380	28,500	14,230	15,520
	TOTAL	46,080	34,320	20,050

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	F64 D89		ST250 DP77 ADJ193			12,350	0	
F:Front	F64 D140		ST250 DP96 ADJ240			15,360	0	
Totals:						27,710	0	27,710

		EX WALL	<input type="checkbox"/> STONE	A	ROOFING	<input type="checkbox"/> GABLE/HIP	A	WINDOW	<input type="checkbox"/> STORE FRT	A	DOORS	<input type="checkbox"/> OVERHEAD	A	FOUNDATION	<input type="checkbox"/> SLAB	A	FRAMING	<input type="checkbox"/> PRE ENG	A	
CLASS/QUALITY RANK		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"/>		CANOPY	<input type="checkbox"/>	A				STEEL	<input type="checkbox"/>		FRAME	<input type="checkbox"/>		
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYLL	<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"/>		
TOTAL AREA	PERIMETER	0			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"/>
# STORIES	STORY HT	12			STUCCO	<input type="checkbox"/>		BUILT UP	<input type="checkbox"/>		FACADE	<input type="checkbox"/>	A	GLASS	<input type="checkbox"/>		FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
AGE	SPRINKLER				INSULATED	<input type="checkbox"/>		INSULATED	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>		STANDARD	<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	<input type="checkbox"/>	CONCRETE				<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	<input type="checkbox"/>	WOOD				<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	<input type="checkbox"/>	TILE A Q V T				<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	<input type="checkbox"/>	CARPET				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS					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	<input type="checkbox"/>	ASPHALT				<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	<input type="checkbox"/>	GRAVEL				<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	<input type="checkbox"/>	DIRT				<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	<input type="checkbox"/>	STANDARD				<input type="checkbox"/>				STANDARD					<input type="checkbox"/>					STANDARD					<input type="checkbox"/>					

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

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 901.001:Paving: Asphalt				1	12,000		1965		A	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 447.000:Office: 1-2 story-walkup (per		12	70 X 55	1	3,850		1940	2021F	A	A	54.00	207,900	50	0	0	103,950

AMENITY TOTAL 0

TOTAL IMPR 103,950

COMMENTS