



\*27-161200.0000\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-176-039



**LEGAL INFORMATION**

HAWKINS 2ND ADD  
 LOT NO 72 PT N SD  
 ALSO 1/2 VACATED ALLEY TO NORTH  
**COLDWATER ROSE HOLDINGS LTD**  
 COLDWATER ROSE HOLDINGS LTD  
 3922 MENCHHOFFER RD  
 COLDWATER, OH 45828

Neighborhood CSTR30-30
Map: 04 Block: 02 Card: 19
Bk: Pg:

COMMENT  
 TY2022:Net Gen=\$94.28, Other Assessment=\$0.00  
 DE23 ALLOW PVG TO PRICE, CHG DTE; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/22/23
08/14/2020	98,000		2:WDC : 563	400	<input checked="" type="checkbox"/>	Pricer:
05/06/2016	0		2:QCE : X : 0	400	<input type="checkbox"/>	Reviewer:
08/12/2005	0		QCE : X : 0	599	<input type="checkbox"/>	Final:
12/16/1986	0		: X : 0	599	<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY					
VALUE YEAR		2023	2023	2020	2017
REASON FOR CHANGE		RAPP	RCLS	RAPP	RAPP
ESTIMATED	LAND	8,300	5,000	5,000	5,000
MARKET VALUE	IMPR	2,450	1,630	0	0
	TOTAL	10,750	6,630	5,000	5,000
ASSESSED	LAND	2,910	1,750	1,750	1,750
VALUE	IMPR	860	570	0	0
	TOTAL	3,770	2,320	1,750	1,750

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
F:Front	F51 D64		ST250 DP65 ADJ163				8,300	0
Totals:							8,300	0

