

Property Address: 117 LAKE SHORE DR

DTE Code: 740



27-237200.000K

JEFFERSON TWP-CELINA CORP
CELINA SD
09-06-177-006

LEGAL INFORMATION

Created in 2012

DICKMAN ADD

LOT#: 3
PULLMAN BAY PROPERTIES LLC
PULLMAN BAY PROPERTIES LLC
117 LAKE SHORE DR
CELINA, OH 45822

Neighborhood CLAK27	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
Tax Incentive Base Parcel: 27-237200.0000 (TY2022 L=18,200; B=68,660; T=86,860)
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
2004 BASE VALUES: L:\$18200 B:\$68660 T:\$86860
2020 DUPL VALUE: L:\$18,200 B:\$188,460 T:\$206,660
2023 DUPL VALUES: L:\$22,750 B:\$120,300 T:\$143,050
DE26 CHG GRD; DESKTOP RVW
DE23 CHG GRD, RMV BOR FNC; DESKTOP RVW
BOR: BOR #19-09 HEARING: RECOMMENDATION: NO ONE APPEARED;

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
10/24/2019	234,900	3:WDC : 724	430	<input checked="" type="checkbox"/>	Pricer:	
04/12/1984	60,000	: A : 0	430	<input checked="" type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2020	* 2017
REASON FOR CHANGE	RAPP	RAPP	BOR	RAPP
ESTIMATED <u>LAND</u>	0	0	0	0
MARKET VALUE <u>IMPR</u>	56,190	119,800	119,800	0
<u>TOTAL</u>	56,190	119,800	119,800	0
ASSESSED <u>LAND</u>	0	0	0	0
VALUE <u>IMPR</u>	19,670	41,930	41,930	0
<u>TOTAL</u>	19,670	41,930	41,930	0

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" 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 checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input checked="" 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



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COMMENT
 INCREASE TO PURCHASE PRICE OR C.A.M.P.
 TAX INCENTIVE: TF505

Sales Data						Date
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10/24/2019	234,900	3:WDC : 724	430	<input checked="" type="checkbox"/>	Pricer:	
04/12/1984	60,000	: A : 0	430	<input checked="" type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		
ASSESSED VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0

