

Property Address: LAKE SHORE DR

DTE Code: 740



\*27-237300.000K\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
09-06-177-007

**LEGAL INFORMATION**

Created in 2012

DICKMAN ADD  
ALSO PT VAC COUNTY RD  
LOT#: 4

**PULLMAN BAY PROPERTIES LLC**  
PULLMAN BAY PROPERTIES LLC  
117 LAKE SHORE DR  
CELINA, OH 45822

Neighborhood CLAK27
Map: 05 Block: 05 Card: 11
Bk: Pg:

**COMMENT**  
Tax Incentive Base Parcel: 27-237300.0000 (TY2022 L=16,590; B=0; T=16,590)  
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
2004 BASE VALUE:L:\$25490 B:\$4710 T:\$30200  
2020 DUPL VALUE:L:\$16590 B:\$0 T:\$16590  
2023 DUPL VALUES: L:\$41,620 B:\$ T:\$41,620  
BOR: BOR #19-09  
TAX INCENTIVE: TF505

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	GS	01/05/05
10/24/2019	234,900	3:WDC : 724	400	<input checked="" type="checkbox"/>	Pricer:		
04/12/1984	8,000	: 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	* 2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED <u>LAND</u>	11,420	0	0	
MARKET VALUE <u>IMPR</u>	0	0	0	
<u>TOTAL</u>	11,420	0	0	
ASSESSED <u>LAND</u>	4,000	0	0	
VALUE <u>IMPR</u>	0	0	0	
<u>TOTAL</u>	4,000	0	0	

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 checked="" 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:						11,420	0	11,420

