



\*27-239200.000K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-06-254-006

**LEGAL INFORMATION**

Created in 2012

DICKMANS 2ND ADD

LOT#: 14  
**FORD WESLEY & JEANETTE**  
 FORD WESLEY & JEANETTE  
 118 S LEBLOND ST  
 CELINA, OH 45822

Neighborhood 275LA50-LA50
Map: 05 Block: 08 Card: 55
Bk: Pg:

COMMENT  
 Tax Incentive Base Parcel: 27-239200.0000 (TY2022 L=14,200; B=33,300; T=47,500)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2006 BASE VALUE: L:\$14200 B:\$33,300 T:\$47,500  
 2020 DUPL VAL: L \$16,200 B \$54,600 T \$70,800  
 2023 DUPL VALUES:L:\$18700 B:\$70,000 T:\$88,700  
 TAX INCENTIVE: TF507

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DA	07/08/05
06/23/2021	98,000		WDC : 494 510	<input checked="" type="checkbox"/>	Pricer:	
07/26/2018	63,000		WDC : 555 510	<input checked="" type="checkbox"/>	Reviewer:	
09/28/2012	0		QCE : X : 0 510	<input type="checkbox"/>	Final:	
10/28/2008	60,500		WDC : f : 720 510	<input type="checkbox"/>	Call Back:	
06/30/2003	60,300		: A : 0 510	<input checked="" type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED <u>LAND</u>	4,500	2,000	800	
MARKET VALUE <u>IMPR</u>	36,700	21,300	13,000	
<u>TOTAL</u>	41,200	23,300	13,800	
ASSESSED <u>LAND</u>	1,580	700	280	
VALUE <u>IMPR</u>	12,850	7,460	4,550	
<u>TOTAL</u>	14,430	8,160	4,830	

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 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
Totals:						4,500	0	4,500

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

H.V.A.C.		FLOORS			PARTITIONS					INTERIOR FINISH							
		B	1	2	3	U	B	1	2	3	U	B	1	2	3	U	
Electric	<input type="checkbox"/> Electric Wall						MASONRY					UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water						WD STUD					FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace						MTL STUD					FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air						CEILINGS		B	1	2	3	U	PANEL			
Ventilation	<input type="checkbox"/> Heat Pump						ACCUT/PANEL							PLASTER / DW			
Package Unit	<input type="checkbox"/> Ind TW Heat Pump						PLASTER/DW							BLOCK			
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool						SUSP/OPEN							GLAZED TILE			
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac						STANDARD							STANDARD			
Complete HVAC	<input type="checkbox"/> No Heat						STANDARD							STANDARD			

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

YARD ITEMS																	
ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	

AMENITY TOTAL																	0	
																	TOTAL IMPR	*36,700

COMMENTS																	