



\*27-239600.050K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-06-943-005

**LEGAL INFORMATION**

Created in 2012 From - . 0 due to Split

PIRATES CLUB NORTH CONDOMINIUM  
 PHASE 1  
 UNIT 201

Neighborhood 005502-LF50
Map: Block: Card:
Bk: Pg:

**KUHN STEVEN L & KATHRYN A**  
 KUHN STEVEN L & KATHRYN A  
 117 S ENTERPRISE ST APT/SUITE 201  
 CELINA, OH 45822

COMMENT  
 Tax Incentive Base Parcel: 27-239600.0500 (TY2022 L=0; B=0; T=0)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2006 BASE VALUES: L:0 / B:0  
 2020 DUPL VALUES:L:\$24,200 B:\$140,400 T:\$164,600  
 2023 DUPL VALUES:L:\$24,200 B:\$214,400 T:\$238,600  
 TAX INCENTIVE: TF507

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BTC05/03/07
07/30/2021	260,000		WDC : 626	550	■	Pricer:
04/22/2019	210,000		WDC : 246	550	■	Reviewer:
05/29/2018	190,000		WDC : 364	550	■	Final:
06/20/2006	289,600		WDC : A : 483	500	<input type="checkbox"/>	Call Back:
05/18/2006	0		: 0	500	<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	24,200	24,200	21,000	
MARKET VALUE	214,400	140,400	126,300	
	<b>TOTAL</b>	<b>238,600</b>	<b>164,600</b>	<b>147,300</b>
ASSESSED	8,470	8,470	7,350	
VALUE	75,040	49,140	44,210	
	<b>TOTAL</b>	<b>83,510</b>	<b>57,610</b>	<b>51,560</b>

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 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:						24,200	0	24,200

	EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG	
<b>CLASS/QUALITY RANK</b>	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
<b>TOTAL AREA</b>	<b>PERIMETER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
<b># STORIES</b>	<b>STORY HT</b>	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
<b>AGE</b>	<b>SPRINKLER</b>	INSULATED	INSULATED		STANDARD	STANDARD	

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									MASONRY									UNFINISHED								
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/>	WOOD									WD STUD									FINISH OPEN								
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T									MTL STUD									FINISH DIV								
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	CARPET									CEILINGS				B	1	2	3	U	PANEL								
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	ASPHALT									ACCUT/PANEL									PLASTER / DW								
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL									PLASTER/DW									BLOCK								
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	DIRT									SUSP/OPEN									GLAZED TILE								
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	STANDARD									STANDARD									STANDARD								

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

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	*214,400

COMMENTS