



27-239600.120K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-06-943-012

LEGAL INFORMATION

Created in 2012 From - . 0 due to Void

PIRATES CLUB NORTH CONDOMINIUM
 PHASE II UNIT 601

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

BACHMAN KIRK A & ANITA J
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 117 S ENTERPRISE ST APT/SUITE 601
 CELINA, OH 45822

COMMENT
 Tax Incentive Base Parcel: 27-239600.1200 (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2006 BASE VALUES :\$0
 2020 DUPL VALUES:L:\$24,200 B:\$198,600 T:\$222,800
 2023 DUPL VALUES:L:\$24200 B:\$295800 T:\$320,000
 TAX INCENTIVE: TF507

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	BTC
06/25/2021	328,000		WDC : 498	550	<input checked="" type="checkbox"/>	05/09/12
11/23/2016	0		WDC : T : 829	550	<input type="checkbox"/>	
10/06/2011	0		QCE : X : 0	550	<input type="checkbox"/>	
05/29/2007	0		: 0	550	<input type="checkbox"/>	
					<input type="checkbox"/>	

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	24,200	21,000	21,000	
MARKET VALUE	295,800	178,500	181,000	
	<u>TOTAL</u>	320,000	199,500	202,000
ASSESSED	8,470	7,350	7,350	
VALUE	103,530	62,480	63,350	
	<u>TOTAL</u>	112,000	69,830	70,700

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 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	
CLASS/QUALITY RANK		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	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						CEILING	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					

PLUMBING		LIGHTING									
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	NO PLUMBING		EXTRA FIXTURES		FLUORESCENT		METAL HALIDE		
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	2 FIXTURE BATH		STANDARD		SODIUM VAP		STANDARD		
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	*295,800

COMMENTS

DE20 TTO: COR PLMB; RMV FULL BATH, ADD LAUNDRY TUB