



\*27-241700.010K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 09-06-255-004

**LEGAL INFORMATION**

Created in 2021 From - . 0 due to New

LAKEVIEW ADD  
 PT LOTS 23 & 24  
 LOT#: 24

**GOSSMAN DAVID K & ANN M**  
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 140 S ENTERPRISE ST APT/SUITE 302  
 CELINA, OH 45822

Neighborhood 275LA50-LA50
Map: Block: Card:
Bk: Pg:

COMMENT  
 Tax Incentive Base Parcel: 27-241700.0100 (TY2022 L=0; B=0; T=0)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 DE21 PER PERMIT; SINGLE FAMILY SHOUSE; PRINTS ATTACHED  
 DE21 272417000000 ADDED TOGETHER  
 2006 BASE VALUES:L:\$0 B:\$0 T:\$0  
 2021 DUPL VALUES:L:\$67,600 B:\$109,600 T:\$177,200  
 2023 DUPL VALUES:L:\$77800 B:\$172900 T:\$250,700

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	HK	01/27/21
04/21/2020	75,000	WDC : 245	550	<input checked="" type="checkbox"/>	Pricer:		
				<input type="checkbox"/>	Reviewer:		
				<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2022	* 2021	
REASON FOR CHANGE	RAPP	MISC	NC	
ESTIMATED <u>LAND</u>	77,800	67,600	67,600	
MARKET VALUE <u>IMPR</u>	172,900	109,600	109,600	
<u>TOTAL</u>	250,700	177,200	177,200	
ASSESSED <u>LAND</u>	27,230	23,660	23,660	
VALUE <u>IMPR</u>	60,520	38,360	38,360	
<u>TOTAL</u>	87,750	62,020	62,020	

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:						77,800	0	77,800

