



27-242000.000K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-06-254-014

LEGAL INFORMATION

Created in 2012

LAKEVIEW ADD
 ALSO N SD LOT 25
 LOT#: 26 S SD

MONROE JAMES M & LINDA C
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 806 IVY LN
 CELINA, OH 45822

Neighborhood 275LA50-LA50
Map: 05 Block: 08 Card: 46
Bk: Pg:

COMMENT
 Tax Incentive Base Parcel: 27-242000.0000 (TY2022 L=12,200; B=31,600; T=43,800)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 2006 DUPL VALUES: L: 12,200 B: 31,600 T: 43,800
 2020 DUPL VALUES: L \$13,900 B \$48,400 T \$62,300
 2023 DUPL VALUES:L:\$16000 B:\$66100 T:\$82100
 DE20 RMV OWN OCC; DID NOT RETURN APP
 TAX INCENTIVE: TF507

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DF	07/11/05
07/10/2019	75,000		WDC : 473	510	<input checked="" type="checkbox"/>	Pricer:	
07/10/2019	0		QCE : X : 0	510	<input type="checkbox"/>	Reviewer:	
08/09/1999	52,400		: A : 0	510	<input checked="" type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	MISC
ESTIMATED	LAND	3,800	0	0
MARKET VALUE	IMPR	34,500	18,500	13,600
	TOTAL	38,300	18,500	13,600
ASSESSED	LAND	1,330	0	0
VALUE	IMPR	12,080	6,480	4,760
	TOTAL	13,410	6,480	4,760

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:						3,800	0	3,800

