

Property Address: 994 E MARKET ST

DTE Code: 499



\*27-245100.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
09-06-254-001

**LEGAL INFORMATION**

LAKEVIEW ADD

LOT#: 67  
**PIPER STEPHANIE S**  
PIPER STEPHANIE S  
6783 JANET AVE  
CELINA, OH 45822

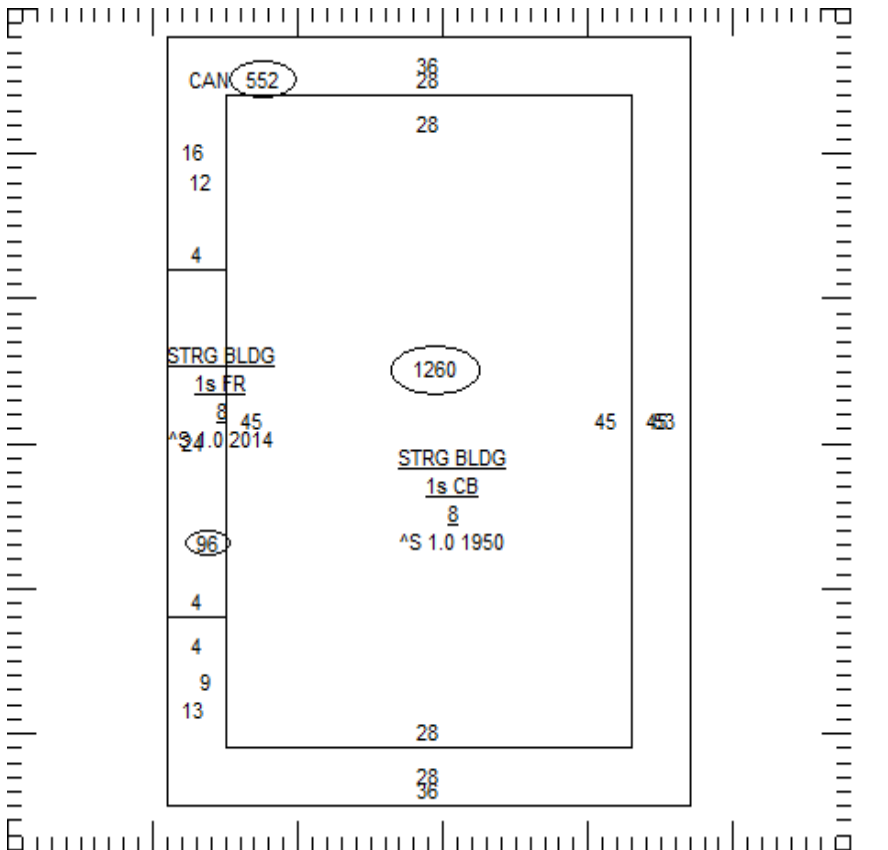
Neighborhood CLAK27	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
Tax Incentive Exempt Parcel: 27-245100.000K (TY2022 L=0; B=18,840; T=18,840)  
TY2022:Net Gen=\$974.44, Other Assessment=\$354.98  
2006 BASE VALUES: L \$27,100 / B \$24,570 T:\$51,670  
2020 DUPL VALUES:L:\$27,100 B:\$43,410 T:\$70,510  
2023 DUPL VALUES:L:\$28500 B:\$7,910 B:\$36,410  
DE23 NOH; CHG USE, CLASS, COND  
TAX INCENTIVE: TF507

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TK	08/01/23
10/08/2021	125,000		2:WDC : 866	435			
05/02/2019	200,000		2:WDC : 280	435			
11/29/2004	180,000		WDC : F-M : 0	435			
	0		: 0	435			

VALUATION SUMMARY				
VALUE YEAR	2023	2023	* 2023	* 2017
REASON FOR CHANGE	RCLS	MISC	RAPP	RAPP
ESTIMATED	28,500	28,500	27,100	27,100
MARKET VALUE	7,910	7,910	24,570	24,570
	<b>TOTAL</b>	<b>36,410</b>	<b>51,670</b>	<b>51,670</b>
ASSESSED	9,980	9,980	9,490	9,490
VALUE	2,770	2,770	8,600	8,600
	<b>TOTAL</b>	<b>12,750</b>	<b>18,090</b>	<b>18,090</b>

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D50		ST500 DP57 ADJ285				28,500	0
Totals:							28,500	0



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 checked="" 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	

