

Property Address: S LEBLOND ST

DTE Code: 456



\*27-245200.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
09-06-254-002

**LEGAL INFORMATION**

LAKEVIEW ADD

LOT#: 68  
**PIPER STEPHANIE S**  
PIPER STEPHANIE S  
6783 JANET AVE  
CELINA, OH 45822

Neighborhood CLAK27	
Map: 05	Block: 08
Card: 51	
Bk:	Pg:

COMMENT  
Tax Incentive Exempt Parcel: 27-245200.000K (TY2022 L=0; B=0; T=0)  
TY2022:Net Gen=\$363.06, Other Assessment=\$0.00  
2006 BASE VALUES: L \$19,250 / B \$0  
2020 DUPL VALUES: L:\$19,250 B:\$0 T:\$19,250  
2023 DUPL VALUES:L:\$20250 B:\$0 T:\$20250  
TAX INCENTIVE: TF507



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DA	12/16/04
10/08/2021	125,000	2:WDC : 866	499	<input checked="" type="checkbox"/>	Pricer:	
05/02/2019	200,000	2:WDC : 280	499	<input checked="" type="checkbox"/>	Reviewer:	
11/29/2004	180,000	WDC : F-M : 0	499	<input type="checkbox"/>	Final:	
	0	: 0	499	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	2023	2020	2017
REASON FOR CHANGE	RAPP	RCLS	RAPP	RAPP
ESTIMATED	19,250	19,250	19,250	19,250
MARKET VALUE	0	0	0	0
	19,250	19,250	19,250	19,250
ASSESSED	6,740	6,740	6,740	6,740
VALUE	0	0	0	0
	6,740	6,740	6,740	6,740

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 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 checked="" 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
F:Front	F50 D100		ST500 DP81 ADJ405				20,250	0
Totals:							19,250	0

