

Property Address: S LEBLOND ST

DTE Code: 740



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

\*27-245200.000K\*

**LEGAL INFORMATION**

Created in 2012

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 Base Parcel: 27-245200.0000 (TY2022 L=19,250; B=0; T=19,250)  
 TY2022:Net Gen=\$0.00, 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	* 2020	* 2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED <u>LAND</u>	1,000	0	0	
MARKET VALUE <u>IMPR</u>	0	0	0	
<u>TOTAL</u>	1,000	0	0	
ASSESSED <u>LAND</u>	350	0	0	
VALUE <u>IMPR</u>	0	0	0	
<u>TOTAL</u>	350	0	0	

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
Totals:						1,000	0	1,000

