



27-276700.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 09-06-135-007

LEGAL INFORMATION

MILLER ADD

LOT#: 6
CHARM INVESTMENT GROUP LLC
 CHARM INVESTMENT GROUP LLC
 503 E MARKET ST
 CELINA, OH 45822

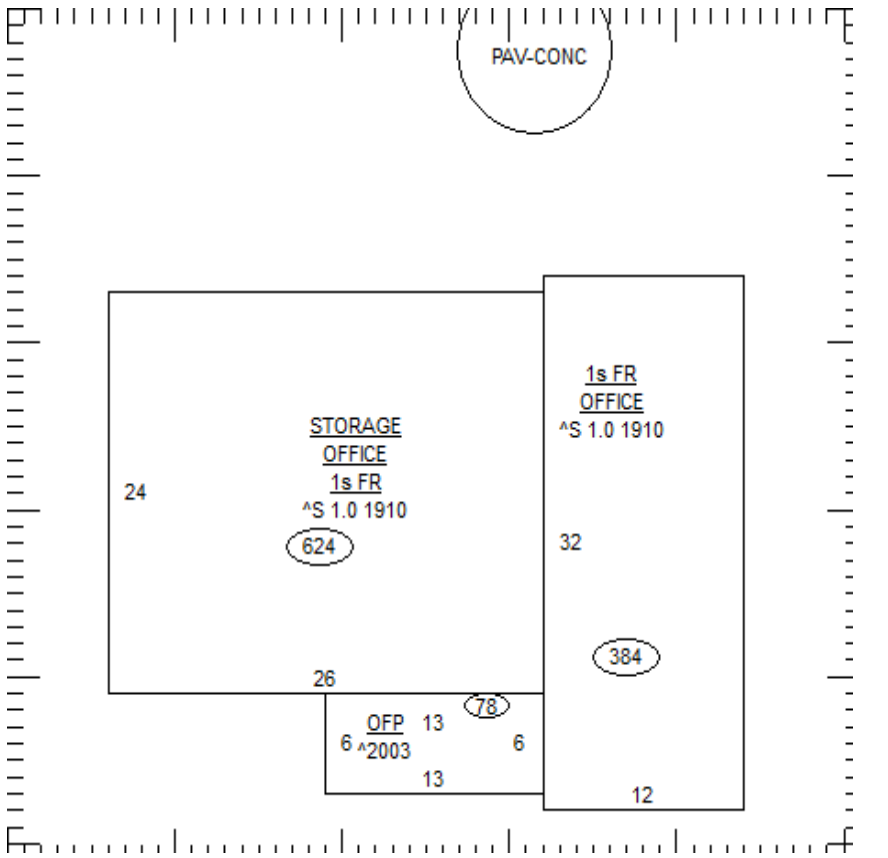
Neighborhood CCBD60	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 Tax Incentive Exempt Parcel: 27-276700.000K (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$1,227.62, Other Assessment=\$0.00
 2004 BASE VALUES:L:\$33860 B:\$39860 T:\$73720
 2020 DUPL VALUES:L:\$19340 B:\$45760 T:\$65100
 2023 DUPL VALUES: L:\$27,250 B:\$45,570 T:\$72,820
 BUILDING LEASED TO REALTY CO.-\$522.00/MONTH
 UPPER FLOOR NOT USED
 DE23 RMV GAR; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
05/30/2019	94,900		WDC : 358	447	■	Pricer:
07/12/2011	103,900		WDC : A : 346	429	■	Reviewer:
06/06/2000	73,200		: A : 0	429	□	Final:
					□	Call Back:
					□	Visit:

VALUATION SUMMARY					
VALUE YEAR		2023	2020	2017	2017
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC
ESTIMATED	LAND	27,250	19,340	19,340	19,340
MARKET VALUE	IMPR	45,570	45,760	46,170	45,850
	TOTAL	72,820	65,100	65,510	65,190
ASSESSED	LAND	9,540	6,770	6,770	6,770
VALUE	IMPR	15,950	16,020	16,160	16,050
	TOTAL	25,490	22,790	22,930	22,820

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F86 D65		ST600 DP66 ADJ396		J:0.2		27,250	0
Totals:							27,250	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 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	

			EX WALL	<input type="checkbox"/>	A	ROOFING	<input checked="" type="checkbox"/>	A	WINDOW	<input type="checkbox"/>	A	DOORS	<input type="checkbox"/>	A	FOUNDATION	<input checked="" type="checkbox"/>	FRAMING	<input type="checkbox"/>	A
CLASS/QUALITY RANK			STONE	<input type="checkbox"/>		GABLE/HIP	<input checked="" type="checkbox"/>		STORE FRT	<input type="checkbox"/>		OVERHEAD	<input type="checkbox"/>		SLAB	<input checked="" type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
			BRICK	<input type="checkbox"/>		SHED/FLAT	<input type="checkbox"/>		CASEMENT	<input type="checkbox"/>			<input type="checkbox"/>		CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>		CON DECK	<input type="checkbox"/>			DBLH	<input type="checkbox"/>			<input type="checkbox"/>		PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input checked="" type="checkbox"/>		MTL DECK	<input type="checkbox"/>			SLIDE BY	<input type="checkbox"/>			<input type="checkbox"/>		REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>		WD DECK	<input type="checkbox"/>			CANOPY	<input type="checkbox"/>	A		<input type="checkbox"/>		STEEL	<input type="checkbox"/>	FRAME	<input checked="" type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>		METAL	<input type="checkbox"/>			LIGHTED	<input type="checkbox"/>		STEEL INS	<input type="checkbox"/>		BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>		ASPH	<input checked="" type="checkbox"/>			SOFFITS	<input type="checkbox"/>		WOOD	<input type="checkbox"/>		STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>		RUBBER	<input type="checkbox"/>		C S W	<input type="checkbox"/>		MTL	<input type="checkbox"/>		CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>	
# STORIES	2	STORY HT	STUCCO	<input type="checkbox"/>		BUILT UP	<input type="checkbox"/>		FACADE	<input type="checkbox"/>	A	GLASS	<input type="checkbox"/>		FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>	
AGE		SPRINKLER	INSULATED	<input type="checkbox"/>		INSULATED	<input type="checkbox"/>			<input type="checkbox"/>		STANDARD	<input checked="" type="checkbox"/>		STANDARD	<input type="checkbox"/>		<input type="checkbox"/>	

H.V.A.C.		<input type="checkbox"/>	FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>				STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING	A				LIGHTING	A							
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>	EXTRA FIXTURES			<input type="checkbox"/>	FLUORESCENT			<input type="checkbox"/>	METAL HALIDE			<input type="checkbox"/>
				2 FIXTURE BATH		STANDARD			<input type="checkbox"/>	SODIUM VAP			<input type="checkbox"/>	STANDARD			<input checked="" type="checkbox"/>
YARD ITEMS				3 FIXTURE BATH		1				MERCURY VAP			<input type="checkbox"/>				<input type="checkbox"/>

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
C 901.002:Paving: Concrete				1	2,000		2003		A	N	.00	0	0	0	0	0

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 447.000:Office (Per Floor)			24 X 26	1	624		1910	2003A	G	G	63.00	39,310	46	0	0	21,230
1 447.000:Office (Per Floor)			32 X 12	1	384		1910	2003A	G	G	63.00	24,190	46	0	0	13,060
2 499.054:OFP			6 X 13	1	78		2003		A	A	10.00	780	16	0	0	660
3 900.010:MEZZ STRG			24 X 26	1	624		1910	2003	G	A	9.00	5,620	73	0	0	1,520
4 CBD.004:CBD: Upper Floor Open			24 X 26	1	624		1910	2003A	G	G	27.00	16,850	46	0	0	9,100

AMENITY TOTAL																0	
																TOTAL IMPR	45,570

COMMENTS

EX WALL IS WD///ROOFING IS GABLE



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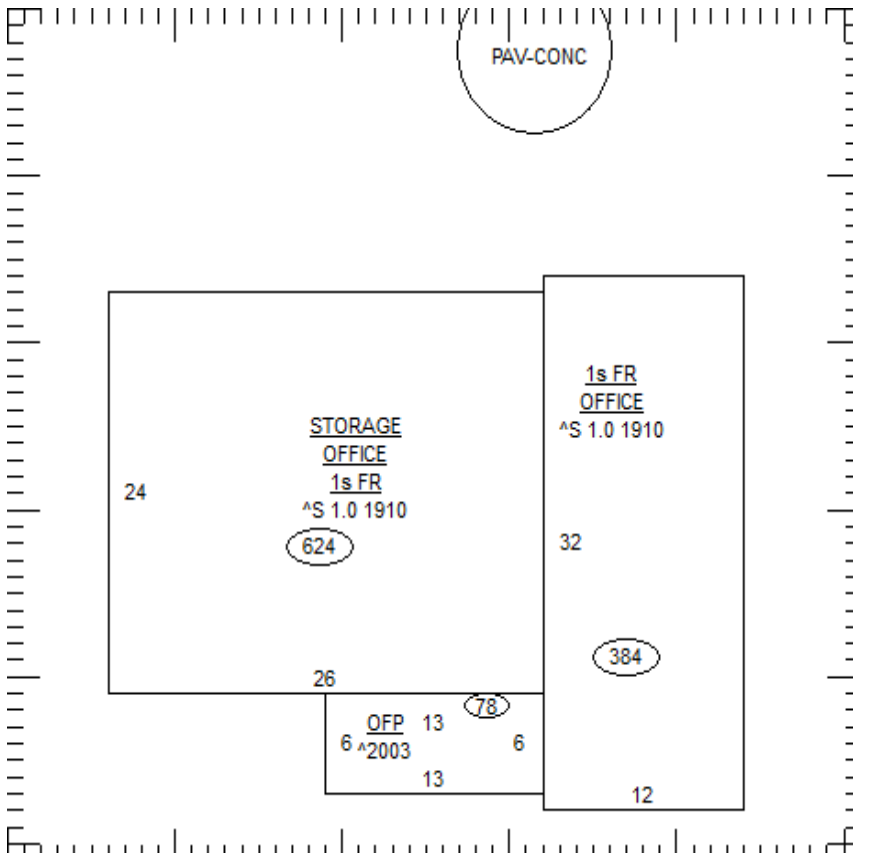
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Neighborhood CCBD60	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 TAX INCENTIVE: TF505

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
05/30/2019	94,900		WDC : 358	447	■ Pricer:	
07/12/2011	103,900		WDC : A : 346	429	■ Reviewer:	
06/06/2000	73,200		: A : 0	429	□ Final:	
					□ Call Back:	
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	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			



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Totals:						27,250	0	27,250

