



27-276700.000K

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

LEGAL INFORMATION

Created in 2012

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 Base Parcel: 27-276700.0000 (TY2022 L=19,340; B=45,760; T=65,100)
 TY2022:Net Gen=\$0.00, 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	<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	RAPP
ESTIMATED	LAND	0	0	0
MARKET VALUE	IMPR	0	0	0
	TOTAL	0	0	0
ASSESSED	LAND	0	0	0
VALUE	IMPR	0	0	0
	TOTAL	0	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 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:						0	0	0



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COMMENT
 TAX INCENTIVE: TF505

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07/12/2011	103,900		WDC : A : 346	429	■	Reviewer:
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REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			

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Totals:						0	0	0

