



\*27-314600.000K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 06-31-430-004

**LEGAL INFORMATION**

Created in 2012

EASTOWN SUBD

Acres:1.0000 M:0.0000

LOT#: 1  
**JAY PETROLEUM, INC**  
 JAY PETROLEUM, INC  
 533 SOUTH 200 WEST PO BOX 1285  
 PORTLAND, IN 47371

Neighborhood CSTR50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
 Tax Incentive Base Parcel: 27-314600.0000 (TY2022 L=80,000; B=149,690; T=229,690)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 2004 BASE VALUE: L:\$80,000 B:\$149,690 T:\$229,690  
 2020 DUPL VALUE: L:\$50,000 B:\$382,000 T:\$432,000  
 2021 BOR VALUE: L:\$50,000 B:\$1,584,015 T:\$1,634,015  
 2023 DUPL VALUE: L:\$60,000 B:\$425,810 T:\$485,810  
 DE23 OFFICE NOTE ONLY; REVAL CHG; CLEAR BOR OVERRIDE

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	07/11/23
12/07/2020	1,634,015		WDC : 910	452	<input checked="" type="checkbox"/>	Pricer:
06/02/2003	475,000		: A : 0	420	<input type="checkbox"/>	Reviewer:
					<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2022	* 2020	* 2017
REASON FOR CHANGE	RAPP	BOR	RAPP	RAPP
ESTIMATED <u>LAND</u>	0	0	0	0
MARKET VALUE <u>IMPR</u>	256,120	1,404,325	202,310	0
<u>TOTAL</u>	256,120	1,404,325	202,310	0
ASSESSED <u>LAND</u>	0	0	0	0
VALUE <u>IMPR</u>	89,640	491,510	70,810	0
<u>TOTAL</u>	89,640	491,510	70,810	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

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

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

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

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL 0

TOTAL IMPR \*256,120

**COMMENTS**



\*27-314600.000K\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 06-31-430-004

**LEGAL INFORMATION**

Created in 2012

EASTOWN SUBD

Acres:1.0000 M:0.0000

LOT#: 1  
**JAY PETROLEUM, INC**  
 JAY PETROLEUM, INC  
 533 SOUTH 200 WEST PO BOX 1285  
 PORTLAND, IN 47371

Neighborhood CSTR50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
 DE17 RECLASS /DSKTP REV  
 BOR: BOR 21-16 HEARING: NO ONE APPEARED.  
 DECISION: INCR VALUE TO PURCHASE PRICE.  
 TAX INCENTIVE: TF503

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	07/11/23
12/07/2020	1,634,015		WDC : 910	452	<input checked="" type="checkbox"/> Pricer:	
06/02/2003	475,000		: A : 0	420	<input type="checkbox"/> Reviewer:	
					<input type="checkbox"/> Final:	
					<input type="checkbox"/> Call Back:	
					<input type="checkbox"/> Visit:	

VALUATION SUMMARY				
VALUE YEAR				
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>			

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

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

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

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

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL 0

TOTAL IMPR \*256,120

**COMMENTS**

---