



46-026956.200J

WAYNE TWP-CELINA CORP
 CELINA SD
 06-29-496-009

LEGAL INFORMATION

Created in 2018 From 46-026956.2009 due to New

EAGLEBROOKE ESTATE
 SEC VI PHASE 1
 LOT#: 187
BOWSHER BRANDON M
 BOWSHER BRANDON M
 2264 WAYNE ST
 CELINA, OH 45822

Neighborhood 46502730-04 -
Map: Block: Card:
Bk: Pg:

COMMENT
 Tax Incentive Base Parcel: 46-026956.2009 (TY2022 L=47,200; B=40,700; T=87,900)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 DE23 ADD PATIO; DESKTOP RVW
 TAX INCENTIVE: AB28 75% FOR 10 YRS

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	08/01/23
03/25/2019	199,000		WDC : 185	510	■	Pricer:
03/09/2017	59,800		2:WDC : 151	500	■	Reviewer:
03/09/2017	0		2:QCE : X : 0	500	□	Final:
12/30/2013	0		10:WDC : 0	500	□	Call Back:
					□	Visit:

VALUATION SUMMARY				
VALUE YEAR	* 2023	* 2020	* 2018	
REASON FOR CHANGE	RAPP	MISC	MISC	
ESTIMATED	0	0	0	
MARKET VALUE	109,600	109,600	109,600	
	<u>TOTAL</u>	109,600	109,600	109,600
ASSESSED	0	0	0	
VALUE	38,360	38,360	38,360	
	<u>TOTAL</u>	38,360	38,360	38,360

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 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 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

