27-089500.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

09-06-108-011

Property Class: 520

Neighborhood 27502720-01 -

Map: 05
Block: 01
Card: 67

Bk: Pg:

HILGEFORD JUSTIN
HILGEFORD JUSTIN
221 E LIVINGSTON ST
CELINA, OH 45822

LEGAL INFORMATION
OLD PLAT
LOT NO 212 E PT
LOT#: 212

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HILGEFORD JUSTIN	221 E LIVINGSTON ST	CELINA	OH	45822	03/18/2021	137,000	WDC : 192	☐	■
2	LONG AMY M	221 LIVINGSTON ST	CELINA	OH	45822	09/04/2009	110,000	WDC : A : 504	☐	■
3	JACKSON CRAIG W & HINES	221 E LIVINGSTON ST	CELINA	OH	45822	07/10/2002	75,000	: A : 0	☐	■

X: ☐ TTO LISTER: DA DATE: 07/20/2005 TIME: 09:36:46 AM ■ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front ☐ H. VACANCY
■ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION
221 E LIVINGSTON ST, CELINA

COMMENT
TY2021:Net Gen=$1,202.00, Other Assessment=$0.00
TriDwell=85 TriOB=85 TriLand=85

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F39 D132	ST190 DP94 ADJ179		6,000 0
			TOTAL	6,000 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011				
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	6,000	7,000	7,000	7,000				
	IMPR	68,200	63,800	74,900	74,900				
	TOTAL	74,200	70,800	81,900	81,900				
ASSESSED VALUE	LAND	2,100	2,450	2,450	2,450				
	IMPR	23,870	22,330	26,220	26,220				
	TOTAL	25,970	24,780	28,670	28,670				

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	■ WOOD
■CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	■ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	■	☐	☐	☐	☐
WOOD	☐	☐	■	☐	☐
TILE/COMPO	☐	■	■	☐	☐
CARPET	☐	■	■	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	■	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

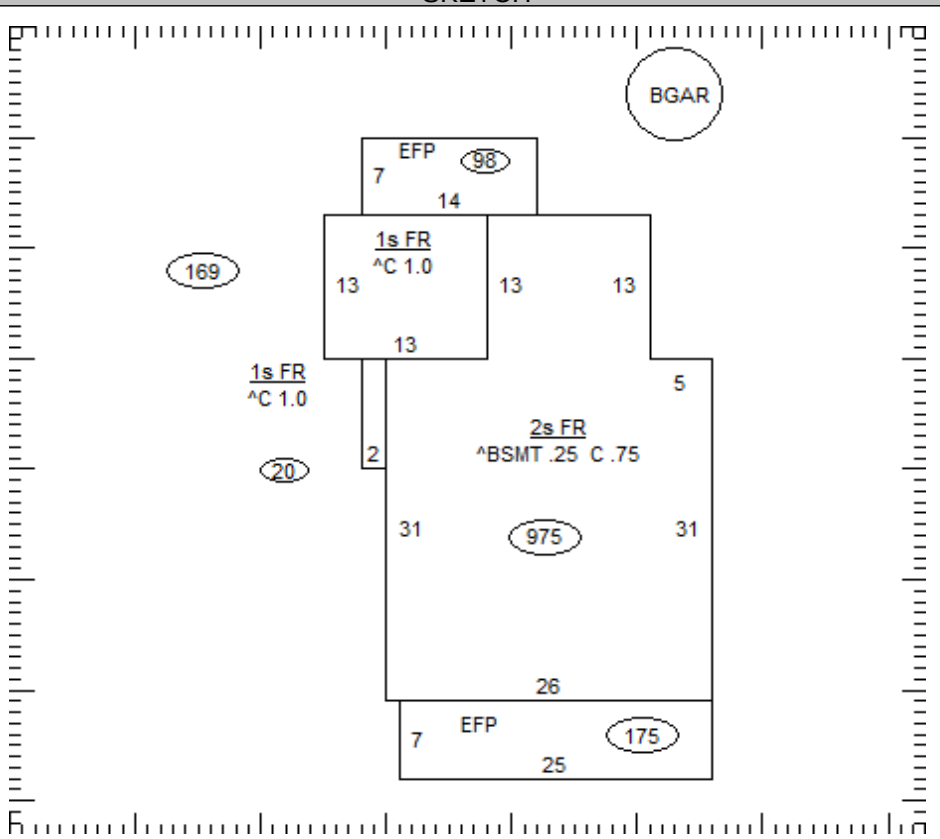
ACCOMMODATIONS					
# OF ROOMS		6	3		
BEDROOMS		2	1		
FIREPLACES		1			

HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING			BASE ■		
X FULL BATH			1		
X HALF BATH					
X FIXTURES		1			

FLOOR	AREA	CONST	VALUE
1	1164	FR	101,780
2ND	975	FR	40,920
BSMT	244		3,170
SUBTOTAL			145,870
MULTI-FAMILY #	1		2,500
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	2,139 S.F.		3,210
PLUMBING #	4		4,400
GARAGES & CARPORTS			0
EXTRA FEATURES			7,200
SUBTOTAL			167,180
GRADE FACTOR			107 %
UNADJUSTED VALUE			152,050
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,139	C		1937		A	152,050	45	83,630		67,700
1 Gar - Brick		20x27	540	C	20.38	1937		F	9,350	95	470		500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		68,200

27-089500.0000

COMMENTS

2 ELEC METERS VERIFIED WHRL POOL TUB & SEPERATE SHOWER GAS FIREPLACE
Dwelling has an Economic Factor of 81%