

27-060600.0000

**MULLINS LANCE R & KATLIN**

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219 BACHAR RD

CELINA, OH 45822

**LEGAL INFORMATION**

EASTVIEW ADD

S PT L 96 & N SD L 97

LOT#: 96

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MULLINS LANCE R & KATLIN	219 BACHAR RD	CELINA	OH	45822	02/19/2021	115,000	WDC : 128	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WILKINS STEPHEN A	219 BACHAR RD	CELINA	OH	45822	07/16/1998	55,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: CG	DATE: 08/27/2007	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE			
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	219 BACHAR RD, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,297.82, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE16 DESKTOP RVW CHG: ADD PATIO		
LAND COMPUTATIONS							DE22 RMV OWN OCC - DID NOT RETURN APP	
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F76 D120	ST245	DP89	ADJ218			16,600	0
TOTAL							16,600	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	16,600	15,700	14,900
VALUE	<u>LAND</u>		
	<u>IMPR</u>	99,600	64,600
	<u>TOTAL</u>	116,200	80,300
			74,700
ASSESSED	<u>LAND</u>	5,810	5,500
VALUE	<u>IMPR</u>	34,860	22,610
	<u>TOTAL</u>	40,670	28,110
			26,150

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE							SKETCH								
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR <input type="checkbox"/> CONVERSION		<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STUCCO		1	1008	FR	159,910															
<input type="checkbox"/> BUILDING TYPE <input type="checkbox"/> MOBILE HOME <input type="checkbox"/> BI/TR LEVEL <input type="checkbox"/> MOD/MAN <input type="checkbox"/> _____		<input type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE																				
ROOFING		ROOF TYPE																				
<input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input checked="" type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE		<input type="checkbox"/> GABLE <input checked="" type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT																				
FLOORS		B	1	2	3	U	BSMT	1008	14,410													
CONCRETE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>SUBTOTAL</b>		174,320													
WOOD		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	0													
TILE/COMPO		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	100%	0													
CARPET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0													
INT. FINISH		B	1	2	3	U	FIREPLACE #	0	0													
PLASTER/DW		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.	0													
PANELING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	1,008 S.F.	1,660													
UNFINISHED		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	0													
ACCOMMODATIONS							GARAGES & CARPORTS		0													
# OF ROOMS		5					EXTRA FEATURES		1,600													
BEDROOMS		3					SUBTOTAL		177,580													
FIREPLACES							GRADE FACTOR		100 %													
HEAT & AC		B	1	2	3	U	UNADJUSTED VALUE		177,580													
NO HEAT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR		100 %													
CTRL HEAT		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL		
HW/STEAM		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING	1	SK	1,008	C		1957		A	177,580	42	103,000		97,900		
ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 Shed		8x10	80	C		2000		A		37			0		
HEAT PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 Gar - Frame		20x24	480	C	23.70	1967		A	11,380	85	1,710		1,700		
FLR/WALL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3															
STVE/SPCE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4															
GEOTHERMAL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5															
OUTSIDE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6															
CTRL A/C		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7															
PLUMBING		BASE <input checked="" type="checkbox"/>						8														
X FULL BATH							9															
X HALF BATH							10															
X FIXTURES							11															
27-060600.0000																			TOTAL		99,600	
COMMENTS																						
Dwelling has an Economic Factor of 95%																						