

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-326-008

Property Class: 510

Neighborhood

27502702-01 -

Map: 04

Block: 11

Card: 25

Bk: Pg:

27-186900.0000

JEFFRIES CAROL K
JEFFRIES CAROL K
1035 WILKINS ST
CELINA, OH 45822

LEGAL INFORMATION
GODFREY HEIGHTS ADD

QUALIFIED CREDITS:
HOMESTEAD

LOT#: 16

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 JEFFRIES CAROL K	1035 WILKINS ST	CELINA	OH	45822	11/03/2021	105,000	WDC : 931	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 THOMAS CORY L	1035 WILKINS ST	CELINA	OH	45822	03/01/2021	95,000	WDC : 146	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 FLEMING RICHARD & NANCY	1035 WILKINS	CELINA	OH	45822	10/02/2012	70,000	WDC : A : 607	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DF DATE: 04/11/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	1035 WILKINS ST, CELINA COMMENT TY2022:Net Gen=\$1,171.76, Other Assessment=\$0.00 DE17 FIELDCHK RVW CHGS: ADD WDDK DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F51 D165	ST325	DP105	ADJ341		17,400 0
					TOTAL	17,400 0

VALUATION SUMMARY

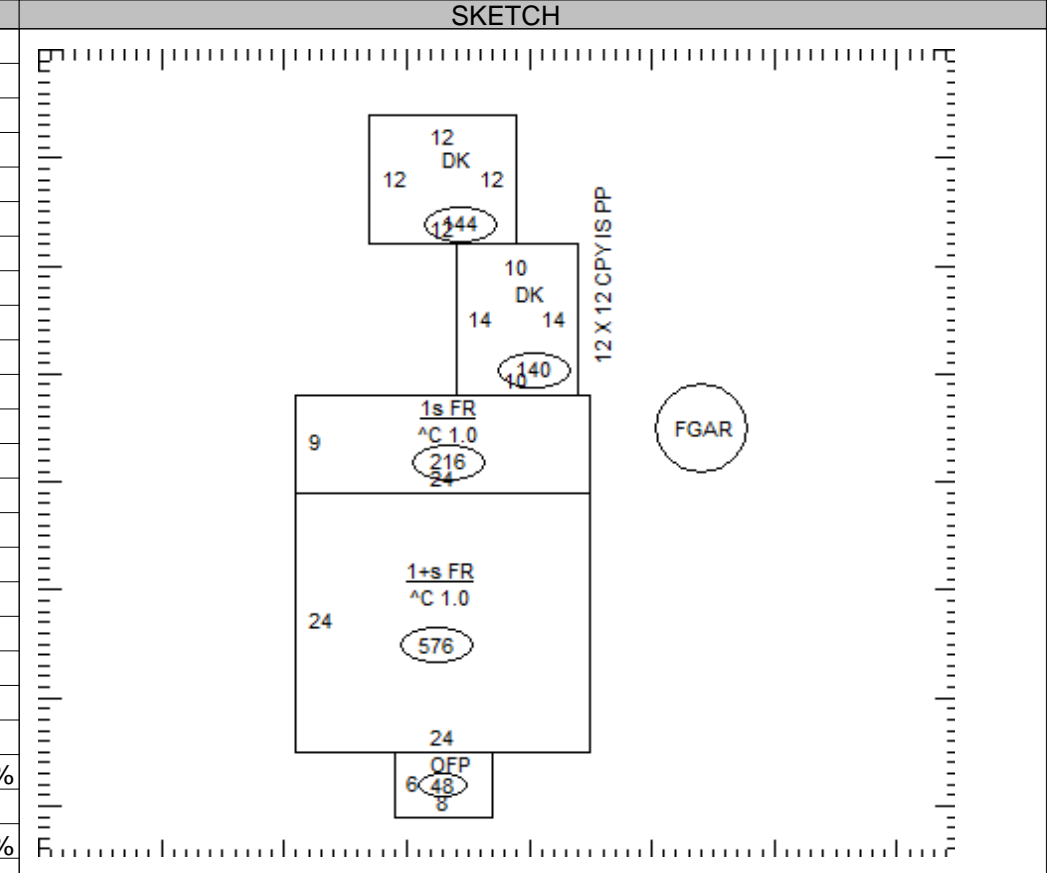
VALUE YEAR	2023	2020	2017	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC			
APPRAISED	<u>LAND</u>	17,400	12,300	10,200	10,600		
VALUE	<u>IMPR</u>	69,100	60,200	39,200	43,000		
	<u>TOTAL</u>	86,500	72,500	49,400	53,600		
ASSESSED	<u>LAND</u>	6,090	4,310	3,570	3,710		
VALUE	<u>IMPR</u>	24,190	21,070	13,720	15,050		
	<u>TOTAL</u>	30,280	25,380	17,290	18,760		

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	792	FR	135,540
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	+	0	FR	8,870
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

SUBTOTAL			144,410
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	792 S.F.		1,310
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			3,700
SUBTOTAL			149,420
GRADE FACTOR			80 %
UNADJUSTED VALUE			119,540
FACTOR			100 %

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		4			
BEDROOMS		2			
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					<input checked="" type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1+	SK	792	D		1942	2002	A	119,540	34	78,900		68,600
1 Gar - Frame	8	12x22	264	D	18.96	1961		A	5,010	90	500		500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-186900.0000	TOTAL	69,100
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COMMENTS

Dwelling has an Economic Factor of 87%

27-186900.0000

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HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRAY GARRET M	111 COTTONWOOD DR	CELINA	OH	45822	09/16/2009	75,000	WDC : A : 526	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SIMPSON BLAKE A	1035 WILKINS ST	CELINA	OH	45822	11/12/2004	67,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	GRAN REAL ESTATE	PO BOX 609	CELINA	OH	45822	05/31/2002	10,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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	1035 WILKINS ST, 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		
<input checked="" 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		
<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		

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							17,400	0

VALUATION SUMMARY

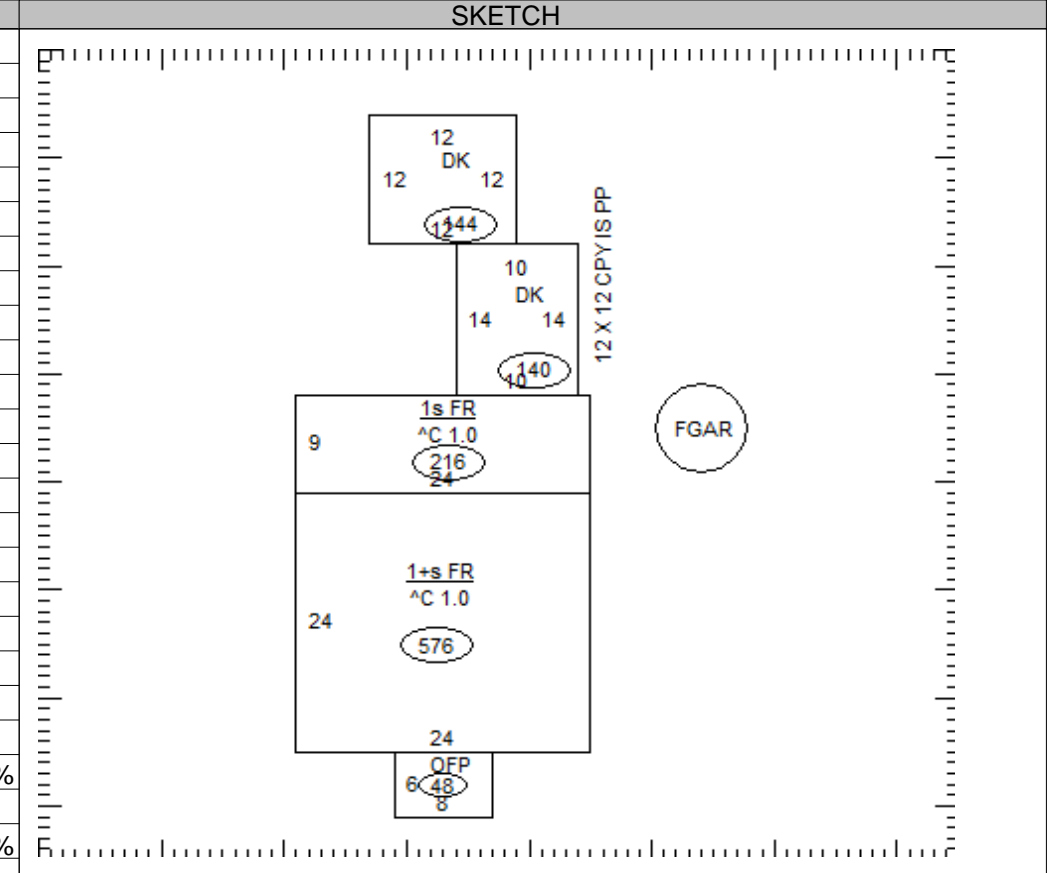
VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSed	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U	SUBTOTAL	0
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
INT. FINISH	B	1	2	3	U	HEATING	0 S.F.
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0
ACCOMMODATIONS	SUBTOTAL						0
# OF ROOMS						GRADE FACTOR	%
BEDROOMS						UNADJUSTED VALUE	0
FIREPLACES						FACTOR	%
HEAT & AC	B	1	2	3	U		

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



27-186900.0000 TOTAL 0

COMMENTS