

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-401-007

Property Class: 510

Neighborhood
27502717-02 -

Map: 02

Block: 12

Card: 11

Bk: Pg:

27-416300.0000

ZAMBRANO FRANCISCO III & MELISSA R
ZAMBRANO FRANCISCO III & MELISSA R
917 LILAC ST
CELINA, OH 45822

LEGAL INFORMATION
KESSLER 3RD ADD

LOT#: 272

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ZAMBRANO FRANCISCO III &	917 LILAC ST	CELINA	OH	45822	09/16/2019	145,000	WDC : 625	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WATSON STEWART T &	917 LILAC ST	CELINA	OH	45822	08/21/2014	109,000	WDC : 545	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SMITH CAPRICE	917 LILAC ST	CELINA	OH	45822	09/18/2006	98,500	WDC : A : 756	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: LG	DATE: 07/07/2005	TIME: 03:13:27 PM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	917 LILAC ST, CELINA	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<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"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,827.16, Other Assessment=\$0.00	
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<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
F:Front	F65 D110		ST395 DP85 ADJ336			21,800 0
					TOTAL	21,800 0

VALUATION SUMMARY							
VALUE YEAR		2023	2020	2017			
REASON FOR CHANGE		RAPP	RAPP	RAPP			
APPRAISED VALUE	LAND	21,800	14,000	12,200			
	IMPR	124,900	101,600	82,500			
	TOTAL	146,700	115,600	94,700			
ASSESSED VALUE	LAND	7,630	4,900	4,270			
	IMPR	43,720	35,560	28,880			
	TOTAL	51,350	40,460	33,150			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

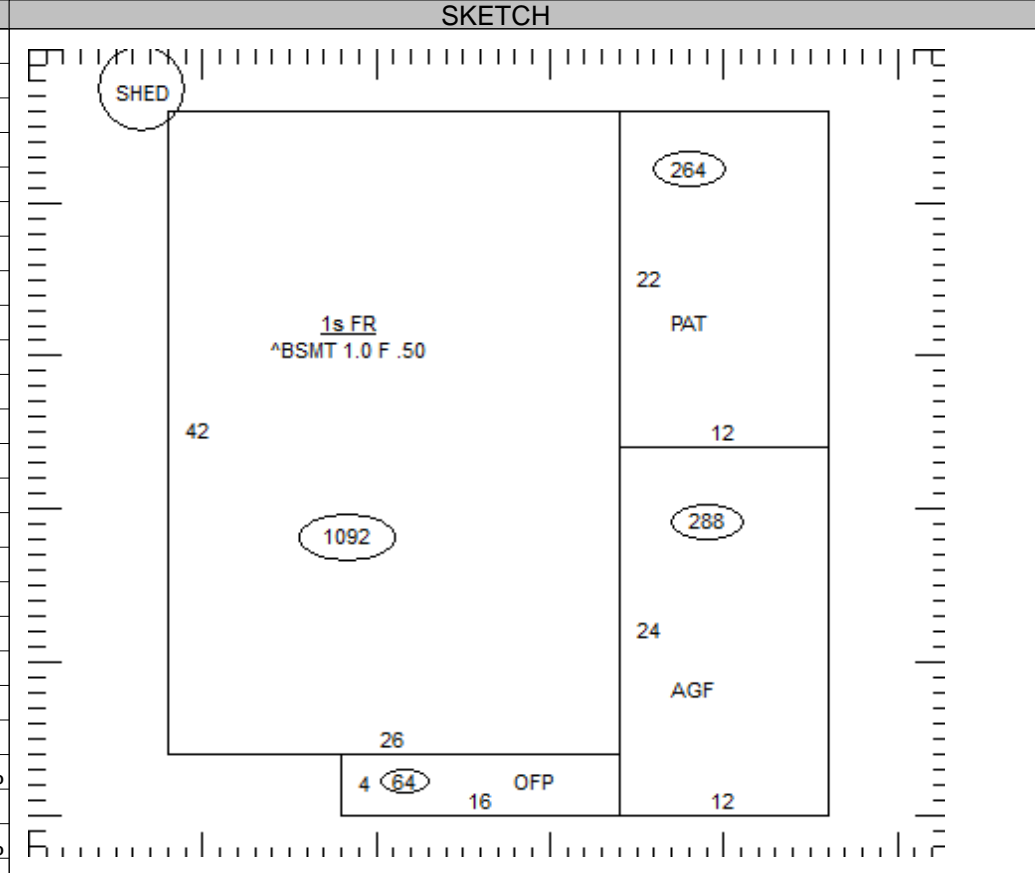
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES
 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
 X HALF BATH 1
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1092	FR	170,330
BSMT	1092		15,620
SUBTOTAL			185,950
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	546 S.F.		7,810
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,638 S.F.		2,700
PLUMBING #	2		2,420
GARAGES & CARPORTS			7,100
EXTRA FEATURES			2,100
SUBTOTAL			208,080
GRADE FACTOR			100 %
UNADJUSTED VALUE			208,080
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,092	C		1965		A	208,080	40	124,850		124,900
1 Shed		8x10	80	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-416300.0000

TOTAL 124,900

COMMENTS

Dwelling has an Economic Factor of 100%

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917 LILAC ST

CELINA, OH 45822

LEGAL INFORMATION

KESSLER 3RD ADD

LOT#: 272

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GOWER KIMBERLY A	917 LILAC ST	CELINA	OH	45822	01/14/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

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

917 LILAC ST, CELINA
COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
							TOTAL	21,800 0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH									
<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										

SUBTOTAL			0
MULTI-FAMILY #	0		0
BUILDING TYPE	000%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

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													

27-416300.0000 TOTAL 0

COMMENTS