27-435700.0000

JEFFERSON TWP-CELINA CORP / CELINA SD
06-31-251-007

Property Class: 510
Neighborhood
27502708-03 -
Map: 02
Block: 02
Card: 77
Bk: Pg:

CUMMINS DYLAN R & RUTSCHILLING MACKENZI
CUMMINS DYLAN R & RUTSCHILLING MACKENZI
1213 LILAC DR
CELINA, OH 45822

LEGAL INFORMATION
YORKSHIRE 2ND ADD
ALSO N SD LOT 7 & S SD LOT 9
LOT#: 8

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CUMMINS DYLAN R &	1213 LILAC DR	CELINA	OH	45822	10/19/2020	219,000	WDC : 782	☐	■
2	HENSLEY GARY A & PAMELA L	1213 LILAC ST	CELINA	OH	45822	09/30/1991	123,000	: A : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 07/22/2005 TIME: 12:00:00 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
1213 LILAC ST, CELINA

COMMENT
TY2022:Net Gen=$2,693.96, Other Assessment=$0.00
DE16 DESKTOP REVIEW//CORR SKETCH
DE20 CORR LOT SIZE
DE21 RMV OWN OCC; DIDN'T RET APP
DE22 COR PLMG PER DATA MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F85 D115	ST425 DP87 ADJ370		31,500 0
F:Front	F18 D121	ST425 DP89 ADJ378		6,800 0
			TOTAL	38,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2020	2017			
REASON FOR CHANGE		RAPP	MISC	RAPP	MISC	RAPP			
APPRAISED VALUE	LAND	38,300	28,000	28,000	23,400	21,600			
	IMPR	178,200	138,700	135,800	111,100	111,100			
	TOTAL	216,500	166,700	163,800	134,500	132,700			
ASSESSED VALUE	LAND	13,410	9,800	9,800	8,190	7,560			
	IMPR	62,370	48,550	47,530	38,890	38,890			
	TOTAL	75,780	58,350	57,330	47,080	46,450			

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		3	4		
BEDROOMS		3			
FIREPLACES		1			

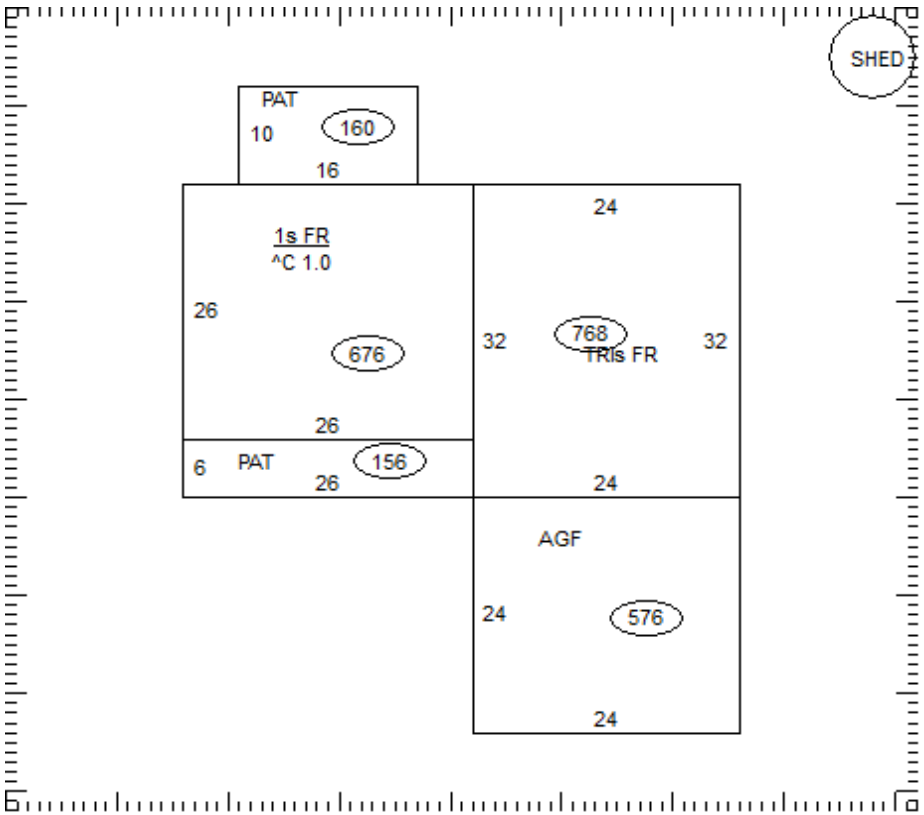
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1444	FR	199,460
TRI	768	FR	40,310

SUBTOTAL			239,770
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,400
HEATING	0	S.F.	0
AIR COND	2,212	S.F.	3,650
PLUMBING #	5		6,050
GARAGES & CARPORTS			14,200
EXTRA FEATURES			1,300
SUBTOTAL			269,370
GRADE FACTOR			105 %
UNADJUSTED VALUE			282,840
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,212	C+		1974		G	282,840	30	197,990		178,200
1 Shed		8x12	96	C		2010		A		21			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		178,200

27-435700.0000

COMMENTS

HAS AUX CARD
Dwelling has an Economic Factor of 90%