



27-447500.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-204-066

Page 1 of 1  
 Property Class: 510  
 Neighborhood  
 27502708-03 -  
 Map: 02  
 Block: 03  
 Card: 42  
 Bk: Pg:

**COLLINS DAVID C & JAIME**

COLLINS DAVID C & JAIME  
 903 KENSINGTON LN  
 CELINA, OH 45822

**LEGAL INFORMATION**

YORKSHIRE 3RD

LOT#: 116

|   | OWNERSHIP                | ADDRESS           | CITY   | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#    | JS                       | VALID                               |
|---|--------------------------|-------------------|--------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | COLLINS DAVID C & JAIME  | 903 KENSINGTON LN | CELINA | OH    | 45822 | 09/03/2020 | 189,900 | WDC : 625     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | HOMAN NICOLE M           | 903 KENSINGTON LN | CELINA | OH    | 45822 | 04/30/2010 | 85,000  | WDC : A : 257 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | RAFAC JAMES A & ANGELENA | 903 KENSINGTON ST | CELINA | OH    | 45822 | 05/04/1998 | 116,000 | : A : 0       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X:  TTO LISTER: DF DATE: 07/19/2005 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 checked="" type="checkbox"/> GRAVEL    | <input checked="" type="checkbox"/> LEVEL    | <input type="checkbox"/> WATER    | <input type="checkbox"/> IMPROVING         | <input type="checkbox"/> A. NO ROAD  | <input type="checkbox"/> F. RESTRICT    | 903 KENSINGTON LN, CELINA          |        |                   |  |
| <input type="checkbox"/> DIRT             | <input checked="" type="checkbox"/> SIDEWALKS | <input type="checkbox"/> HIGH                | <input type="checkbox"/> SEWER    | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY  | <input type="checkbox"/> G. WOOD LT     | <b>COMMENT</b>                     |        |                   |  |
| <input type="checkbox"/> CURBS            | <input type="checkbox"/> STANDARD             | <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=\$2,433.56, Other   |        |                   |  |
|   |   | <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 checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD          | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU   | DE15 CORR FIN BSMNT SQ FT PER DATA |        |                   |  |
| LAND COMPUTATIONS                         |   |  |                                   |  |                                      |   |                                    |        |                   |  |
| LAND TYPE                                 |   | SIZE   | M                                 | RATE                                       | C                                    | INF                                     | M                                  | VALUE  | C                 |  |
| F:Front                                   |   | F68 D110                                     | ST425                             | DP85                                       | ADJ361                               |   |                                    | 24,500 | 0                 |  |
|   |   |  |                                   |  |                                      |   | TOTAL                              | 24,500 | 0                 |  |

**VALUATION SUMMARY**

| VALUE YEAR        | 2023  | 2020    | 2017    |         |  |  |  |  |
|-------------------|-------|---------|---------|---------|--|--|--|--|
| REASON FOR CHANGE | RAPP  | RAPP    | RAPP    |         |  |  |  |  |
| APPRaised         | LAND  | 24,500  | 18,000  | 15,000  |  |  |  |  |
| VALUE             | IMPR  | 173,200 | 132,600 | 108,500 |  |  |  |  |
|                   | TOTAL | 197,700 | 150,600 | 123,500 |  |  |  |  |
| ASSESSED          | LAND  | 8,580   | 6,300   | 5,250   |  |  |  |  |
| VALUE             | IMPR  | 60,620  | 46,410  | 37,980  |  |  |  |  |
|                   | TOTAL | 69,200  | 52,710  | 43,230  |  |  |  |  |

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

| FLOOR | AREA | CONST | VALUE   |
|-------|------|-------|---------|
| 1     | 1210 | FR    | 179,140 |
| TRI   | 1092 | FR    | 61,440  |
|       |      |       |         |
|       |      |       |         |
|       |      |       |         |
|       |      |       |         |
|       |      |       |         |
|       |      |       |         |
|       |      |       |         |
|       |      |       |         |
|       |      |       |         |

**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

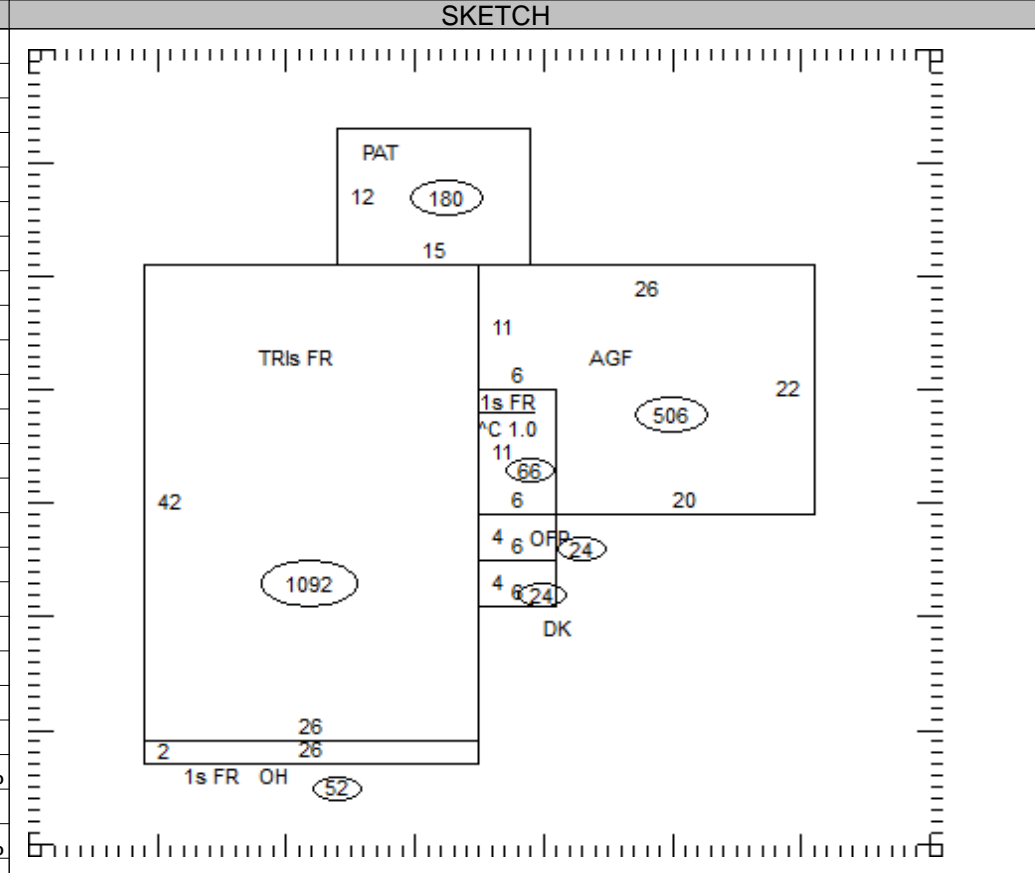
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 6  
 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 1  
 X HALF BATH  
 X FIXTURES

|                         |            |         |
|-------------------------|------------|---------|
| <b>SUBTOTAL</b>         |            | 240,580 |
| MULTI-FAMILY #          | 0          | 0       |
| BUILDING TYPE           | 100%       | 0       |
| BSMT FINISH             | 0 S.F.     | 0       |
| FIREPLACE #             | 0          | 0       |
| HEATING                 | 0 S.F.     | 0       |
| AIR COND                | 2,302 S.F. | 3,800   |
| PLUMBING #              | 3          | 3,630   |
| GARAGES & CARPORTS      |            | 12,500  |
| EXTRA FEATURES          |            | 1,300   |
| <b>SUBTOTAL</b>         |            | 261,810 |
| GRADE FACTOR            |            | 105 %   |
| <b>UNADJUSTED VALUE</b> |            | 274,900 |
| FACTOR                  |            | 100 %   |



| OCCUPANCY | ST.HT | SIZE | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING  | 1     | SK   | 2,302 | C+    |       | 1978 |      | A   | 274,900   | 30   | 192,430  |      | 173,200  |
| 1         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 2         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 3         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 4         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 5         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 6         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 7         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 8         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 9         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 10        |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 11        |       |      |       |       |       |      |      |     |           |      |          |      |          |

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TOTAL 173,200

**COMMENTS**  
 Dwelling has an Economic Factor of 90%