

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-178-007

Property Class: 510

Neighborhood
27502706

Map: 02

Block: 01

Card: 24

Bk: Pg:



27-459300.0000

KILGORE RYAN & JENNIFER
KILGORE RYAN & JENNIFER
1122 PRINCETON AVE
CELINA, OH 45822

LEGAL INFORMATION
LEFFLERS 2ND ADD

LOT#: 22

OWNER SHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KILGORE RYAN & JENNIFER	1122 PRINCETON AVE	CELINA	OH	45822	10/30/2020	210,600	WDC : 818	<input type="checkbox"/> <input checked="" type="checkbox"/>
2	MESSNER SARA L	1122 PRINCETON AVE	CELINA	OH	45822	07/24/2013	120,000	WDC : 481	<input type="checkbox"/> <input checked="" type="checkbox"/>
3	MACKEY ROSE MARIE	1122 PRINCETON AVE	CELINA	OH	45822	08/05/1998	0	: X : 0	<input type="checkbox"/> <input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: LG	DATE: 07/11/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" 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 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	1122 PRINCETON AVE, CELINA		

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F95 D136	ST325	DP95	ADJ309		29,400 0
TOTAL						29,400 0

COMMENT
TY2022:Net Gen=\$2,889.24, Other
Assessment=\$0.00
REVIEW FLAG MSMT BASEMENT
DE16 DESKTOP REVIEW//ADD OH X2
DE21 RMV OWN OCC; DIDN'T RET APP

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u>	29,400	28,200	23,500			
	<u>IMPR</u>	210,000	150,600	129,000			
	<u>TOTAL</u>	239,400	178,800	152,500			
ASSESSED VALUE	<u>LAND</u>	10,290	9,870	8,230			
	<u>IMPR</u>	73,500	52,710	45,150			
	<u>TOTAL</u>	83,790	62,580	53,380			

OCCUPANCY		EXTERIOR	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" 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 checked="" 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	

FLOORS		B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

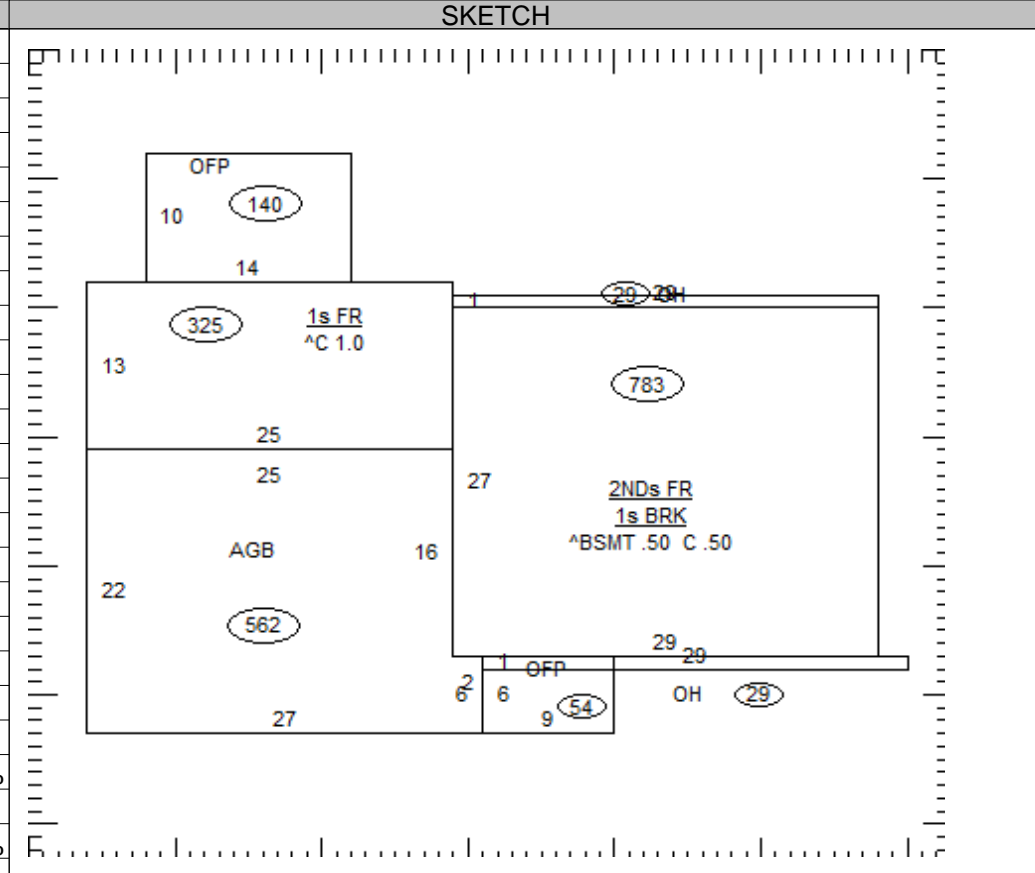
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS	
# OF ROOMS	4
BEDROOMS	4
FIREPLACES	1

HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE		<input checked="" type="checkbox"/>
X FULL BATH	1			
X HALF BATH	1			
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	783	BRK	128,450
1	325	FR	49,830
2ND	783	FR	57,630
BSMT	432		6,180
SUBTOTAL			242,090
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	1,891 S.F.		3,120
PLUMBING #	5		6,050
GARAGES & CARPORTS			15,700
EXTRA FEATURES			3,200
SUBTOTAL			274,560
GRADE FACTOR			115 %
UNADJUSTED VALUE			315,740
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,891	B-		1973		A	315,740	30	221,020		210,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-459300.0000

TOTAL 210,000

COMMENTS
 Dwelling has an Economic Factor of 95%