14-000400.0100

GERLACH STANLEY G & NINA K
GERLACH STANLEY G & NINA K
102 RUNNINGBROOK WAY
MONTEZUMA, OH 45866

FRANKLIN TWP-MONTEZUMA CORP / CELINA SD
09-29-155-012

LEGAL INFORMATION
RUNNINGBROOK SUBD

LOT#: 1

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
145CL50-CL50	
M	08A
B	
C	11

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GERLACH STANLEY G & NINA	102 RUNNINGBROOK WAY	MONTEZUMA	OH	45866	09/08/2017	194,900	WDC : 610	☐	■
2	FAUL DAVID L & ROSE MARY	PO BOX 47	MONTEZUMA	OH	45866	04/05/2010	0	QCE : X : 0	☐	☐
3	FAUL DAVE & ROSE MARY	102 RUNNINGBROOK WAY	MONTEZUMA	OH	45866	08/31/1995	151,000	: A : 0	☐	■

X: ☐ TTO LISTER: DA DATE: 03/28/2005 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
102 RUNNINGBROOK WAY, MONTEZUMA

COMMENT
TY2017:Net Gen=$3,227.50, Other Assessment=$44.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F84 D122	ST500 DP90 ADJ450		37,800 0
			TOTAL	37,800 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	37,800	37,800	37,800					
	IMPR	165,700	165,500	165,500					
	TOTAL	203,500	203,300	203,300					
ASSESSED VALUE	LAND	13,230	13,230	13,230					
	IMPR	58,000	57,930	57,930					
	TOTAL	71,230	71,160	71,160					

OCCUPANCY	EXTERIOR
■ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	■ BRICK
☐ MOD/MAN	☐ 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	☐	☐	☐	☐	☐

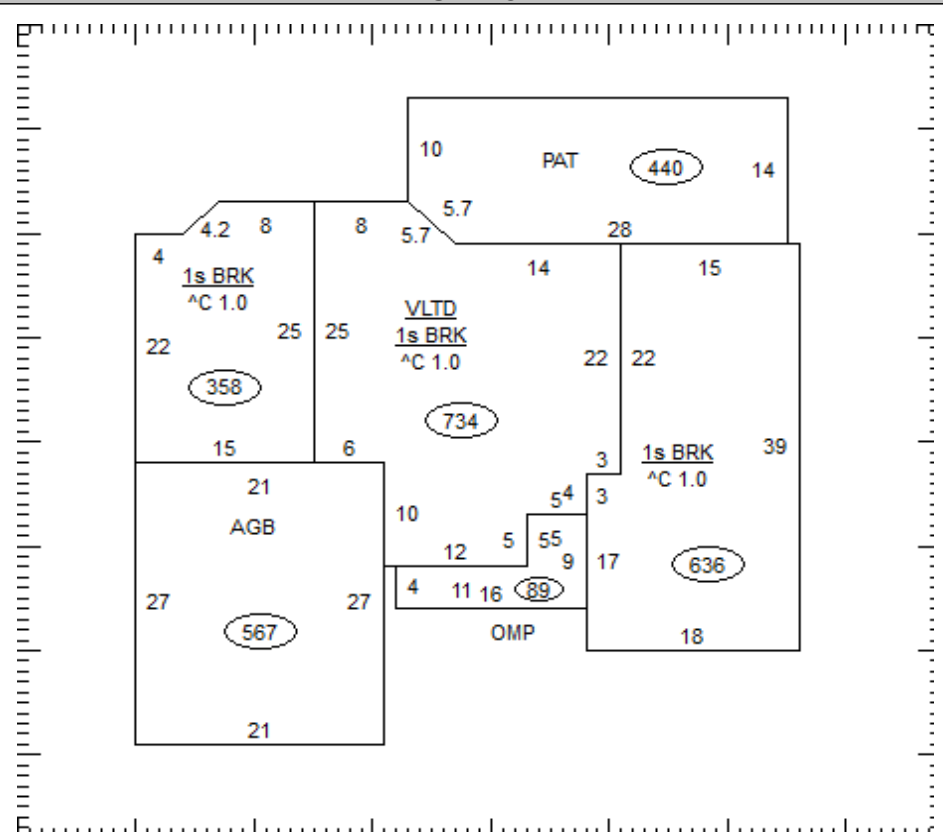
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		3			
FIREPLACES		1			

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				
X FIXTURES	1			

FLOOR	AREA	CONST	VALUE
1	1728	BRK	135,130
SUBTOTAL			135,130
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	1,728	S.F.	2,590
PLUMBING #	4		4,400
GARAGES & CARPORTS			10,600
EXTRA FEATURES			13,700
SUBTOTAL			170,420
GRADE FACTOR			120 %
UNADJUSTED VALUE			204,500
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,728	B		1996		A	204,500	19	165,650		165,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 165,700

COMMENTS

PLATTED 5/26/92
Dwelling has an Economic Factor of 100%