

|              |    |   |
|--------------|----|---|
| 1 OF 1       |    |   |
| PROP. CLASS  |    |   |
| 5            | 1  | 0 |
| NEIGHBORHOOD |    |   |
| 009065-R150  |    |   |
| M            | 01 |   |
| B            |    |   |
| C            | 09 |   |

06-001400.0000

**SNYDER RYAN & LISA**

SNYDER RYAN & LISA  
9315 ST RTE 197  
CELINA, OH 45822

**LEGAL INFORMATION**

SE SW

RTS: 003-05-01  
Acres:5.0000

|   | OWNERSHIP              | ADDRESS         | CITY   | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#  | JS                       | VALID                               |
|---|------------------------|-----------------|--------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | SNYDER RYAN & LISA     | 9315 ST RTE 197 | CELINA | OH    | 45822 | 02/15/2017 | 188,000 | WDC : 105   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | ADAMS EDWARD M TRUSTEE | 9315 ST RTE 197 | CELINA | OH    | 45822 | 02/15/2017 | 0       | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3 | ADAMS EDWARD M &       | 9315 ST RT 197  | CELINA | OH    | 45822 | 06/06/2002 | 0       | : X : 0     | <input type="checkbox"/> | <input type="checkbox"/>            |

X:  TTO LISTER: DATE: 07/05/2011 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<br><input type="checkbox"/> GRAVEL<br><input type="checkbox"/> DIRT<br><input type="checkbox"/> SIDEWALKS<br><input type="checkbox"/> CURBS | <input checked="" type="checkbox"/> LEVEL<br><input type="checkbox"/> HIGH<br><input type="checkbox"/> LOW<br><input type="checkbox"/> ROLLING<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> WATER<br><input type="checkbox"/> SEWER<br><input checked="" type="checkbox"/> GAS<br><input checked="" type="checkbox"/> ELECTRIC<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING<br><input checked="" type="checkbox"/> STATIC<br><input type="checkbox"/> DECLINING<br><input type="checkbox"/> OLD<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD<br><input type="checkbox"/> B. TOPGRHY<br><input type="checkbox"/> C. Ex Front<br><input type="checkbox"/> D. QUANTITY<br><input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT<br><input type="checkbox"/> G. WOOD LT<br><input type="checkbox"/> H. VACANCY<br><input type="checkbox"/> I. WATER FRONT<br><input type="checkbox"/> J. OTHER/CDU | 9315 ST RT 197 , CELINA |  |                   |
| <b>COMMENT</b>  |   |  |   |  |  |                         |  |                   |
| TY2018:Net Gen=\$2,482.20, Other Assessment=\$17.90<br>DE11 TTO ONLY 1/2 BASEMENT<br>DE17 DESKTOP RVW CHG: UPDATE EX FEATURES<br>DE18 REMOVE OWN OCC didn't return app                |   |  |   |  |  |                         |  |                   |

| LAND COMPUTATIONS   |      |       |      |   |       |           |
|---------------------|------|-------|------|---|-------|-----------|
| LAND TYPE           | SIZE | M     | RATE | C | INF   | M VALUE C |
| HS:Home Site        | AC:1 | 16500 |      |   |       | 16,500 0  |
| SM:Small Acreage    | AC:4 | 6400  |      |   |       | 25,600 0  |
| Total Acres: 5.0000 |      |       |      |   | TOTAL | 42,100 0  |

| VALUATION SUMMARY |               |         |         |         |  |  |  |
|-------------------|---------------|---------|---------|---------|--|--|--|
| VALUE YEAR        | 2017          | 2017    | 2014    | 2011    |  |  |  |
| REASON FOR CHANGE | RAPP          | MISC    | RAPP    | RAPP    |  |  |  |
| APPRAISED VALUE   | LAND 42,100   | 43,000  | 43,000  | 40,600  |  |  |  |
|                   | IMPR 120,200  | 121,400 | 119,800 | 115,700 |  |  |  |
|                   | TOTAL 162,300 | 164,400 | 162,800 | 156,300 |  |  |  |
| ASSESSED VALUE    | LAND 14,740   | 15,050  | 15,050  | 14,210  |  |  |  |
|                   | IMPR 42,070   | 42,490  | 41,930  | 40,500  |  |  |  |
|                   | TOTAL 56,810  | 57,540  | 56,980  | 54,710  |  |  |  |

| OCCUPANCY   | EXTERIOR  |
|---|---|
| <input checked="" type="checkbox"/> SNGL FMLY<br><input type="checkbox"/> DUPLEX<br><input type="checkbox"/> TRIPLEX<br><input type="checkbox"/> CONVR<br><input type="checkbox"/> MOBILE HM<br><input type="checkbox"/> BI/L TRI/L<br><input type="checkbox"/> MOD/MAN | <input type="checkbox"/> WOOD<br><input type="checkbox"/> STUCCO<br><input checked="" type="checkbox"/> ALM/VYNL<br><input type="checkbox"/> CONC BLK<br><input type="checkbox"/> METAL<br><input type="checkbox"/> BRICK<br><input type="checkbox"/> STONE |

| ROOFING   | ROOF TYPE  |
|---|--|
| <input type="checkbox"/> METAL<br><input type="checkbox"/> SLT/TLE<br><input checked="" type="checkbox"/> SHINGLES<br><input type="checkbox"/> SHAKES<br><input type="checkbox"/> COMPOSITE | <input checked="" type="checkbox"/> GABLE<br><input type="checkbox"/> HIP<br><input type="checkbox"/> GAMBREL<br><input type="checkbox"/> MANSARD<br><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"/> |
| WOOD       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

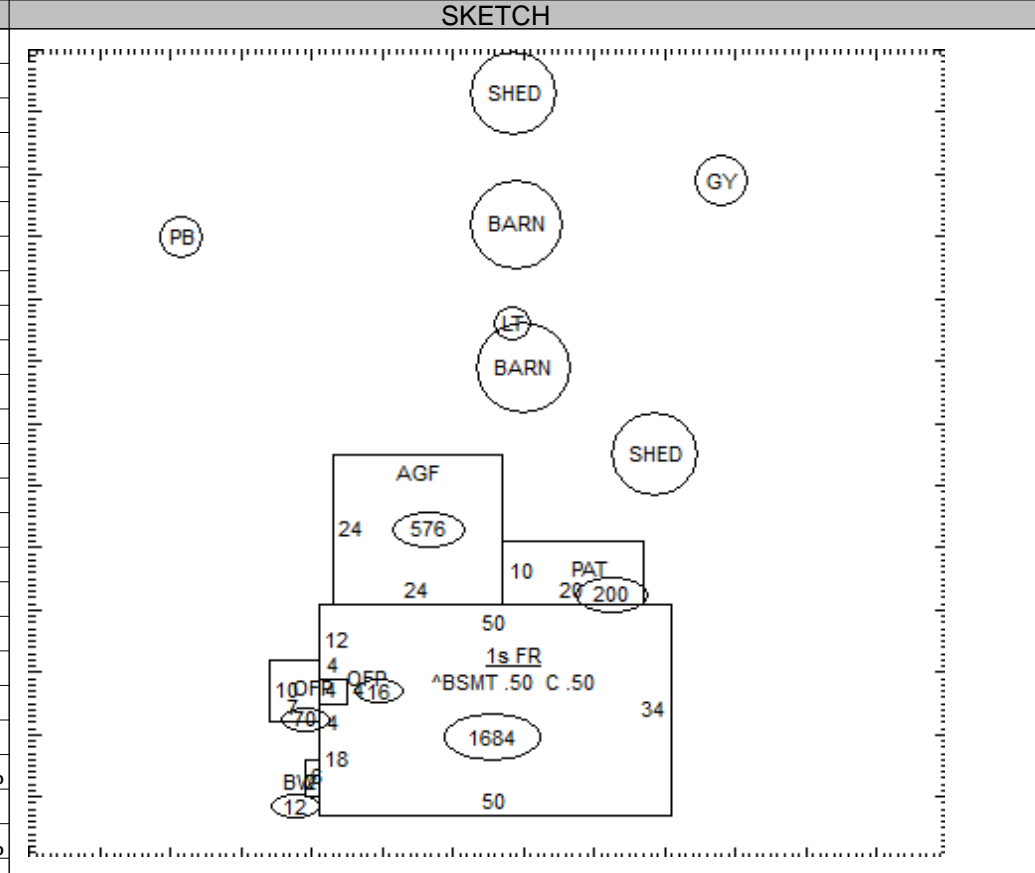
| INT. FINISH | B                                   | 1                                   | 2                        | 3                        | U                        |
|-------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|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

| ACCOMMODATIONS |   |   |   |   |   |
|----------------|---|---|---|---|---|
| # OF ROOMS     |   | 5 |   |   |   |
| BEDROOMS       |   | 3 |   |   |   |
| FIREPLACES     |   |   |   |   |   |
| HEAT & AC      | B | 1 | 2 | 3 | U |

|           |                                     |                                     |                          |                          |                          |
|-----------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| NO HEAT   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> |
| ELECTRIC  | <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"/> |
| FLR/WALL  | <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"/> |
| GEOHERMAL | <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"/> |
| CTRL A/C  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| PLUMBING    | BASE                     |
|-------------|--------------------------|
| X FULL BATH | <input type="checkbox"/> |
| X HALF BATH | <input type="checkbox"/> |
| X FIXTURES  | <input type="checkbox"/> |

| FLOOR              | AREA       | CONST | VALUE   |
|--------------------|------------|-------|---------|
| 1                  | 1684       | FR    | 125,810 |
| BSMT               | 842        |       | 10,950  |
| SUBTOTAL           |            |       | 136,760 |
| MULTI-FAMILY #     | 0          |       | 0       |
| BSMT FINISH        | 0 S.F.     |       | 0       |
| FIREPLACE #        | 0          |       | 0       |
| HEATING            | 0 S.F.     |       | 0       |
| AIR COND           | 1,684 S.F. |       | 2,530   |
| PLUMBING #         | 3          |       | 3,300   |
| GARAGES & CARPORTS |            |       | 9,500   |
| EXTRA FEATURES     |            |       | 1,900   |
| SUBTOTAL           |            |       | 153,990 |
| GRADE FACTOR       |            |       | 100 %   |
| UNADJUSTED VALUE   |            |       | 153,990 |
| FACTOR             |            |       | 100 %   |



| OCCUPANCY   | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC   | TRUE VAL |
|-------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|--------|----------|
| DWELLING    | 1     | SK    | 1,684 | C     |       | 2001 |      | A   | 153,990   | 15   | 130,890  |        | 117,800  |
| 1 Pole Bldg | 10    | 14x30 | 420   | C     | 10.00 | 1900 |      | F   | 4,200     | 95   | 210      |        | 200      |
| 2 Lean - To | 7     | 18x22 | 396   | C     | 3.20  | 1900 |      | F   | 1,270     | 95   | 60       |        | 100      |
| 3 Shed      |       | 0x0   |       | C     |       | 1900 |      | A   |           | 95   |          |        | 0        |
| 4 Granary   | 8     | 22x24 | 528   | C     | 7.00  | 1900 |      | F   | 3,700     | 95   | 190      | DFLT50 | 100      |
| 5 Barn      | 8     | 24x36 | 864   | D     | 6.40  | 1981 |      | A   | 5,530     | 68   | 1,770    |        | 1,800    |
| 6 Barn      | 8     | 20x30 | 600   | D     | 6.40  | 1900 |      | A   | 3,840     | 95   | 190      |        | 200      |
| 7 Shed      |       | 8x16  | 128   | C     |       | 1900 |      | A   |           | 95   |          |        | 0        |
| 8           |       |       |       |       |       |      |      |     |           |      |          |        |          |
| 9           |       |       |       |       |       |      |      |     |           |      |          |        |          |
| 10          |       |       |       |       |       |      |      |     |           |      |          |        |          |
| 11          |       |       |       |       |       |      |      |     |           |      |          |        |          |

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TOTAL 120,200

COMMENTS

Dwelling has an Economic Factor of 90%