



14-002100.0000

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
001400-TM20		
M	08	
B		
C	75	

**LEGAL INFORMATION**  
OUT LOT 13 PT E PT  
UNRECORDED PLAT  
RTS: 003-06-30 LOT#: 13

**KUHN ERIC & HEATHER**  
KUHN ERIC & HEATHER  
180 W MAIN ST  
MONTEZUMA, OH 45866

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 KUHN ERIC & HEATHER	180 W MAIN ST	MONTEZUMA	OH	45866	10/05/2017	90,000	2:WDC : 684	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 GARMAN RANDY D JR	6372 ST RTE 219	CELINA	OH	45822	10/12/2016	17,000	2:WDC : 719	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 GRUNDEN MADELYN	5286 CHANNEL DR	CELINA	OH	45822	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: HK DATE: 04/05/2018 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 type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input 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 checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input 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	180 W MAIN ST, COMMENT TY2018:Net Gen=\$1,281.00, Other Assessment=\$44.00 DE18 ADD SHED/ADDITION & WDDK/CHNG COND OF HOME/ADD A/C DE18 UPDATE INT PER CALLBACK DE17 RMV OWN OCC/DIDN'T RET APP DE16 CORR BATHRM PER DATA MAILER		
LAND COMPUTATIONS				INF	M	VALUE	C	
LAND TYPE	SIZE	M	RATE	C				
F:Front	F132 D128	ST90	DP92	ADJ83	11,000	0		
TOTAL					11,000	0		

VALUATION SUMMARY							
VALUE YEAR	2018	2017	2016	2016	2014	2011	
REASON FOR CHANGE	NC	RAPP	MISC	MISC	RAPP	RAPP	
APPRAISED	11,000	10,500	9,900	9,900	9,900	10,500	
VALUE	IMPR	69,800	47,400	42,800	42,300	45,800	48,200
	TOTAL	80,800	57,900	52,700	52,200	55,700	58,700
ASSESSED	LAND	3,850	3,680	3,470	3,470	3,470	3,680
VALUE	IMPR	24,430	16,590	14,980	14,810	16,030	16,870
	TOTAL	28,280	20,270	18,450	18,280	19,500	20,550

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	936	FR	90,460
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	2ND	240	FR	11,130
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

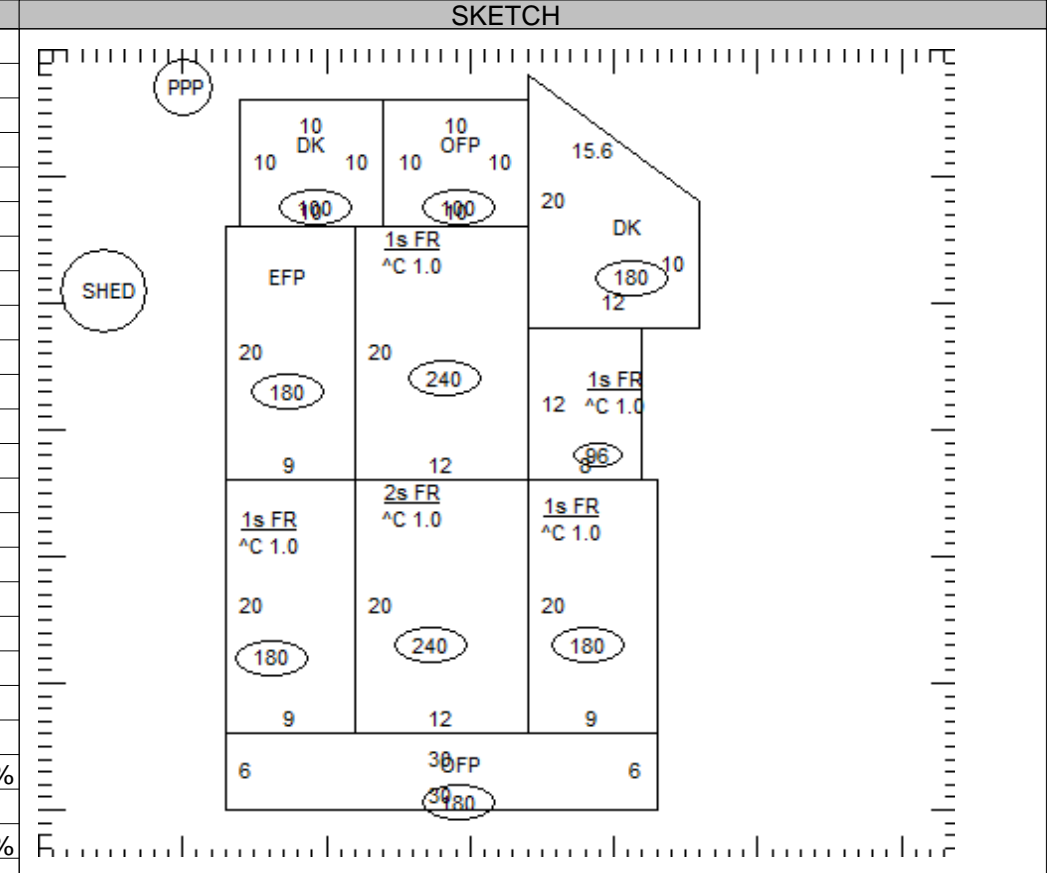
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS	B	1	2	3	U
# OF ROOMS		4	1		
BEDROOMS		2	1		
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"/>
CTRL HEAT	<input 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"/>
GEO THERMAL	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

SUBTOTAL	VALUE
MULTI-FAMILY #	0
BSMT FINISH	0 S.F.
FIREPLACE #	1
HEATING	0 S.F.
AIR COND	1,176 S.F.
PLUMBING #	3
GARAGES & CARPORTS	0
EXTRA FEATURES	10,800
<b>SUBTOTAL</b>	<b>121,450</b>
GRADE FACTOR	100 %
<b>UNADJUSTED VALUE</b>	<b>121,450</b>
FACTOR	100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,176	C		1910	2017	G	121,450	37	76,510		68,100
1 Shed		10x24	240	C	7.00	2017		A	1,680	2	1,650		1,700
2 Pool - PP		16x16	256	C		2015		A		2			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

14-002100.0000	<b>TOTAL</b>	<b>69,800</b>
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**COMMENTS**

Dwelling has an Economic Factor of 89%