14-012300.0000

BOWSHER LUKE
BOWSHER LUKE
80 E RILEY ST
MONTEZUMA, OH 45866

FRANKLIN TWP-MONTEZUMA CORP / CELINA SD
09-29-162-003

LEGAL INFORMATION
MILLER ADD

LOT#: 80

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
001400-TM20	
M	08A
B	
C	126

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BOWSHER LUKE	80 E RILEY ST	MONTEZUMA	OH	45866	09/28/2018	44,000	WDC : 749	☐	■
2	GRUNDEN ROBERT C/O	PO BOX 122	MONTEZUMA	OH	45866	06/24/2003	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: 04/07/2011 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
80 E RILEY ST, MONTEZUMA

COMMENT
TY2018:Net Gen=$798.20, Other Assessment=$44.00
DE16 REVAL DESKTOP REVIEW/CORR DWELLING
DE11 CORR SKETCH

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F82 D165	ST90 DP105 ADJ95		7,800 0
			TOTAL	7,800 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011	2011			
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	7,800	7,400	7,400	7,800	8,600			
	IMPR	43,900	38,800	38,300	40,300	27,400			
	TOTAL	51,700	46,200	45,700	48,100	36,000			
ASSESSED VALUE	LAND	2,730	2,590	2,590	2,730	3,010			
	IMPR	15,370	13,580	13,410	14,110	9,590			
	TOTAL	18,100	16,170	16,000	16,840	12,600			

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		5			
BEDROOMS		3			
FIREPLACES					

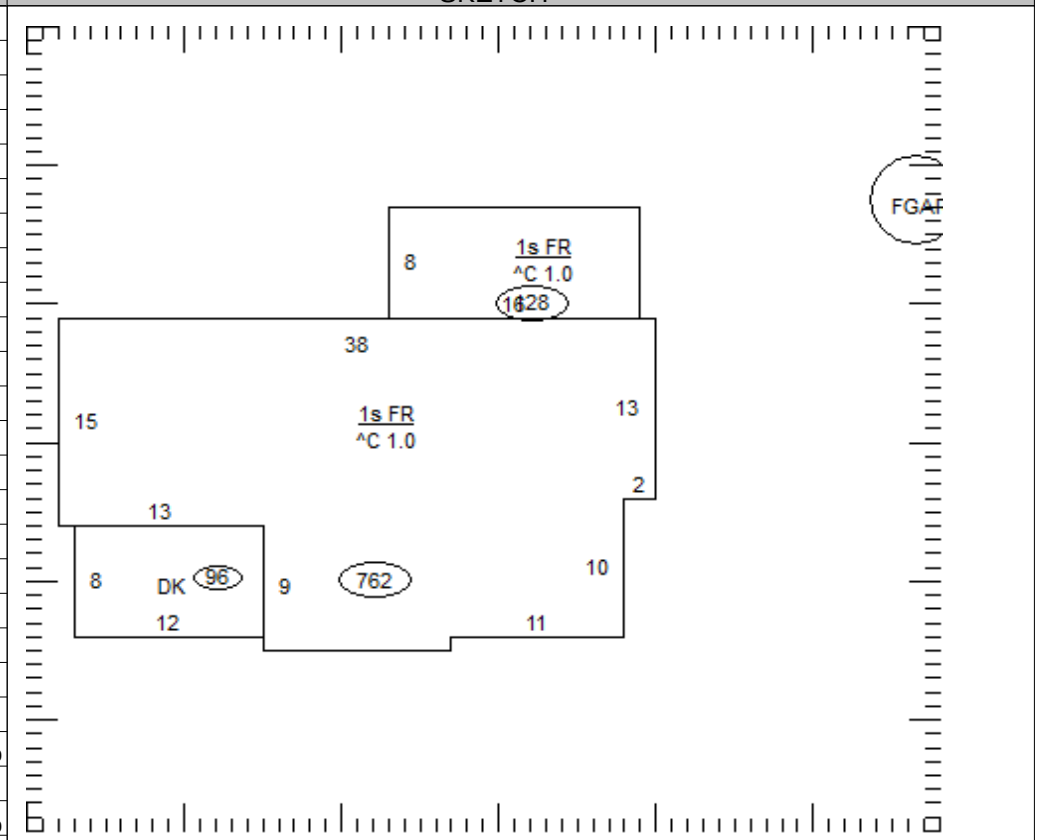
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	890	FR	91,680

SUBTOTAL			91,680
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	878	S.F.	1,320
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			700
SUBTOTAL			93,700
GRADE FACTOR			95 %
UNADJUSTED VALUE			89,020
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	890	C-		1900		A	89,020	45	48,960		43,600
1 Gar - Frame	8	22x24	528	D	12.64	1900		A	6,670	95	330		300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		43,900

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COMMENTS

Dwelling has an Economic Factor of 89%