

1 OF 2		
PROP. CLASS		
1	1	1
NEIGHBORHOOD		
009061-A100		
M	10	
B		
C	04	

06-022000.0100

HOMAN GREGORY M & TANYA M

HOMAN GREGORY M & TANYA M

667 LOCK TWO RD

NEW BREMEN, OH 45869

Created in 2003 From 06-022000.0000 due to Split

LEGAL INFORMATION

PT W SIDE SW NW

RTS: 003-05-13

Acres: 1.7220

QUALIFIED CREDITS: CAUV:

05870

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOMAN GREGORY M & TANYA	667 LOCK TWO RD	NEW BREMEN	OH	45869	11/14/2016	1,045,200	2:WDC : 807	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RASAWEHR JEFFREY E	221 BALDWIN RD	BIRMINGHAM	MI	48009	02/28/2013	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	RASAWEHR JEFFREY E &	8820 KUCK RD	CELINA	OH	45822	12/13/2000	135,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

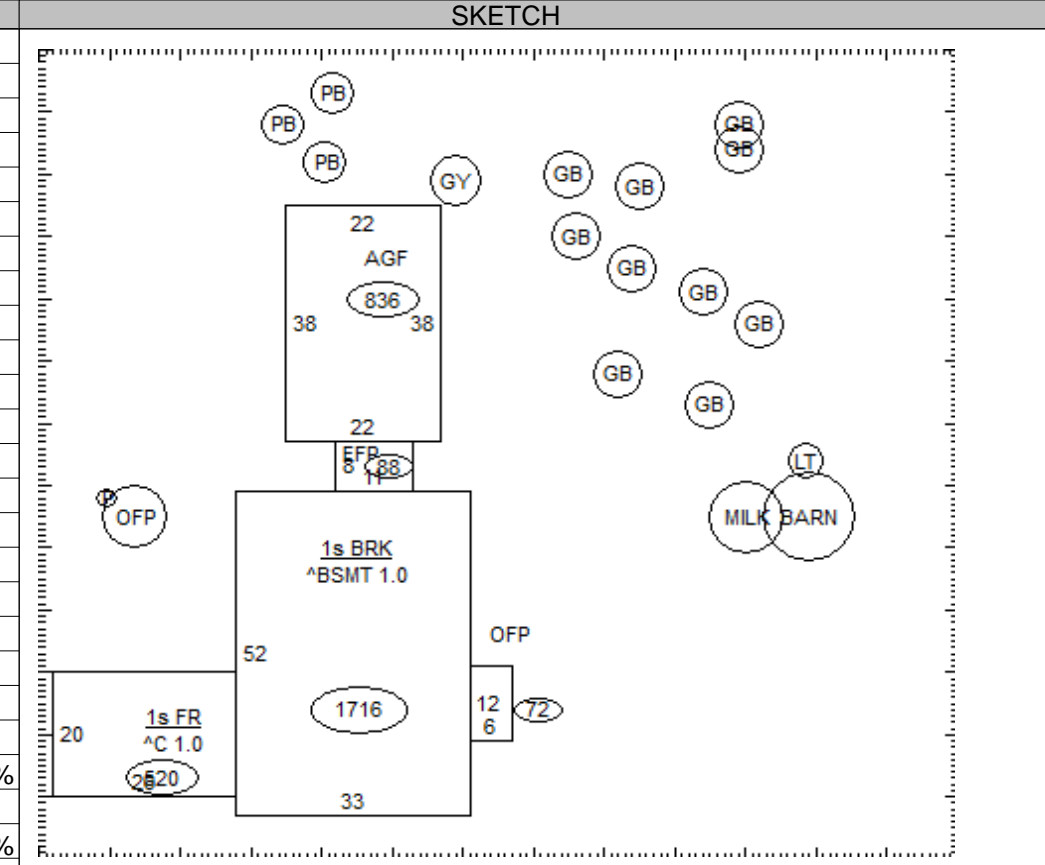
X:	<input type="checkbox"/> TTO	LISTER:	DATE: 11/24/2015	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	Minor Sub
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	8820 KUCK RD, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2018:Net Gen=\$2,766.64, Other Assessment=\$6.18 DE15 RMV 20% USE ON DWLG/ NOT VACANT/ USED AS RENTAL DE07 ADDED 7 GR BNS, POLE BLDG DE08 HSE ADDTN/ TTO DE15 RMV GB VALUE PER ODT DE17 DESKTOP RVW CHGS: COR OUTBLDGS		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY			
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU			

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land:0070	A .7220		8,450	1,955		6,100	1,410
HS:Home Site:0601	A 1.0000		16,500	16,500		16,500	16,500
Total Acres: 1.7220					TOTAL	22,600	17,910

VALUATION SUMMARY								
VALUE YEAR	2017	2017	2017	2017	2016	2016	2015	2015
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	MISC	CAUV	RPER
APPRAISED	17,910	22,600	16,960	20,630	16,960	20,630	16,960	20,630
VALUE	IMPR	163,000	163,000	177,100	177,100	171,800	147,300	147,300
	TOTAL	180,910	185,600	194,060	197,730	188,760	192,430	164,260
ASSESSED	LAND	6,270	7,910	5,940	7,220	5,940	7,220	5,940
VALUE	IMPR	57,050	57,050	61,990	61,990	60,130	60,130	51,560
	TOTAL	63,320	64,960	67,930	69,210	66,070	67,350	58,780
CAUV TAX SAVINGS	2018=71.66, 2017=71.68, 2016=54.70: Total=198.04							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY <input type="checkbox"/> DUPLEX <input type="checkbox"/> TRIPLEX <input type="checkbox"/> CONVR <input type="checkbox"/> MOBILE HM <input type="checkbox"/> BI/L TRI/L <input type="checkbox"/> MOD/MAN	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> STONE	1	520	FR	35,000
		1	1716	BRK	123,590
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input checked="" type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE	<input type="checkbox"/> GABLE <input checked="" type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT				
		BSMT	1716		22,310
SUBTOTAL					180,900
FLOORS	B 1 2 3 U	MULTI-FAMILY #	0		0
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,716 S.F.		2,570
INT. FINISH	B 1 2 3 U	PLUMBING #	3		3,300
PLASTER/DW	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			13,800
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	EXTRA FEATURES			3,400
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			203,970
ACCOMMODATIONS		GRADE FACTOR			100 %
# OF ROOMS		UNADJUSTED VALUE			203,970
BEDROOMS		FACTOR			100 %
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 type="checkbox"/> <input 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"/>				
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"/>				
GEOTHERMAL	<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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH					
X HALF BATH					
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,236	C		1970		A	203,970	35	132,580		119,300
1 Milk House / Par		10x12	120	C	12.00	1947		A	1,440	90	140	DFLT50	100
2 Pole Bldg	16	46x80	3,680	D	6.08	2000		A	22,370	30	15,660		15,700
3 Lean - To	8	30x37	1,110	D	2.56	2000		A	2,840	30	1,990		2,000
4 Barn	16	40x56	2,240	D	6.40	1946		A	14,340	95	720	DFLT50	400
5 Pole Bldg	12	48x40	1,920	C	8.50	1973		A	16,320	77	3,750		3,800
6 Grain Bin	24	24x21	504	C		1980		A		67			0
7 Granary	12	24x30	720	C	7.00	1970		A	5,040	80	1,010	DFLT50	500
8 Pole Bldg	15	46x80	3,680	C	5.60	2006		A	20,610	17	17,110		17,100
9 Grain Bin	21	21x25	525	C		2006		A		17			0
10 Grain Bin	15	15x15	225	C		1970		F		80			0
11 Grain Bin	20	18x20	360	C		1975		F		78			0

06-022000.0100 TOTAL 158,900

COMMENTS

>>OB Features: 1.8 <Open Two Sides>
Dwelling has an Economic Factor of 90%



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LEGAL INFORMATION

PT W SIDE SW NW

RTS: 003-05-13

Acres: 1.7220

**QUALIFIED CREDITS: CAUV:
05870**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOMAN GREGORY M & TANYA	667 LOCK TWO RD	NEW BREMEN	OH	45869	11/14/2016	1,045,200	2:WDC : 807	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RASAWEHR JEFFREY E	221 BALDWIN RD	BIRMINGHAM	MI	48009	02/28/2013	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	RASAWEHR JEFFREY E &	8820 KUCK RD	CELINA	OH	45822	12/13/2000	135,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DATE: 11/24/2015 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE Minor Sub

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	8820 KUCK RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 1.7220					TOTAL	22,600	17,910

VALUATION SUMMARY

VALUE YEAR	2014	2014	2013	2013	2011	2011		
REASON FOR CHANGE	CAUV	RAPP	CAUV	BOR	CAUV	RAPP		
APPRAISED	LAND	16,960	20,630	15,800	18,890	15,800	18,890	
VALUE	IMPR	174,400	174,400	168,900	168,900	193,000	193,000	
	TOTAL	191,360	195,030	184,700	187,790	208,800	211,890	
ASSESSED	LAND	5,940	7,220	5,530	6,610	5,530	6,610	
VALUE	IMPR	61,040	61,040	59,120	59,120	67,550	67,550	
	TOTAL	66,980	68,260	64,650	65,730	73,080	74,160	
CAUV TAX SAVINGS	2018=71.66, 2017=71.68, 2016=54.70: Total=198.04							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD				
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO				
<input type="checkbox"/> TRIPLEX	<input 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 type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

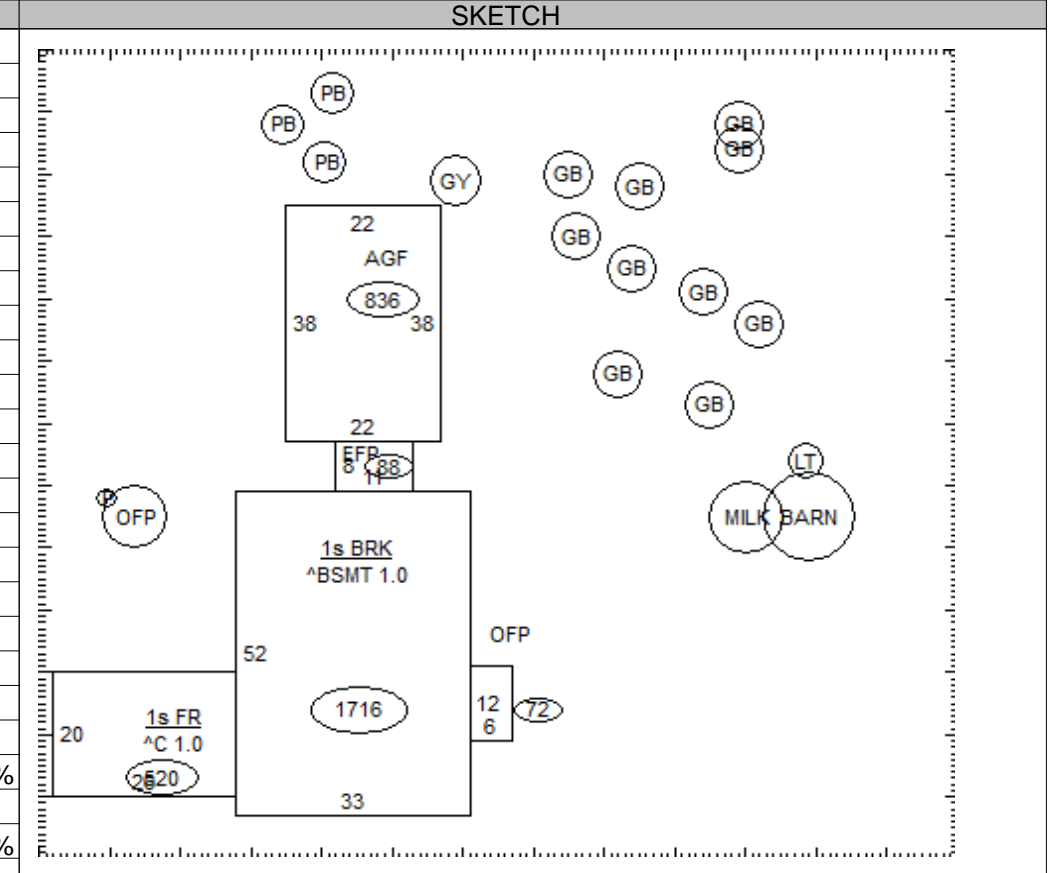
FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>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

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

ACCOMMODATIONS
OF ROOMS
BEDROOMS
FIREPLACES
HEAT & AC
NO HEAT
CTRL HEAT
HW/STEAM
ELECTRIC
HEAT PUMP
FLR/WALL
STVE/SPCE
GEOTHERMAL
OUTSIDE
CTRL A/C

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

SUBTOTAL	0
MULTI-FAMILY #	0
BSMT FINISH	0 S.F.
FIREPLACE #	0
HEATING	0 S.F.
AIR COND	0 S.F.
PLUMBING #	0
GARAGES & CARPORTS	0
EXTRA FEATURES	0
SUBTOTAL	0
GRADE FACTOR	%
UNADJUSTED VALUE	0
FACTOR	%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Grain Bin	18	18x18	324	C		1975		A		77			0
2 Grain Bin	24	23x24	552	C		2004		A		21			0
3 Grain Bin	24	21x24	504	C		1968		A		80			0
4 Grain Bin	24	23x24	552	C		2006		A		17			0
5 Patio		8x16	128	C	2.70	2010		A	350	9	320		300
6 OFP		16x18	288	C	14.58	2010		A	4,200	9	3,820		3,800
7 Grain Bin	17	17x27	459	C		2010		A		9			0
8 Grain Bin	17	17x27	459	C		2010		A		9			0
9													
10													
11													

06-022000.0100 TOTAL 4,100

COMMENTS