

09-130100.0000

JAMES BRIAN

JAMES BRIAN
180 W MAIN ST
MONTEZUMA, OH 45866

LEGAL INFORMATION

OUT N1/2 SE

RTS: 003-06-30
Acres:0.0600

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-------------------------|---------------|-----------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | JAMES BRIAN | 180 W MAIN ST | MONTEZUMA | OH | 45866 | 04/06/2023 | 165,000 | 2:WDC : 182 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | POCAN LEVI A & KENDRA L | 180 W MAIN ST | MONTEZUMA | OH | 45866 | 08/30/2019 | 136,000 | 2:WDC : 588 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | 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"/> |

X: TTO LISTER: DA DATE: 03/22/2005 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 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 | ST RT 219 |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER <input type="checkbox"/> | <input checked="" 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 | TY2022:Net Gen=\$37.00, Other Assessment=\$0.00 |
| <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 | DE22 COR SHED LOC FROM 14002100; |
| <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 | DESKTOP RVW |

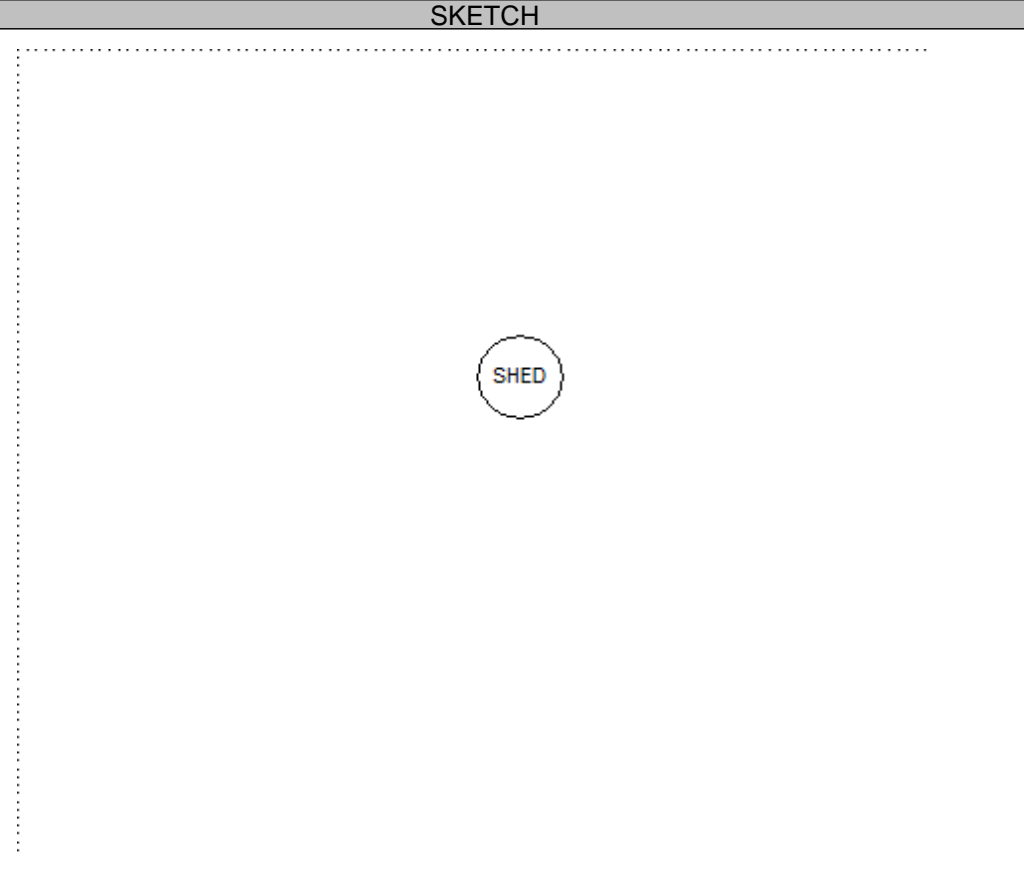
LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|------------------|---------|------|------|---|-------|-----|-------|---|
| SM:Small Acreage | AC:0.06 | 8500 | | | | 500 | 0 | |
| | | | | | TOTAL | 500 | 0 | |

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2022 | 2020 | 2017 | | | | |
|-------------------|--------------|-------|-------|------|-----|--|--|--|
| REASON FOR CHANGE | RAPP | MISC | RAPP | RAPP | | | | |
| APPRAISED | <u>LAND</u> | 500 | 400 | 400 | 400 | | | |
| VALUE | <u>IMPR</u> | 1,700 | 1,800 | 0 | 0 | | | |
| | <u>TOTAL</u> | 2,200 | 2,200 | 400 | 400 | | | |
| ASSESSED | <u>LAND</u> | 180 | 140 | 140 | 140 | | | |
| VALUE | <u>IMPR</u> | 600 | 630 | 0 | 0 | | | |
| | <u>TOTAL</u> | 780 | 770 | 140 | 140 | | | |

| | | | | | | | |
|--------------------------------------|-----------------------------|----------------------------------|-----------------------------------|--------------------------|--------------------------|--------------------------|--------------|
| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE |
| <input type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | | | | |
| <input type="checkbox"/> CONVERSION | | | <input type="checkbox"/> STUCCO | | | | |
| BUILDING TYPE | | | <input type="checkbox"/> ALM/VYNL | | | | |
| <input type="checkbox"/> MOBILE HOME | | | <input type="checkbox"/> CONC BLK | | | | |
| <input type="checkbox"/> BI/TR LEVEL | | | <input type="checkbox"/> METAL | | | | |
| <input type="checkbox"/> MOD/MAN | | | <input type="checkbox"/> BRICK | | | | |
| <input type="checkbox"/> _____ | | | <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"/> | <input type="checkbox"/> | |
| WOOD | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | |
| CARPET | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | |
| PANELING | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | |
| ACCOMMODATIONS | | | | | | | |
| # OF ROOMS | | | | | | | |
| BEDROOMS | | | | | | | |
| 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"/> | <input type="checkbox"/> | |
| CTRL HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> | <input type="checkbox"/> | |
| ELECTRIC | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | |
| FLR/WALL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | |
| GEO THERMAL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | |
| CTRL A/C | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| PLUMBING | | BASE | | <input type="checkbox"/> | | | |
| X FULL BATH | | | | | | | |
| X HALF BATH | | | | | | | |
| X FIXTURES | | | | | | | |
| SUBTOTAL | | | | | | 0 | |
| MULTI-FAMILY # | | 0 | | | | 0 | |
| BUILDING TYPE | | 000% | | | | 0 | |
| BSMT FINISH | | 0 S.F. | | | | 0 | |
| FIREPLACE # | | 0 | | | | 0 | |
| HEATING | | 0 S.F. | | | | 0 | |
| AIR COND | | 0 S.F. | | | | 0 | |
| PLUMBING # | | 0 | | | | 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 Shed | | 10x24 | 240 | C | 7.70 | 2017 | | A | 1,850 | 7 | 1,720 | | 1,700 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 1,700

COMMENTS

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LEGAL INFORMATION
OUT N1/2 SE

RTS: 003-06-30
Acres:0.0600

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-----------------------|-----------------|--------|-------|-------|------------|--------|-------------|--------------------------|-------------------------------------|
| 1 | 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"/> |
| 2 | GRUNDEN DONALD G ETUX | 5286 CHANNEL DR | CELINA | OH | 45822 | 01/01/1900 | 0 | : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: DA DATE: 03/22/2005 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 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 | ST RT 219 |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER <input type="checkbox"/> | <input checked="" 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 |
|--------------------|------|---|------|---|-------|---|-------|---|
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| Total Acres: .0600 | | | | | TOTAL | | 500 | 0 |

VALUATION SUMMARY

| VALUE YEAR | | | | | | | | |
|-------------------|-------|--|--|--|--|--|--|--|
| REASON FOR CHANGE | | | | | | | | |
| APPRaised | LAND | | | | | | | |
| VALUE | IMPR | | | | | | | |
| | TOTAL | | | | | | | |
| ASSESSED | LAND | | | | | | | |
| VALUE | IMPR | | | | | | | |
| | TOTAL | | | | | | | |

| OCCUPANCY | | EXTERIOR | | | | | FLOOR | AREA | CONST | VALUE | |
|--------------------------------------|-----------------------------|--------------------------------------|--|--------------------------|--------------------------|--------------------------|-------|------|-------|-------|--|
| <input type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE | | | | | | | | |
| <input type="checkbox"/> CONVERSION | | BUILDING TYPE | | | | | | | | | |
| <input type="checkbox"/> MOBILE HOME | | <input type="checkbox"/> BI/TR LEVEL | | | | | | | | | |
| <input type="checkbox"/> MOD/MAN | | <input type="checkbox"/> | | | | | | | | | |
| <input type="checkbox"/> | | | | | | | | | | | |
| 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 | | 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 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| PLUMBING | | BASE <input type="checkbox"/> | | | | | | | | | |
| X FULL BATH | | | | | | | | | | | |
| X HALF BATH | | | | | | | | | | | |
| X FIXTURES | | | | | | | | | | | |

| SKETCH | | | | | | | | | | | | | | |
|---|-------|------|------|-------|-------|-----|------|-----|-----------|--------|----------|------|----------|--|
|  | | | | | | | | | | | | | | |
| SUBTOTAL | | | | | | | | | | 0 | | | | |
| MULTI-FAMILY # | | | | | | | | | | 0 | | | | |
| BUILDING TYPE | | | | | | | | | | 000% | | | | |
| 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 | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | |
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| 9 | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | |

09-130100.0000

TOTAL 0

COMMENTS