

27-017351.0205

KOSEI AMERICA HOLDINGS, INC

KOSEI AMERICA HOLDINGS, INC

1100 MCKINLEY RD

SAINT MARYS, OH 45885

LEGAL INFORMATION

WESTLAKE CONDOMINIUM

PLATTED 10/03

BUILDING #1125/ UNIT 205 LOT#: 20

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-------------------------|-------------------|-------------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | KOSEI AMERICA HOLDINGS, | 1100 MCKINLEY RD | SAINT MARYS | OH | 45885 | 07/20/2020 | 128,500 | WDC : 467 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | STELZER KIMBERLY | 1125 WEST BANK RD | CELINA | OH | 45822 | 01/29/2016 | 95,000 | WDC : 59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | SMITH PAUL D & LOCKE | 1125 WEST BANK RD | CELINA | OH | 45822 | 07/19/2006 | 139,900 | WDC : A : 581 | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | | | | |
|----|------------------------------|------------|------------------|-------------------|---------------------------------|---------------------------------------|----------|
| X: | <input type="checkbox"/> TTO | LISTER: DA | DATE: 08/23/2004 | TIME: 12:00:00 AM | <input type="checkbox"/> LETTER | <input type="checkbox"/> 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"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | 1125 WEST BANK RD UNIT 205 | | |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <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"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | Tax Incentive Exempt Parcel: 27-017351.020P | | |
| <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 | (TY2022 L=9,500; B=73,700; T=83,200) | | |
| <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 | TY2022:Net Gen=\$0.00, Other | | |

| LAND COMPUTATIONS | | | | | | | |
|---------------------|-------------|-------|------|---|-------|--------|---------|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE C |
| CL:Condo Land | UNIT PRICED | 12500 | | | | 12,500 | 0 |
| Total Acres: 1.0000 | | | | | TOTAL | 0 | 0 |

LAKEVIEW CONDO
 2004 BASE VALUES: L:0 /B:0
 2020 DUPL VALUES:L:\$9,500 B:\$73,700
 T:\$83,200
 2023 DUPL VALUE: L:\$12,500 B:\$116,400
 T:\$128,900
 DE15 RMV OFF, DETERMINED COMMON AREA
 USE
 TAX INCENTIVE: TF505

VALUATION SUMMARY * Value Override Item

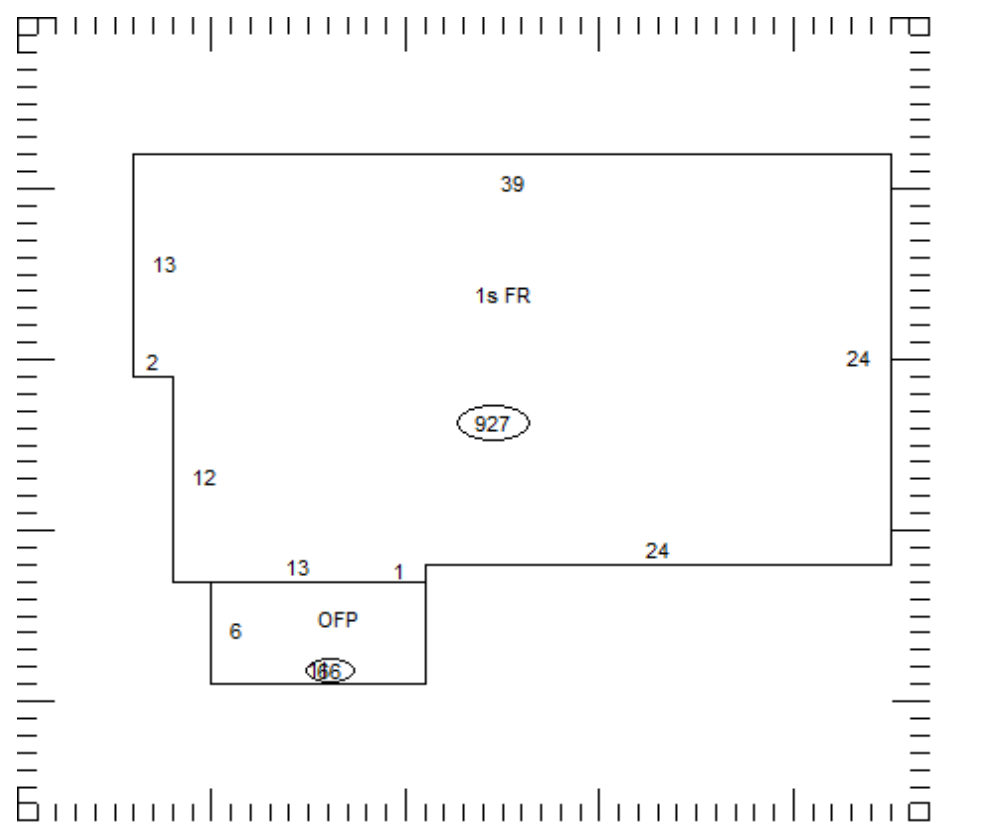
| VALUE YEAR | * 2023 | * 2020 | * 2017 | | | | |
|-------------------|--------|--------|--------|--|--|--|--|
| REASON FOR CHANGE | RAPP | RAPP | RAPP | | | | |
| APPRaised | 0 | 0 | 0 | | | | |
| VALUE | 0 | 0 | 0 | | | | |
| | 0 | 0 | 0 | | | | |
| ASSESSED | 0 | 0 | 0 | | | | |
| VALUE | 0 | 0 | 0 | | | | |
| | 0 | 0 | 0 | | | | |

| | | | | | | | |
|--|-----------------------------------|--|-------------------------------|-------|------|-------|---------|
| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE |
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | 1 | 927 | FR | 151,910 |
| <input type="checkbox"/> CONVERSION | | <input type="checkbox"/> STUCCO | | | | | |
| BUILDING TYPE | | <input checked="" 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"/> | |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| ACCOMMODATIONS | | | | | | | |
| # OF ROOMS | | | 4 | | | | |
| BEDROOMS | | | 2 | | | | |
| 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 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 <input checked="" type="checkbox"/> | | | | | |
| X FULL BATH | | | 1 | | | | |
| X HALF BATH | | | | | | | |
| X FIXTURES | | | | | | | |

| | | | |
|-------------------------|----------|--|---------|
| SUBTOTAL | | | 151,910 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 927 S.F. | | 1,530 |
| PLUMBING # | 3 | | 3,630 |
| GARAGES & CARPORTS | | | 0 |
| EXTRA FEATURES | | | 1,100 |
| SUBTOTAL | | | 158,170 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 158,170 |
| FACTOR | | | 100 % |

SKETCH



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 927 | C | | 2003 | | A | 158,170 | 20 | 126,540 | | 116,400 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
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| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

27-017351.0205

TOTAL *0

COMMENTS

TF29 Dwelling has an Economic Factor of 92%



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SAINT MARYS, OH 45885

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PLATTED 10/03
BUILDING #1125/ UNIT 205 LOT#: 20

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|----------------------|---------------|----------|-------|-------|------|--------|------------|--------------------------|--------------------------|
| 1 | WESTLAKE DEVELOPMENT | 5675 FEDER RD | COLUMBUS | OH | 43228 | | 0 | :0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: DA DATE: 08/23/2004 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 type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" 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 | 1125 WEST BANK RD UNIT 205 COMMENT |

| LAND COMPUTATIONS | | | | | | | |
|---------------------|------|---|------|---|-------|---|---------|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE C |
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| | | | | | | | |
| Total Acres: 1.0000 | | | | | TOTAL | 0 | 0 |

VALUATION SUMMARY

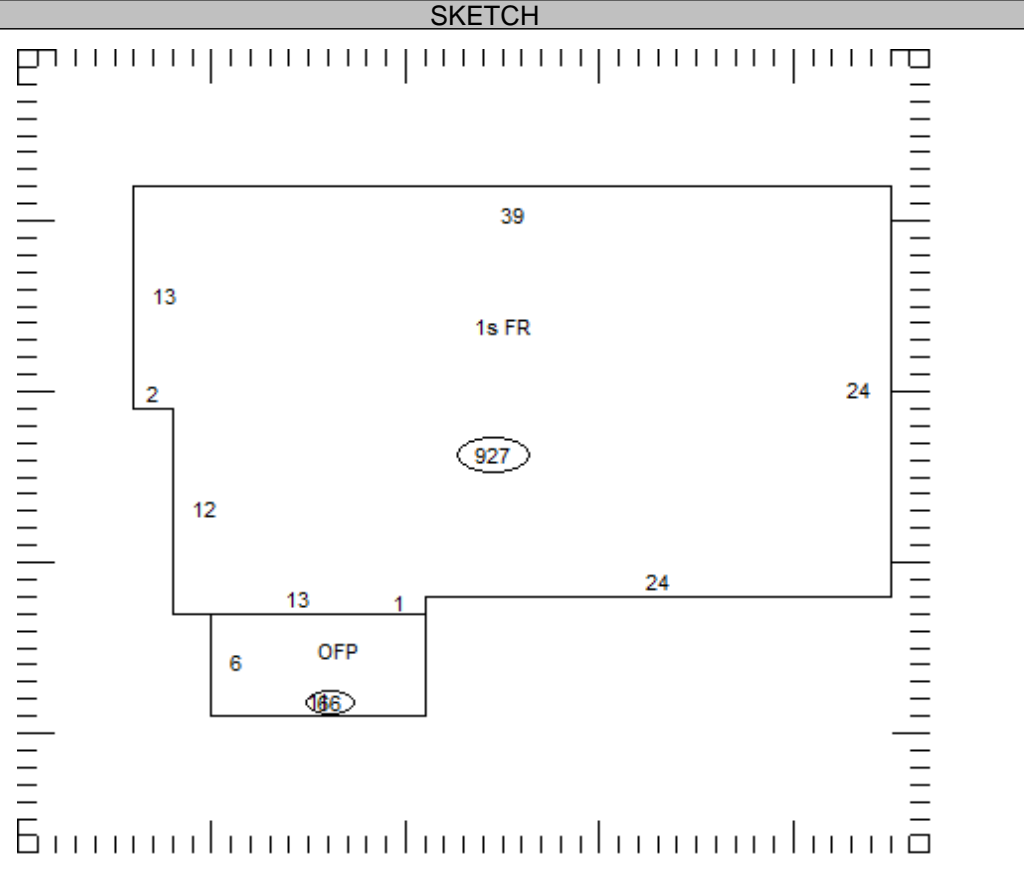
| VALUE YEAR | REASON FOR CHANGE | APPRaised | LAND | IMPR | TOTAL | ASSESSED | LAND | IMPR | TOTAL |
|------------|-------------------|-----------|------|------|-------|----------|------|------|-------|
| | | | | | | | | | |
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| OCCUPANCY | EXTERIOR | 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"/> |
| 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"/> |
| 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 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 | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

27-017351.0205

TOTAL *0

COMMENTS