

Property Class: 520

Neighborhood  
003160-RS50

Map: 19

Block:

Card: 02

Bk: Pg:

MARION TWP / MARION SD

12-28-226-016

31-065400.0100

**SEITZ MEGAN A**  
SEITZ MEGAN A  
7460 ST RTE 119  
MARIA STEIN, OH 45860

**LEGAL INFORMATION**  
W SD NE COR E 1/2 NE  
  
RTS: 003-07-28

|   | OWNERSHIP           | ADDRESS         | CITY        | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#    | JS                       | VALID                               |
|---|---------------------|-----------------|-------------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | SEITZ MEGAN A       | 7460 ST RTE 119 | MARIA STEIN | OH    | 45860 | 07/10/2020 | 165,000 | WDC : 443     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | OTTE RANDAL L       | 7460 ST RT 119  | MARIA STEIN | OH    | 45860 | 03/18/2010 | 129,000 | WDC : A : 156 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | HARTINGS STEVEN R & | 7460 ST RT 119  | MARIA STEIN | OH    | 45860 | 08/21/2000 | 136,000 | : A : 0       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X:  TTO LISTER: JO DATE: 02/08/2005 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"/> IMPROVING | <input type="checkbox"/> A. NO ROAD  | <input type="checkbox"/> F. RESTRICT    | 7460 ST RT 119, MARIA STEIN               |       |                   |  |
| <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     | <b>COMMENT</b>                            |       |                   |  |
| <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     | TY2022:Net Gen=\$2,084.44, Other          |       |                   |  |
| <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 | Assessment=\$0.00                         |       |                   |  |
| <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   | DE15 COR SK, ADD PAT PER DATA MAILER      |       |                   |  |
| <b>LAND COMPUTATIONS</b>                  |   |  |                                    |                                      |   | DE17 DESKTOP RVW CHGS: COR REAR, ADD SHED |       |                   |  |
| LAND TYPE                                 | SIZE                                      | M  | RATE                               | C                                    | INF                                     | M   | VALUE | C                 |  |
| F:Front                                   | F134 D353                                 | ST185  | DP122                              | ADJ226                               |   | 30,300                                    | 0     |                   |  |
| TOTAL                                     |   |  |                                    |                                      |   | 30,300                                    | 0     |                   |  |

**VALUATION SUMMARY**

| VALUE YEAR        | 2023                    | 2020    | 2017    | 2017    |  |  |  |  |
|-------------------|-------------------------|---------|---------|---------|--|--|--|--|
| REASON FOR CHANGE | RAPP                    | RAPP    | RAPP    | MISC    |  |  |  |  |
| APPRAISED VALUE   | <u>LAND</u><br>30,300   | 20,800  | 20,500  | 20,500  |  |  |  |  |
|                   | <u>IMPR</u><br>184,800  | 124,500 | 119,700 | 119,900 |  |  |  |  |
|                   | <u>TOTAL</u><br>215,100 | 145,300 | 140,200 | 140,400 |  |  |  |  |
| ASSESSED VALUE    | <u>LAND</u><br>10,610   | 7,280   | 7,180   | 7,180   |  |  |  |  |
|                   | <u>IMPR</u><br>64,680   | 43,580  | 41,900  | 41,970  |  |  |  |  |
|                   | <u>TOTAL</u><br>75,290  | 50,860  | 49,080  | 49,150  |  |  |  |  |

|  |  |                 |  |
|--|--|-----------------|--|
| <b>OCCUPANCY</b>   |  | <b>EXTERIOR</b> |  |
| <input type="checkbox"/> SF <input checked="" type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD                |                 |  |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO              |                 |  |
| <b>BUILDING TYPE</b>   | <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               |                 |  |

|  |   |                  |  |
|--|---|------------------|--|
| <b>ROOFING</b>                               |   | <b>ROOF TYPE</b> |  |
| <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             |                  |  |

|               |                          |                                     |                          |                          |                          |                          |
|---------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>FLOORS</b> |                          | 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 checked="" type="checkbox"/> | <input 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"/> | <input type="checkbox"/> |

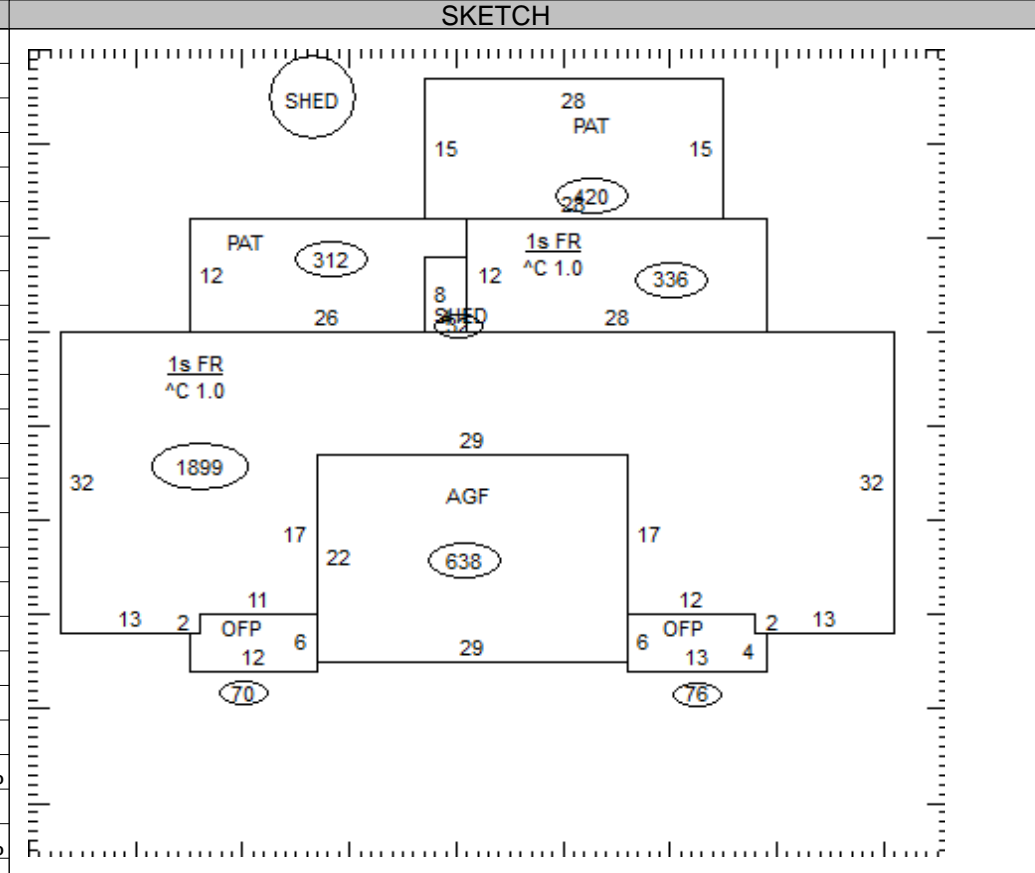
|                    |                          |                                     |                          |                          |                          |                          |
|--------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|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

|                       |  |   |   |   |   |   |
|-----------------------|--|---|---|---|---|---|
| <b>ACCOMMODATIONS</b> |  |   |   |   |   |   |
| # OF ROOMS            |  | 9 |   |   |   |   |
| BEDROOMS              |  | 4 |   |   |   |   |
| FIREPLACES            |  | 1 |   |   |   |   |
| <b>HEAT &amp; AC</b>  |  | 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|                 |  |             |  |
|-----------------|--|-------------|--|
| <b>PLUMBING</b> |  | <b>BASE</b> |  |
| X FULL BATH     |  | 1           |  |
| X HALF BATH     |  |             |  |
| X FIXTURES      |  |             |  |

| FLOOR                   | AREA       | CONST | VALUE   |
|-------------------------|------------|-------|---------|
| 1                       | 2235       | FR    | 251,770 |
| <b>SUBTOTAL</b>         |            |       | 251,770 |
| MULTI-FAMILY #          | 1          |       | 2,500   |
| BUILDING TYPE           | 100%       |       | 0       |
| BSMT FINISH             | 0 S.F.     |       | 0       |
| FIREPLACE #             | 1          |       | 4,400   |
| HEATING                 | 0 S.F.     |       | 0       |
| AIR COND                | 2,235 S.F. |       | 3,690   |
| PLUMBING #              | 3          |       | 3,630   |
| GARAGES & CARPORTS      |            |       | 15,800  |
| EXTRA FEATURES          |            |       | 5,900   |
| <b>SUBTOTAL</b>         |            |       | 287,690 |
| GRADE FACTOR            |            |       | 100 %   |
| <b>UNADJUSTED VALUE</b> |            |       | 215,770 |
| FACTOR                  |            |       | 100 %   |



| OCCUPANCY | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING  | 1     | SK    | 2,235 | C     |       | 1992 |      | A   | 215,770   | 26   | 159,670  |      | 183,600  |
| 1 Shed    |       | 12x20 | 240   | C     | 7.70  | 2000 |      | A   | 1,850     | 37   | 1,170    |      | 1,200    |
| 2         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 3         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 4         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10        |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11        |       |       |       |       |       |      |      |     |           |      |          |      |          |

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TOTAL 184,800

**COMMENTS**

Dwelling has an Economic Factor of 115%