

Property Address: 6420 ST RT 119

DTE Code: 447



31-074400.0000

MARION TWP
MARION SD
12-30-226-002

LEGAL INFORMATION

NE NE PT

Acres:0.6900

RTS: 003-07-30

MCCRATE DELAET & CO
MCCRATE DELAET & CO

100 S MAIN ST APT/SUITE 203
SIDNEY, OH 45365

| |
|------------------------|
| Neighborhood CRUR31 |
| Map: 21 |
| Block: Card: 9 |
| Bk: Pg: |

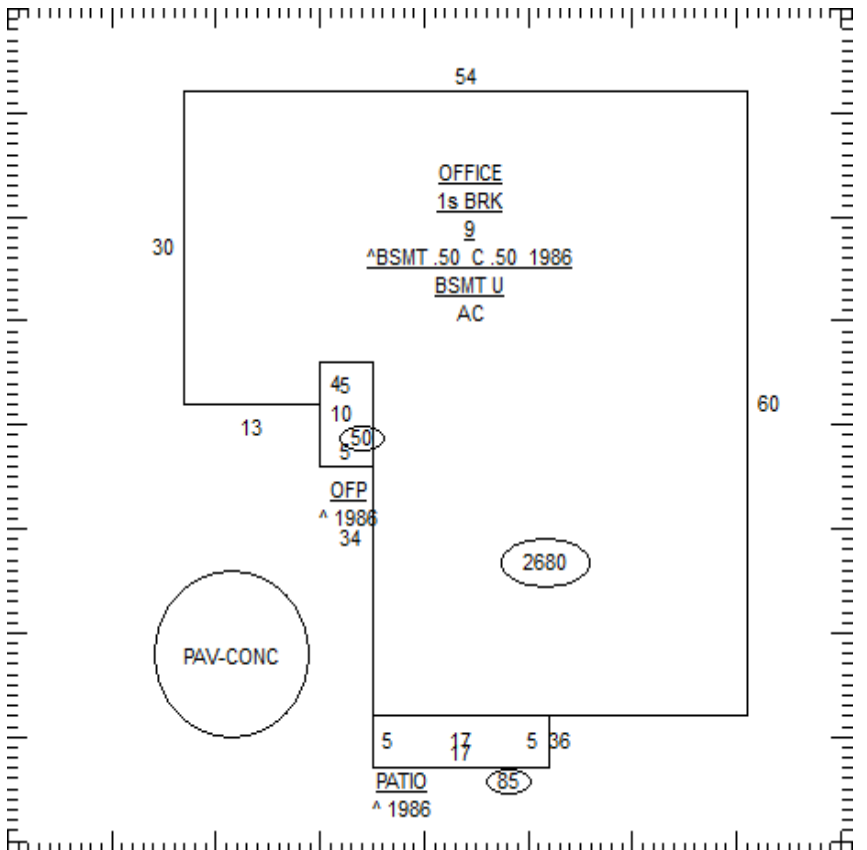
COMMENT

TY2022:Net Gen=\$1,851.38, Other Assessment=\$0.00
DE10 FIELD VISIT/NO CHG
DE17 CORR GRD OF PAVING/DSKTP REV
RENTS TO MCCATE, DELAET, CPA AND KOESTERS, KORTE LAW OFFICE

| Sales Data | | | | | | | Date |
|------------|---------|------------|----------|-------|---------|------------|----------|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | CG | 05/25/10 |
| 01/19/2021 | 185,000 | | WDC : 46 | 447 | ■ | Pricer: | |
| 01/01/1900 | 0 | | : 0 | 447 | □ | Reviewer: | |
| | | | | | □ | Final: | |
| | | | | | □ | Call Back: | |
| | | | | | □ | Visit: | |

| VALUATION SUMMARY | | | | |
|-------------------|--------------|---------|---------|---------|
| VALUE YEAR | 2023 | 2020 | 2017 | 2017 |
| REASON FOR CHANGE | RAPP | RAPP | RAPP | MISC |
| ESTIMATED | 13,800 | 11,840 | 11,840 | 11,840 |
| MARKET VALUE | 124,380 | 97,480 | 102,930 | 103,150 |
| | <u>TOTAL</u> | 138,180 | 109,320 | 114,770 |
| ASSESSED | 4,830 | 4,140 | 4,140 | 4,140 |
| VALUE | 43,530 | 34,120 | 36,030 | 36,100 |
| | <u>TOTAL</u> | 48,360 | 38,260 | 40,240 |

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|-------------------|---|--------|---|-----|---|--------|---|
| 1:Primary | A:0.69 | | 20,000 | | | | 13,800 | 0 |
| Totals: | Total Acres .6900 | | | | | | 13,800 | 0 |



| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | ZONING |
|------------------------------------|-----------------------------------|--|--|
| <input type="checkbox"/> PAVED | <input type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> AG-RES |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input checked="" type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> INDUSTRIAL |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input checked="" type="checkbox"/> ELECTRIC | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | |

| INFLUENCE FACTORS | | |
|-------------------|-------------|----------------|
| A. NO ROAD | E. SZ/SHAPE | I. WATER FRONT |
| B. TOPGRHY | F. RESTRICT | J. OTHER/CDU |
| C. Ex Front | G. WOOD LT | |
| D. QUANTITY | H. VACANCY | |

| | | | | | | | | | | | | | | |
|-----------------------------|------------------|-----------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | | EX WALL | A | ROOFING | A | WINDOW | A | DOORS | A | FOUNDATION | A | FRAMING | A | |
| | | STONE | <input type="checkbox"/> | GABLE/HIP | <input type="checkbox"/> | STORE FRT | <input type="checkbox"/> | OVERHEAD | <input type="checkbox"/> | SLAB | <input type="checkbox"/> | PRE ENG | <input type="checkbox"/> | |
| CLASS/QUALITY RANK | | BRICK | <input type="checkbox"/> | SHED/FLAT | <input type="checkbox"/> | CASEMENT | <input type="checkbox"/> | | | CRAWL | <input type="checkbox"/> | STEEL | <input type="checkbox"/> | |
| A) FP STRUCT. STEEL FRAME | 1. BASIC | CON BLK | <input type="checkbox"/> | CON DECK | <input type="checkbox"/> | DBLH | <input type="checkbox"/> | | | PILE/COL | <input type="checkbox"/> | REINF CONC | <input type="checkbox"/> | |
| B) R.C. FRAME | 2. FAIR | WD/MTL | <input type="checkbox"/> | MTL DECK | <input type="checkbox"/> | SLIDE BY | <input type="checkbox"/> | | | REINFOR | <input type="checkbox"/> | CB/MASON | <input type="checkbox"/> | |
| C) MASONRY BEARING WALLS | 3. AVE | ENAM STL | <input type="checkbox"/> | WD DECK | <input type="checkbox"/> | CANOPY | A | | | STEEL | <input type="checkbox"/> | FRAME | <input type="checkbox"/> | |
| D) WD OR STEEL FR EX. WALLS | 4. GOOD | ALUM/VYL | <input type="checkbox"/> | METAL | <input type="checkbox"/> | LIGHTED | <input type="checkbox"/> | STEEL INS | <input type="checkbox"/> | BRICK | <input type="checkbox"/> | POLE | <input type="checkbox"/> | |
| S) METAL M) MILL P) POLE | 5. EXCEL | CON PANEL | <input type="checkbox"/> | ASPH | <input type="checkbox"/> | SOFFITS | <input type="checkbox"/> | WOOD | <input type="checkbox"/> | STONE | <input type="checkbox"/> | TILT UP | <input type="checkbox"/> | |
| TOTAL AREA | PERIMETER | 0 | PLATE GLS | <input type="checkbox"/> | RUBBER | <input type="checkbox"/> | C S W | <input type="checkbox"/> | MTL | <input type="checkbox"/> | CON BLK | <input type="checkbox"/> | SANDWICH | <input type="checkbox"/> |
| # STORIES | STORY HT | 9 | STUCCO | <input type="checkbox"/> | BUILT UP | <input type="checkbox"/> | FACADE | A | GLASS | <input type="checkbox"/> | FRAME | <input type="checkbox"/> | STANDARD | <input type="checkbox"/> |
| AGE | SPRINKLER | | INSULATED | <input type="checkbox"/> | INSULATED | <input type="checkbox"/> | | | STANDARD | <input type="checkbox"/> | STANDARD | <input type="checkbox"/> | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------|--------------------------|---------------------|--------------------------|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|--|--|--------------------------|--------------------------|
| H.V.A.C. | | FLOORS | | | | | PARTITIONS | | | | | INTERIOR FINISH | | | | | | | | | | | | | | | |
| Electric | <input type="checkbox"/> | Electric Wall | <input type="checkbox"/> | CONCRETE | <input type="checkbox"/> | B | 1 | 2 | 3 | U | MASONRY | <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"/> | | | | | |
| Forced Air Unit | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | WD STUD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FINISH OPEN | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| Hot Water, Rad | <input type="checkbox"/> | Space/ Wall Furnace | <input type="checkbox"/> | TILE A Q V T | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | MTL STUD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FINISH DIV | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| Steam | <input type="checkbox"/> | Warm & Cld Air | <input type="checkbox"/> | CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | CEILINGS | | | | | | | | | | | | | | | | |
| Ventilation | <input type="checkbox"/> | Heat Pump | <input type="checkbox"/> | ASPHALT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B | 1 | 2 | 3 | U | PANEL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| Package Unit | <input type="checkbox"/> | Ind TW Heat Pump | <input type="checkbox"/> | GRAVEL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ACCUT/PANEL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | PLASTER / DW | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| Hot & Cld Water | <input type="checkbox"/> | Evaporated Cool | <input type="checkbox"/> | DIRT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | PLASTER/DW | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BLOCK | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| Floor Furnace | <input type="checkbox"/> | Co-Ray-Vac | <input type="checkbox"/> | STANDARD | <input type="checkbox"/> | | | | | | SUSP/OPEN | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GLAZED TILE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| Complete HVAC | <input type="checkbox"/> | No Heat | <input type="checkbox"/> | PLUMBING | | | | | A | | | | | LIGHTING | | | | | A | | | | | | | | |
| Refrig. Cooling | <input type="checkbox"/> | Standard | <input type="checkbox"/> | NO PLUMBING | | | | | <input type="checkbox"/> | EXTRA FIXTURES | | | | | FLUORESCENT | | | | | <input type="checkbox"/> | METAL HALIDE | | | | | <input type="checkbox"/> | |
| | | | | 2 FIXTURE BATH | | | | | | STANDARD | | | | | <input type="checkbox"/> | SODIUM VAP | | | | | <input type="checkbox"/> | STANDARD | | | | | <input type="checkbox"/> |
| | | | | 3 FIXTURE BATH | | | | | | | | | | | <input type="checkbox"/> | MERCURY VAP | | | | | <input type="checkbox"/> | | | | | | <input type="checkbox"/> |

| | | | | | | | | | | | | | | | | | |
|-------------------|--------------------------|-------|----|-------------|----|-------|-------|------|-----|-----|-----|---------|---------------|-----|----|----|--------------|
| YARD ITEMS | | | | | | | | | | | | | | | | | |
| ITEM | | | | | | | | | | | | | | | | | |
| A | 901.002:Paving: Concrete | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | \$/UNIT | UNADJUSTED \$ | PHY | FC | EC | MARKET VALUE |
| | | | | | 1 | 4,400 | | 1972 | | A | N | .00 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | | | | |
|------|----------------|-------|----|-------------|----|-------|-------|------|-----|-----|-----|---------|---------------|-----|----|----|--------------|
| ITEM | | | | | | | | | | | | | | | | | |
| A | 447.000:OFFICE | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | \$/UNIT | UNADJUSTED \$ | PHY | FC | EC | MARKET VALUE |
| 1 | 900.050:BSMT U | | 9 | | 1 | 2,680 | | 1986 | | A | A | 54.00 | 144,720 | 30 | 0 | 0 | 101,300 |
| 2 | 900.068:AC | | 9 | | 1 | 2,680 | | 1986 | | A | A | 22.00 | 23,760 | 30 | 0 | 0 | 16,630 |
| 3 | 499.054:OFF | | 9 | 10 X 5 | 1 | 50 | | 1986 | | A | A | 4.00 | 10,720 | 44 | 0 | 0 | 6,000 |
| 4 | 901.010:PATIO | | | 5 X 17 | 1 | 85 | | 1986 | | A | A | 10.00 | 500 | 30 | 0 | 0 | 350 |
| | | | | | | | | | | | | 2.00 | 170 | 44 | 0 | 0 | 100 |

| | | | | | | | | | | | | | | | | | | |
|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------|---------|---|
| AMENITY TOTAL | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | | TOTAL IMPR | 124,380 | |

COMMENTS

ROOFING WAS RECORDED AS METAL FOUNDATION INFO WAS NOT GIVEN. FRAMING WAS RECORDED AS FIRE RESISTANT. PAVING INCLUDED IN BLDG PRICING