

Property Address: 3215 CASSELLA MONTEZUMA RD

DTE Code: 370



32-002200.0000

MARION TWP
ST HENRY SD
12-07-400-003

LEGAL INFORMATION

NE COR NE SE

Acres:1.0000

RTS: 003-07-07
POHL SERVICES LLC
POHL SERVICES LLC
5612 FLEETFOOT RD
CELINA, OH 45822

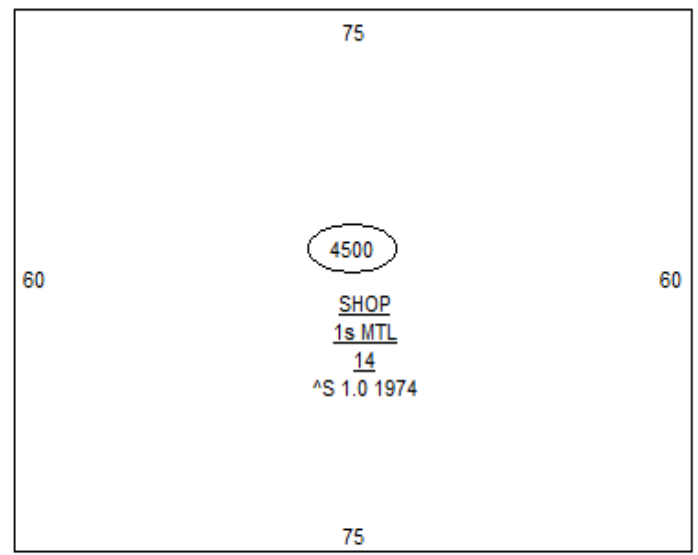
Neighborhood INDS32	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
TY2022:Net Gen=\$906.50, Other Assessment=\$0.00
DE23 RMV MMH HKKP, ADD RMDL DATE, CHG GRD; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/08/23
01/08/2019	175,000		WDC : 9	370	■ Pricer:	
02/28/2014	75,000		WDC : 107	370	■ Reviewer:	
11/12/1993	0		: X : 0	454	□ Final:	
					□ Call Back:	
					□ Visit:	

VALUATION SUMMARY			
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED	15,000	15,000	15,000
MARKET VALUE	48,240	40,540	41,800
	<u>TOTAL</u>	63,240	55,540
ASSESSED	5,250	5,250	5,250
VALUE	16,880	14,190	14,630
	<u>TOTAL</u>	22,130	19,440

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:1		15,000				15,000	0
Totals:	Total Acres 1.0000						15,000	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" 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	

