



35-023400.0000

MARION TWP-CHICKASAW CORP
 MARION SD
 12-15-228-003

LEGAL INFORMATION

SEITZ ADDITION
 LOT 3 W SD
 LOT#: 3

JPM ENTERPRISES LLC
 JPM ENTERPRISES LLC
 8510 SUPERIOR DR
 MARIA STEIN, OH 45860

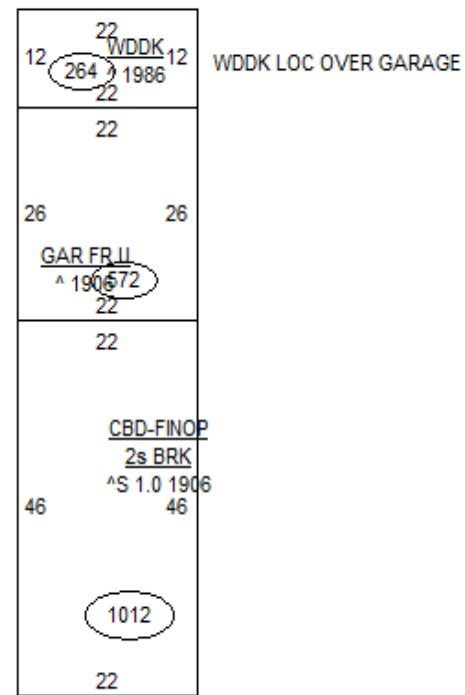
| |
|------------------------|
| Neighborhood CVIL35 |
| Map: 2A3 |
| Block: |
| Card: 3 |
| Bk: Pg: |

COMMENT
 TY2022:Net Gen=\$490.94, Other Assessment=\$0.00
 DE17 DESKTOP RVW CHG: ADJ PRICING
 DE11 1/23/2011 TTO - ONLY HAVE ONE APT

| Sales Data | | | | | | Date |
|------------|--------|------------|-------------|-------|---------|------------|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | 05/12/17 |
| 03/06/2019 | 65,000 | | WDC : 136 | 429 | ■ | Pricer: |
| 01/04/2019 | 40,000 | | WDC : 2 | 429 | ■ | Reviewer: |
| 03/19/2009 | 0 | | QCE : X : 0 | 429 | □ | Final: |
| 11/23/1987 | 27,000 | | : A : 0 | 429 | ■ | Call Back: |
| | | | | | □ | Visit: |

| VALUATION SUMMARY | | | | |
|-------------------|--------------|--------|--------|--------|
| VALUE YEAR | 2023 | 2020 | 2017 | 2017 |
| REASON FOR CHANGE | RAPP | RAPP | RAPP | MISC |
| ESTIMATED | 2,230 | 1,680 | 1,680 | 1,680 |
| MARKET VALUE | 32,390 | 25,480 | 26,780 | 27,640 |
| | <u>TOTAL</u> | 34,620 | 27,160 | 28,460 |
| ASSESSED | 780 | 590 | 590 | 590 |
| VALUE | 11,340 | 8,920 | 9,370 | 9,670 |
| | <u>TOTAL</u> | 12,120 | 9,510 | 9,960 |

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|----------|---|------------------|---|-----|---|-------|---|
| F:Front | F25 D120 | | ST100 DP89 ADJ89 | | | | 2,230 | 0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Totals: | | | | | | | 2,230 | 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 type="checkbox"/> ELECTRIC | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" 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 | | 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 | | 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 | B | 1 | 2 | 3 | U | PARTITIONS | B | 1 | 2 | 3 | U | INTERIOR FINISH | B | 1 | 2 | 3 | U |
|-----------------|--------------------------|---------------------|--------------------------|---|---|---|---|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Electric | <input type="checkbox"/> | Electric Wall | <input type="checkbox"/> | | | | | 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"/> | | | | | 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"/> | | | | | 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"/> | | | | | CEILINGS | B | 1 | 2 | 3 | U | PANEL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ventilation | <input type="checkbox"/> | Heat Pump | <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"/> |
| Package Unit | <input type="checkbox"/> | Ind TW Heat Pump | <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"/> |
| Hot & Cld Water | <input type="checkbox"/> | Evaporated Cool | <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"/> |
| Floor Furnace | <input type="checkbox"/> | Co-Ray-Vac | <input type="checkbox"/> | | | | | STANDARD | <input type="checkbox"/> | | | | | STANDARD | <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 | <input type="checkbox"/> |
| | | | | 2 FIXTURE BATH | | STANDARD | <input type="checkbox"/> |
| | | | | 3 FIXTURE BATH | | | |
| | | | | | | MERCURY VAP | <input type="checkbox"/> |

| YARD ITEMS | | | | | | | | | | | | | | | | | |
|------------|-------|----|-------------|----|------|-------|-----|-----|-----|-----|---------|---------------|-----|----|----|--------------|--|
| ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | \$/UNIT | UNADJUSTED \$ | PHY | FC | EC | MARKET VALUE | |
| | | | | | | | | | | | | | | | | | |
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| ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | \$/UNIT | UNADJUSTED \$ | PHY | FC | EC | MARKET VALUE | |
|------------------------------|-------|----|-------------|----|-------|-------|------|-----|-----|-----|-----------|---------------|-----|----|----|--------------|--|
| A CBD.001: CBD-FINOP | | | 46 X 22 | 1 | 1,012 | | 1906 | | A | F | 45.00 | 45,540 | 81 | 0 | 0 | 8,650 | |
| 1 401.402:Apt-CBD 350-449.99 | C | 18 | 46 X 22 | 1 | 1,012 | 1 | 1906 | | A | A | 16,000.00 | 16,000 | 0 | 0 | 0 | 16,000 | |
| 2 499.029:GAR FR U | | | 26 X 22 | 1 | 572 | | 1906 | | A | A | 33.00 | 18,880 | 77 | 0 | 0 | 4,340 | |
| 3 901.014:WDDK | | | 12 X 22 | 1 | 264 | | 1986 | | A | A | 23.00 | 6,070 | 44 | 0 | 0 | 3,400 | |

| | | | | | | | | | | | | | | | | |
|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------|--------|
| AMENITY TOTAL | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | TOTAL IMPR | 32,390 |

COMMENTS