

05-14227.012

Property Class: 510

Neighborhood  
6150

Township: 00

Range: 00

Section: 00

|        |         |
|--------|---------|
| Bk:274 | Pg:2415 |
|--------|---------|

## LEGAL INFORMATION

LOT 42 2ND HIGHLAND ADD

**OOC**

**BRUBAKER BILL C**  
BRUBAKER, BILL C., ETUX  
1109 HIGHLAND AVENUE  
NAPOLEON, OH 43545

|    |                                         |            |                  |                   |                                 |                                       |          |
|----|-----------------------------------------|------------|------------------|-------------------|---------------------------------|---------------------------------------|----------|
| X: | <input checked="" type="checkbox"/> TTO | LISTER: RC | DATE: 02/11/2019 | TIME: 10:14:21 AM | <input type="checkbox"/> LETTER | <input type="checkbox"/> LETTER REC'D | GIS CODE |
|----|-----------------------------------------|------------|------------------|-------------------|---------------------------------|---------------------------------------|----------|

|                                            |                                           |                                           |                                    |                                      |                                      |                                                |
|--------------------------------------------|-------------------------------------------|-------------------------------------------|------------------------------------|--------------------------------------|--------------------------------------|------------------------------------------------|
| <input type="checkbox"/> PAVED             | <input checked="" type="checkbox"/> LEVEL | <input checked="" type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. CORNER   | <input type="checkbox"/> F. SZ/SHAPE | 1109 HIGHLAND AVENUE, NAPOLEON                 |
| <input checked="" type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH             | <input checked="" type="checkbox"/> SEWER | <input type="checkbox"/> STATIC    | <input type="checkbox"/> B. QUANTITY | <input type="checkbox"/> G. LOCATION | COMMENT                                        |
| <input type="checkbox"/> DIRT              | <input type="checkbox"/> LOW              | <input checked="" type="checkbox"/> GAS   | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. TOPGRHY  | <input type="checkbox"/> H. RESTRICT | (Completed= 1)                                 |
| <input type="checkbox"/> SIDEWALKS         | <input type="checkbox"/> ROLLING          | <input type="checkbox"/> ELECTRIC         | <input type="checkbox"/> OLD       | <input type="checkbox"/> D. VACANCY  | <input type="checkbox"/> J. OTHER    | foundation:CB/TI - - CK19 TRG RM ADDN - - 6/10 |
| <input type="checkbox"/> CURBS             | <input type="checkbox"/> STANDARD         | <input type="checkbox"/> STANDARD         | <input type="checkbox"/> STANDARD  | <input type="checkbox"/> E. EX FRONT |                                      | NEW ROOF & WINDOWS 8/12 ADD WDDK -             |

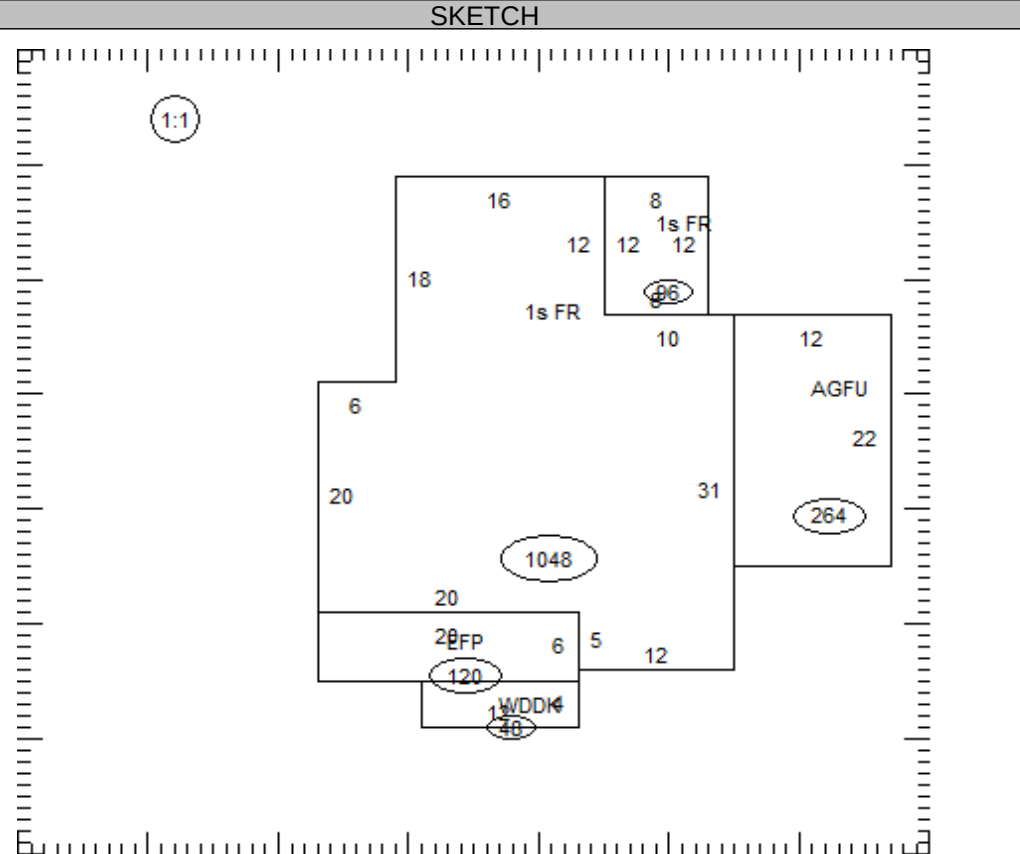
| VALUATION SUMMARY |           | * Value Override Item |
|-------------------|-----------|-----------------------|
| 1                 | 1000000   |                       |
| 2                 | 2000000   |                       |
| 3                 | 3000000   |                       |
| 4                 | 4000000   |                       |
| 5                 | 5000000   |                       |
| 6                 | 6000000   |                       |
| 7                 | 7000000   |                       |
| 8                 | 8000000   |                       |
| 9                 | 9000000   |                       |
| 10                | 10000000  |                       |
| 11                | 11000000  |                       |
| 12                | 12000000  |                       |
| 13                | 13000000  |                       |
| 14                | 14000000  |                       |
| 15                | 15000000  |                       |
| 16                | 16000000  |                       |
| 17                | 17000000  |                       |
| 18                | 18000000  |                       |
| 19                | 19000000  |                       |
| 20                | 20000000  |                       |
| 21                | 21000000  |                       |
| 22                | 22000000  |                       |
| 23                | 23000000  |                       |
| 24                | 24000000  |                       |
| 25                | 25000000  |                       |
| 26                | 26000000  |                       |
| 27                | 27000000  |                       |
| 28                | 28000000  |                       |
| 29                | 29000000  |                       |
| 30                | 30000000  |                       |
| 31                | 31000000  |                       |
| 32                | 32000000  |                       |
| 33                | 33000000  |                       |
| 34                | 34000000  |                       |
| 35                | 35000000  |                       |
| 36                | 36000000  |                       |
| 37                | 37000000  |                       |
| 38                | 38000000  |                       |
| 39                | 39000000  |                       |
| 40                | 40000000  |                       |
| 41                | 41000000  |                       |
| 42                | 42000000  |                       |
| 43                | 43000000  |                       |
| 44                | 44000000  |                       |
| 45                | 45000000  |                       |
| 46                | 46000000  |                       |
| 47                | 47000000  |                       |
| 48                | 48000000  |                       |
| 49                | 49000000  |                       |
| 50                | 50000000  |                       |
| 51                | 51000000  |                       |
| 52                | 52000000  |                       |
| 53                | 53000000  |                       |
| 54                | 54000000  |                       |
| 55                | 55000000  |                       |
| 56                | 56000000  |                       |
| 57                | 57000000  |                       |
| 58                | 58000000  |                       |
| 59                | 59000000  |                       |
| 60                | 60000000  |                       |
| 61                | 61000000  |                       |
| 62                | 62000000  |                       |
| 63                | 63000000  |                       |
| 64                | 64000000  |                       |
| 65                | 65000000  |                       |
| 66                | 66000000  |                       |
| 67                | 67000000  |                       |
| 68                | 68000000  |                       |
| 69                | 69000000  |                       |
| 70                | 70000000  |                       |
| 71                | 71000000  |                       |
| 72                | 72000000  |                       |
| 73                | 73000000  |                       |
| 74                | 74000000  |                       |
| 75                | 75000000  |                       |
| 76                | 76000000  |                       |
| 77                | 77000000  |                       |
| 78                | 78000000  |                       |
| 79                | 79000000  |                       |
| 80                | 80000000  |                       |
| 81                | 81000000  |                       |
| 82                | 82000000  |                       |
| 83                | 83000000  |                       |
| 84                | 84000000  |                       |
| 85                | 85000000  |                       |
| 86                | 86000000  |                       |
| 87                | 87000000  |                       |
| 88                | 88000000  |                       |
| 89                | 89000000  |                       |
| 90                | 90000000  |                       |
| 91                | 91000000  |                       |
| 92                | 92000000  |                       |
| 93                | 93000000  |                       |
| 94                | 94000000  |                       |
| 95                | 95000000  |                       |
| 96                | 96000000  |                       |
| 97                | 97000000  |                       |
| 98                | 98000000  |                       |
| 99                | 99000000  |                       |
| 100               | 100000000 |                       |

Appraisal Research Corporation  
BF649(98217)

RESIDENTIAL/AGRICULTURAL  
Printed: 01/03/2025 13:03 By: prc3

Liz Fruchey, Henry

| OCCUPANCY                                    |                             | EXTERIOR                         |                                   | FLOOR                               | AREA                     | CONST                    | VALUE              |        |         |
|----------------------------------------------|-----------------------------|----------------------------------|-----------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------|--------|---------|
| <input checked="" type="checkbox"/> SF       | <input type="checkbox"/> DU | <input type="checkbox"/> TR      | <input type="checkbox"/> WOOD     | 1                                   | 1144                     | FR                       | 129,240            |        |         |
| <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 checked="" 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                        | SUBTOTAL           |        | 129,240 |
| CONCRETE                                     | <input type="checkbox"/>    | <input type="checkbox"/>         | <input type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | MULTI-FAMILY #     | 0      | 0       |
| WOOD                                         | <input type="checkbox"/>    | <input type="checkbox"/>         | <input type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | BUILDING TYPE      | 100%   | 0       |
| TILE/COMPO                                   | <input type="checkbox"/>    | <input type="checkbox"/>         | <input type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | BSMT FINISH        | 0 S.F. | 0       |
| CARPET                                       | <input type="checkbox"/>    | <input type="checkbox"/>         | <input type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | FIREPLACE #        | 0      | 0       |
| INT. FINISH                                  |                             | B                                | 1                                 | 2                                   | 3                        | U                        | HEATING            | 0 S.F. | 0       |
| PLASTER/DW                                   | <input type="checkbox"/>    | <input type="checkbox"/>         | <input type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | AIR COND           | 0 S.F. | 0       |
| PANELING                                     | <input type="checkbox"/>    | <input type="checkbox"/>         | <input type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | PLUMBING #         | 0      | 0       |
| UNFINISHED                                   | <input type="checkbox"/>    | <input type="checkbox"/>         | <input type="checkbox"/>          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | GARAGES & CARPORTS |        | 5,800   |
| ACCOMMODATIONS                               |                             |                                  |                                   |                                     |                          |                          | EXTRA FEATURES     |        | 2,100   |
| # OF ROOMS                                   |                             |                                  |                                   |                                     |                          |                          | SUBTOTAL           |        | 137,140 |
| BEDROOMS                                     |                             |                                  |                                   |                                     |                          |                          | GRADE FACTOR       |        | 90 %    |
| FIREPLACES                                   |                             |                                  |                                   |                                     |                          |                          | UNADJUSTED VALUE   |        | 123,430 |
| HEAT & AC                                    |                             | B                                | 1                                 | 2                                   | 3                        | U                        | FACTOR             |        | 100 %   |
| NO HEAT                                      | <input type="checkbox"/>    | <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"/> | <input type="checkbox"/> |                    |        |         |
| HW/STEAM                                     | <input type="checkbox"/>    | <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"/> | <input type="checkbox"/> |                    |        |         |
| HEAT PUMP                                    | <input type="checkbox"/>    | <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"/> | <input type="checkbox"/> |                    |        |         |
| STVE/SPCE                                    | <input type="checkbox"/>    | <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"/> | <input type="checkbox"/> |                    |        |         |
| OUTSIDE                                      | <input type="checkbox"/>    | <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"/> | <input type="checkbox"/> |                    |        |         |
| PLUMBING                                     |                             | BASE                             |                                   | <input checked="" type="checkbox"/> |                          |                          |                    |        |         |
| X FULL BATH                                  |                             |                                  |                                   |                                     |                          |                          |                    |        |         |
| X HALF BATH                                  |                             |                                  |                                   |                                     |                          |                          |                    |        |         |
| X FIXTURES                                   |                             |                                  |                                   |                                     |                          |                          |                    |        |         |



| OCCUPANCY | ST.HT | SIZE | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING  | 1     | SK   | 1,144 | D+    |       | 1900 |      | A   | 123,430   | 58   | 51,840   |      | 50,800   |
| 1 SHED-FR | SV*   | 8x12 | 96    | C     |       | 1900 |      | A   | 300       | 60   | 300      |      | 300      |
| 2         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 3         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 4         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 5         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 6         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 7         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 8         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 9         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 10        |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 11        |       |      |       |       |       |      |      |     |           |      |          |      |          |

|                |                       |       |        |
|----------------|-----------------------|-------|--------|
| 41-009218.0800 | * Value Override Item | TOTAL | 51,100 |
|----------------|-----------------------|-------|--------|

| COMMENTS                                                                                                                       |  |
|--------------------------------------------------------------------------------------------------------------------------------|--|
| (120SF EFP=\$1,600),(48SF WDDK=\$500),(264SF AGFU=\$5,800)<br>Dwelling has an Economic Factor of 98% (Rollback Basis=\$72,750) |  |