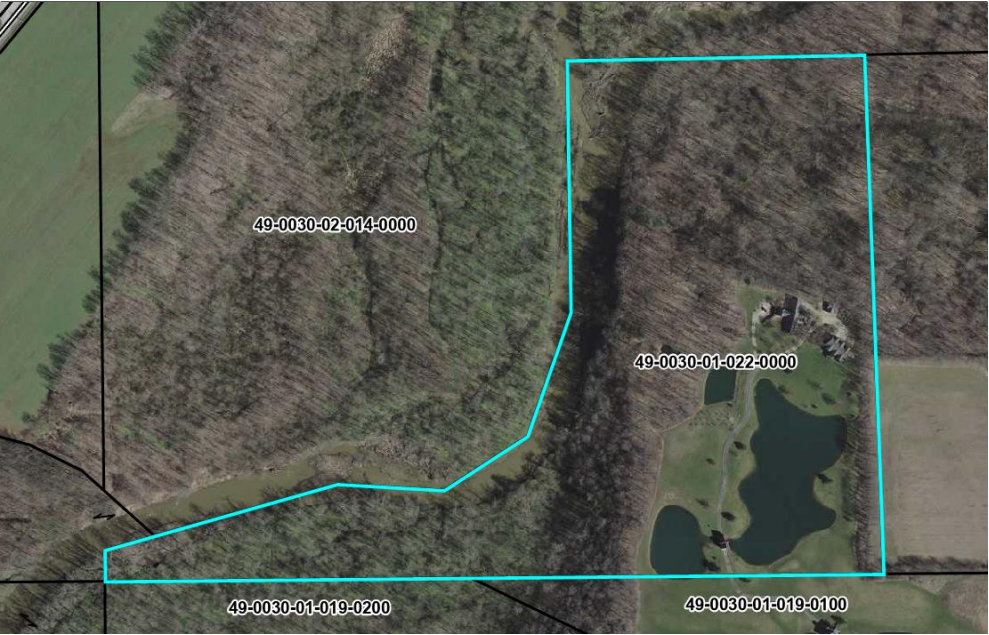


Huron County, Ohio - Property Record Card, Page 1
Parcel: 490030010220000

GENERAL PARCEL INFORMATION	
Owner	STEIGNER JAMES W III & JENNIFER C
Property Address	5055 ST RT 60 WAKEMAN OH 44889
Mailing Address	STEIGNER JAMES W III & JENNIFER C OR SURV 5055 STATE ROUTE 60 WAKEMAN OH 44889-8606
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT
Legal Description	AGRICULTURAL USE VALUE" SEC 3 LOT 41 CEN PT

VALUATION		
	Appraised	Assessed
Land Value	\$141,890.00	\$49,660.00
Improvements Value	\$778,760.00	\$272,570.00
Total Value	\$848,150.00	\$322,230.00
Taxable Value	\$296,860.00	

SALES				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
7/23/2002	\$245,000.00	STEIGNER	722	
1/1/1990	\$0.00	DALTON HAROLD		



AGRICULTURAL					
Code	Soil	Acres	Rate	Value	Taxable
CROPLAND	BGA-BENNINGTON SILT	1.635	2340.00	\$3,830	\$1,340
CROPLAND	CRD1B1-(CDB)	1.021	2340.00	\$2,390	\$840
CONSERVATI	LN-LOBDELL RARELY	0.421	230.00	\$100	\$40
CONSERVATI	TG-TIOGA	0.957	230.00	\$220	\$80
WATER	W1-WATER/RIVER/	2.96	230.00	\$680	\$240
WATER	W2-WATER/LAKE/POND	3.013	230.00	\$690	\$240
WOODLAND	WO-WOODLANDS	16.859	230.00	\$3,880	\$1,360

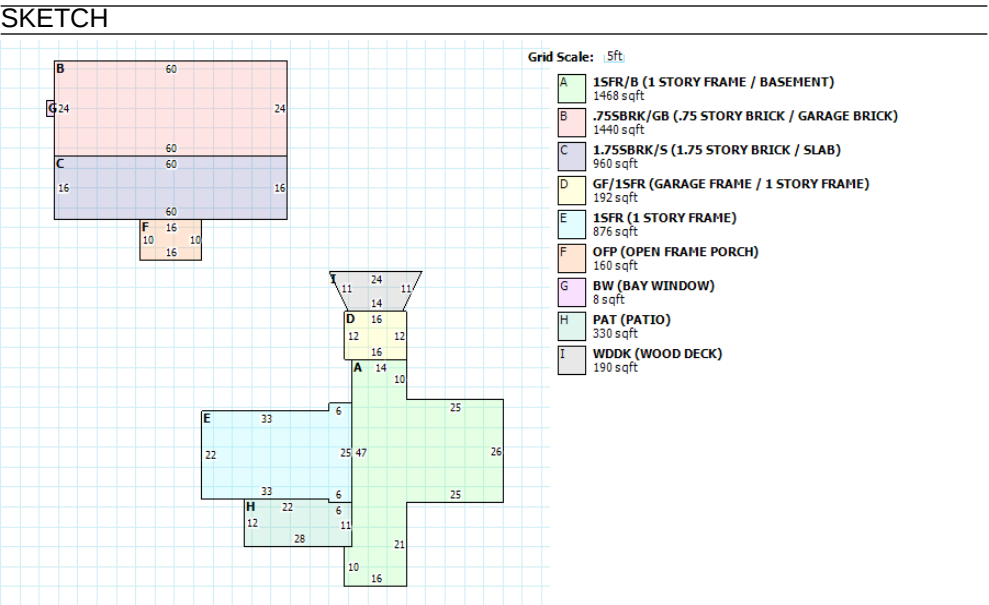
LAND							
Code	Frontage	Depth	Depth Percent	Rate	Total	Value	Acres
C2-CONSERVATION	0	0	100%	8020.00	\$141,890.00	\$141,890.00	1.378
CR-CROP LAND	0	0	100%	7940.00	\$141,890.00	\$141,890.00	2.656
HS-HOME SITE	0	0	100%	28800.00	\$141,890.00	\$141,890.00	2
W1-WATER/RIVER/CREEK	0	0	100%	280.00	\$141,890.00	\$141,890.00	2.96
W2-WATER/LAKE/POND	0	0	100%	280.00	\$141,890.00	\$141,890.00	3.013
WO-WOODS	0	0	100%	2880.00	\$141,890.00	\$141,890.00	16.859

Huron County, Ohio - Property Record Card, Page 2
Parcel: 490030010220000
Card: 1

GENERAL PARCEL INFORMATION	
Owner	STEIGNER JAMES W III & JENNIFER C
Property Address	5055 ST RT 60 WAKEMAN OH 44889
Mailing Address	STEIGNER JAMES W III & JENNIFER C OR SURV 5055 STATE ROUTE 60 WAKEMAN OH 44889-8606
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT
Legal Description	AGRICULTURAL USE VALUE" SEC 3 LOT 41 CEN PT

VALUATION		
	Appraised	Assessed
Land Value	\$141,890.00	\$49,660.00
Improvements Value	\$778,760.00	\$272,570.00
Total Value	\$848,150.00	\$322,230.00
Taxable Value	\$296,860.00	

RESIDENTIAL	
Number Of Stories	1
Year Built	2005
Year Remodeled	0
Grade	B+
Condition	A-AVERAGE
Occupancy	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR
Construction	CURRENT
Roof Type	Aluminum/Vinyl; Stone
Roof Material	Gable
Total Area	Shingles
Living Area	2536
Finished Basement Area	2536
Total Rooms	0
Total Bedrooms	3
Total Full Baths (Including Base Plumbing)	1
Total Half Baths	1
Extra Plumbing Fixtures	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0
Value	0
	\$379,790.00



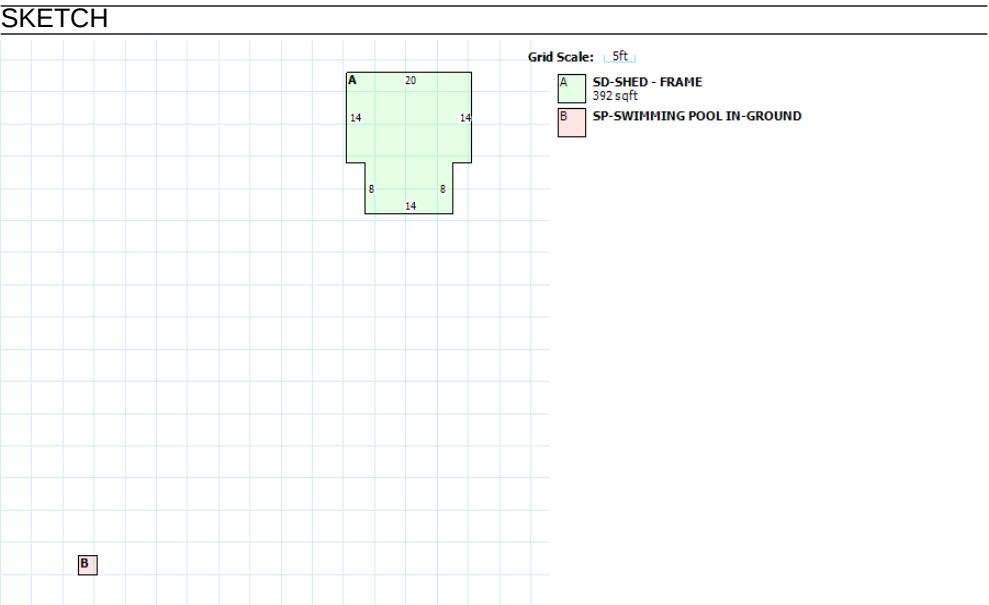
RESIDENTIAL DETAIL			
Floor	Story	Area	Finish %
First Floor	1	2536	100.00
Basement	0	1468	0.00

Huron County, Ohio - Property Record Card, Page 3
Parcel: 490030010220000
Card: 2

GENERAL PARCEL INFORMATION	
Owner	STEIGNER JAMES W III & JENNIFER C
Property Address	5055 ST RT 60 WAKEMAN OH 44889
Mailing Address	STEIGNER JAMES W III & JENNIFER C OR SURV 5055 STATE ROUTE 60 WAKEMAN OH 44889-8606
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT
Legal Description	AGRICULTURAL USE VALUE" SEC 3 LOT 41 CEN PT

VALUATION		
	Appraised	Assessed
Land Value	\$141,890.00	\$49,660.00
Improvements Value	\$778,760.00	\$272,570.00
Total Value	\$848,150.00	\$322,230.00
Taxable Value	\$296,860.00	

RESIDENTIAL	
Number Of Stories	1.75
Year Built	2003
Year Remodeled	0
Grade	B+
Condition	A-AVERAGE
Occupancy	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR
Construction	CURRENT
Roof Type	Aluminum/Vinyl; Stone
Roof Material	Gambrel
Total Area	Shingles
Living Area	2760
Finished Basement Area	2760
Total Rooms	
Total Bedrooms	7
Total Full Baths (Including Base Plumbing)	3
Total Half Baths	2
Extra Plumbing Fixtures	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0
Value	0
	\$392,340.00



RESIDENTIAL DETAIL			
Floor	Story	Area	Finish %
First Floor	1	960	100.00
3/4 Upper	2	2400	100.00
Slab	0	960	0.00

Huron County, Ohio - Property Record Card, Page 4
Parcel: 490030010220000
Card: 1

GENERAL PARCEL INFORMATION

Owner	STEIGNER JAMES W III & JENNIFER C
Property Address	5055 ST RT 60 WAKEMAN OH 44889
Mailing Address	STEIGNER JAMES W III & JENNIFER C OR SURV
	5055 STATE ROUTE 60
	WAKEMAN OH 44889-8606
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT
Legal Description	AGRICULTURAL USE VALUE"
	SEC 3 LOT 41 CEN PT

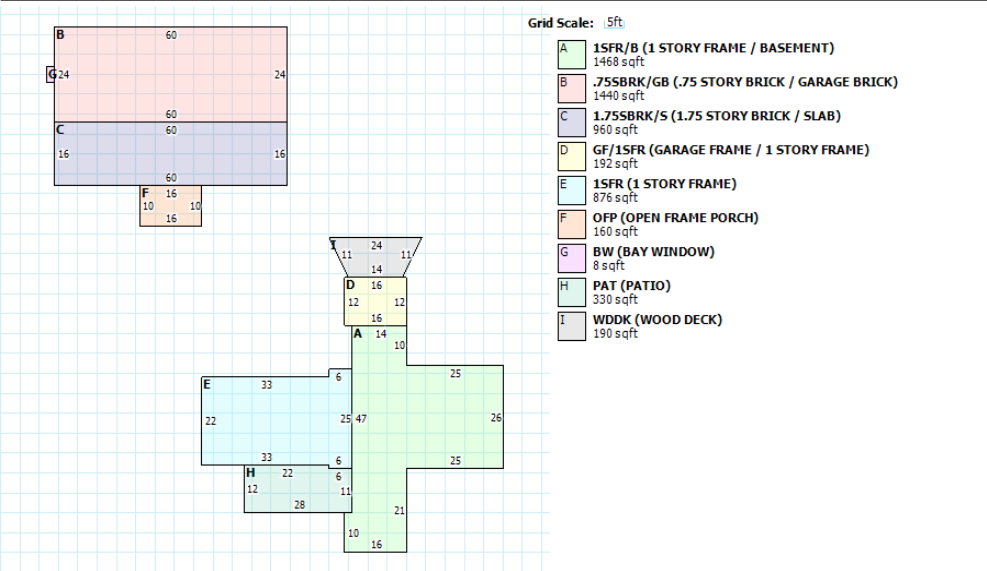
VALUATION

	Appraised	Assessed
Land Value	\$141,890.00	\$49,660.00
Improvements Value	\$778,760.00	\$272,570.00
Total Value	\$848,150.00	\$322,230.00
Taxable Value	\$296,860.00	

COMMERCIAL - Card 1

Business Name	STEIGNER JAMES W III & JENNIFER C OR SURV
Description	SD-SHED - FRAME
Construction	
# of Floors	
Price Code	SD-SHED - FRAME
Length	0
Width	0
Area	392
Year Built	2010
Value	\$3,210.00
Grade	C+
Condition	A-AVERAGE
HVAC	
Exterior Wall	Aluminum/Vinyl; Stone
Framing	
Roofing	
Window	
Foundation	
Canopy	
Doors	
Plumbing	

SKETCH



COMMERCIAL DETAIL - Card 1

Description	Construction	Area	Year Built	Condition	Value
SP-SWIMMING POOL IN-GROUND		160	2005	A-AVERAGE	\$3,420