

| | | |
|--------------|---|---|
| 1 OF 1 | | |
| PROP. CLASS | | |
| 5 | 1 | 1 |
| NEIGHBORHOOD | | |
| 4259425- | | |
| M | | |
| B | | |
| C | | |

42-0001093.0000

COOK CHRISTOPHER W
 COOK CHRISTOPHER W
 18275 ST RT 47
 RICHWOOD OH 43344

LEGAL INFORMATION
 99' ANNEX FR 38-12-17
 VMS 3468
 OR 504 PG 729
 Acres:1.7170

**QUALIFIED CREDITS: OOC, ,
 HOMESTEAD**

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV#: ACRES | JS | VALID |
|---|--------------------|----------------|----------|-------|------------|------------|---------|-------------------|--------------------------|--------------------------|
| 1 | COOK CHRISTOPHER W | 18275 ST RT 47 | RICHWOOD | OH | 43344-9279 | 11/17/2003 | 111,000 | FID : 1470:1.7170 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | WEBB JOHN E | | | | | 06/04/1997 | 0 | EX : 9302 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: LISTER: NC DATE: 12/12/2006 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | PROPERTY LOCATION | |
|---|---|---|--|--|--|--|
| <input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS | <input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU | 18275 ST RT 47 , RICHWOOD 43344 COMMENT TY2016:Net Gen=\$785.78, Other Assessment=\$150.00 03-SPLIT OF 1.7110 AC. STAYED MOVING 13.2890 AC. TO .100 03-resurvey to 1.717 ac. RMVED SHED (Mod SM:)50 |

| LAND COMPUTATIONS | | | | | | |
|---------------------|-----------|---------|-------|------|-------|--------|
| CODES: | LAND TYPE | SIZE | M | RATE | C | INF |
| F: FRONT | SM:HS | AC:1 | 14400 | | | 14,400 |
| R: REAR | SM:ROW | AC:0.65 | 0 | | | 0 |
| | SM:SM | AC:0.06 | 5000 | | | 300 |
| HS: | | | | | | |
| HOME SITE | | | | | | |
| SM: | | | | | | |
| SMALL ACRE | | | | | | |
| WA: WASTE | | | | | | |
| RD: ROAD | | | | | | |
| EA: | | | | | | |
| EASEMENT | | | | | | |
| Total Acres: 1.7100 | | | | | TOTAL | 14,700 |

| VALUATION SUMMARY | | | | | | | | * Value Override Item |
|-----------------------|--------------|--------------|--------------|--------------|--------------|----------------|--------------|-----------------------|
| VALUE YEAR (EFF RATE) | 2016 (49.16) | 2015 (50.92) | 2014 (51.37) | 2013 (52.13) | 2012 (54.32) | * 2011 (54.71) | 2010 (54.84) | |
| REASON FOR CHANGE | RAPP | Misc | MISC | RAPP | MISC | MISC | TRI | |
| APPRAISED VALUE | LAND 14,700 | 14,700 | 14,700 | 14,700 | 16,300 | 16,310 | 16,310 | |
| | IMPR 62,160 | 40,820 | 40,820 | 40,820 | 81,740 | 81,740 | 81,740 | |
| | TOTAL 76,860 | 55,520 | 55,520 | 55,520 | 98,040 | 98,050 | 98,050 | |
| ASSESSED VALUE | LAND 5,150 | 5,150 | 5,150 | 5,150 | 5,710 | 5,710 | 5,710 | |
| | IMPR 21,760 | 14,290 | 14,290 | 14,290 | 28,610 | 28,610 | 28,610 | |
| | TOTAL 26,910 | 19,440 | 19,440 | 19,440 | 34,320 | 34,320 | 34,320 | |
| NET GENERAL | 785.78 | 480.34 | 484.56 | 491.74 | 1,220.08 | 1,647.82 | | |

| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
|---|--|-------------------------|--------|---------|---------|
| <input checked="" type="checkbox"/> SNGL FMLY | <input type="checkbox"/> WOOD | 1 | 1504 | FR | 174,900 |
| <input type="checkbox"/> DUPLEX | <input type="checkbox"/> STUCCO | .75 | 462 | FR | 26,380 |
| <input type="checkbox"/> TRIPLEX | <input checked="" type="checkbox"/> ALM/VYNL | | | | |
| <input type="checkbox"/> CONVR | <input type="checkbox"/> CONC BLK | | | | |
| <input type="checkbox"/> MOBILE HM | <input type="checkbox"/> METAL | | | | |
| <input type="checkbox"/> BI/L TRI/L | <input type="checkbox"/> BRICK | | | | |
| <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> STONE | | | | |
| ROOFING | ROOF TYPE | | | | |
| <input type="checkbox"/> METAL | <input checked="" 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 | | | | |
| SUBTOTAL | | | | | 201,280 |
| FLOORS | B 1 2 3 U | MULTI-FAMILY # | 0 | | 0 |
| CONCRETE | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | BSMT FINISH | 0 S.F. | | 0 |
| WOOD | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | FIREPLACE # | 0 | | 0 |
| TILE/COMPO | <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | HEATING | 0 S.F. | | 0 |
| CARPET | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | AIR COND | 0 S.F. | | 0 |
| INT. FINISH | B 1 2 3 U | PLUMBING # | 0 | | 0 |
| PLASTER/DW | <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | GARAGES & CARPORTS | | | 16,890 |
| PANELING | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | EXTRA FEATURES | | | 2,940 |
| UNFINISHED | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | SUBTOTAL | | | 221,110 |
| ACCOMMODATIONS | | | | | |
| # OF ROOMS | | 5 | 3 | | |
| BEDROOMS | | 1 | 3 | | |
| FIREPLACES | | | | | |
| HEAT & AC | B 1 2 3 U | GRADE FACTOR | | 80 % | |
| NO HEAT | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | UNADJUSTED VALUE | | 176,890 | |
| CTRL HEAT | <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | FACTOR | | 100 % | |
| HW/STEAM | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | OCCUPANCY | ST.HT | SIZE | AREA |
| ELECTRIC | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | DWELLING | 1.75 | SK | SK |
| HEAT PUMP | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 1 Pole Bldg | | 30x64 | 1,920 |
| FLR/WALL | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 2 | | | |
| STVE/SPCE | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 3 | | | |
| GEOHERMAL | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 4 | | | |
| OUTSIDE | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 5 | | | |
| CTRL A/C | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 6 | | | |
| PLUMBING | BASE <input checked="" type="checkbox"/> | 7 | | | |
| X FULL BATH | | 8 | | | |
| X HALF BATH | | 9 | | | |
| X FIXTURES | | 10 | | | |
| | | 11 | | | |

| SKETCH | | | | | | | | | | | | | |
|---|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|--------|----------|
| <p>The sketch shows a floor plan with several rooms and dimensions. Key areas include:</p> <ul style="list-style-type: none"> AGFU: 1224 sq ft, 34' height. 1s FR: 720 sq ft, 20' height. OFF: 224 sq ft, 8' height. 1s FR: 112 sq ft, 8' height. 1s FR: 616 sq ft, 16' height. 1s FR: 46' x 14'. 1s FR: 60' x 14'. <p>Other dimensions shown include 36', 28', 14', 8', and 4'. A scale of 1:1 is indicated.</p> | | | | | | | | | | | | | |
| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
| DWELLING | 1.75 | SK | SK | D | | OLD | 1979 | A | 176,890 | 66 | 60,140 | | 57,130 |
| 1 Pole Bldg | | 30x64 | 1,920 | D | 7.60 | 1974 | | A | 14,590 | 54 | 6,710 | 1SO25 | 5,030 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | | | 62,160 | |

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COMMENTS

CORRECT SKETCH, CHG GRADE & PHY DPR PER REV 92
 (224SF OFP=\$2,240),(70SF OFP=\$700),(1,224SF AGFU=\$16,890)
 Dwelling has an Economic Factor of 95%