

Business Name: WAGNER FORD
Property Address: 300 E FNDLAY ST.
DTE Code: 454



10-839500.0000

LEGAL INFORMATION

ORGL 40SWPT & SPT WPT,
41 SPT & SPT NPT

NEIGH-SUB: 1010-
ACRES:

M 016
B 1
C 017

WAGNER FORD LLC
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1600 N COUNTYLINE STREET
FOSTORIA OH 44830-1938

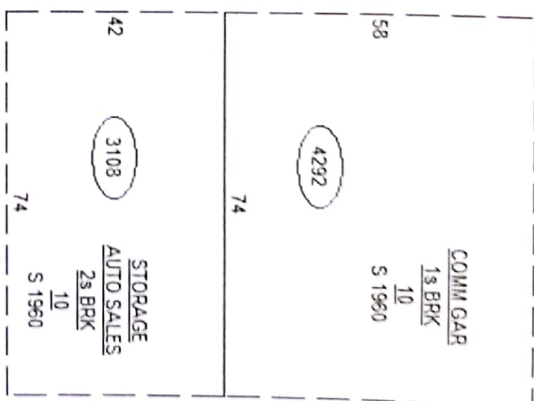
COMMENT
13R CHG ITEM A CODE/CONDITION AND CHG ITEM 2 CONDITION

FEIN:

REDIR:

1 of 1

WAGNER MOTOR SALES



Sales Data

Date	Amount	Deed Conv#	Use	Valid	Lister:	DS	05/14/13	Date
04/02/2008	50,000		6WS 454		Pricer:	DS	05/14/13	
10/01/2007	0		8QC 454		Reviewer:			
10/01/2007	50,000		8QC 454		Final:			
01/13/2006	0		8QS 454		Call Back:			
01/13/2006	50,000		8QS 454		Visit:			

VALUATION SUMMARY

VALUE YEAR	2013	2007	2004
REASON FOR CHANGE	RAPP	RAPP	2004
ESTIMATED	12,000	12,000	9,770
MARKET VALUE	64,300	54,600	51,290
ASSESSSED	76,300	66,600	61,060
VALUE	4,200	4,200	3,420
TOTAL	22,510	19,110	17,950
TOTAL	26,710	23,310	21,370

☒ PAVED	☒ LEVEL	☒ WATER	☐ AG-RES
☐ GRAVEL	☐ HIGH	☒ SEWER	☐ COMMERCIAL
☐ DIRT	☐ LOW	☒ GAS	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☒ ELECTRIC	
☐ CURBS	☐ STANDARD	☐ STANDARD	

INFLUENCE FACTORS

(A) No Road	(E) Size / Shape	(I) Water Front
(B) Topography	(F) Restrictions	(J) Other / CDU
(C) Excess Frontage	(G) Wooded Lot	
(D) Quantity	(H) Vacancy	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
ICEF	F75 D130	ST170 DP93 ADJ160					12,000	0
Totals:							12,000	0