

PART I. INTRODUCTION**A. SUMMARY OF SALIENT FACTS**

Type of Property:	Mobile Home Park
Location:	4549 - 4551 County Road E, Delta, Ohio
Property Owners:	Scott & Wendy Hess
Date of Value Estimate:	November 25, 2002
Property Rights Appraised:	Fee Simple
Improved Site:	11.52 Acres
Gross Building Area:	Apartment/Laundry - 510 Square Feet Waste Treatment Facility - 1,368 Square Feet Storage Building - 304 Square Feet
Zoning:	Not Zoned
Highest and Best Use:	Mobile Home Park
Cost Approach:	Not Developed
Income Approach:	\$532,000
Sales Comparison Approach:	\$529,000
Final Value Improved Site	\$530,000