

Hancock County, Ohio - Property Record Card, Page 1  
Parcel: 630001022027  
Map Number: 101109111002001

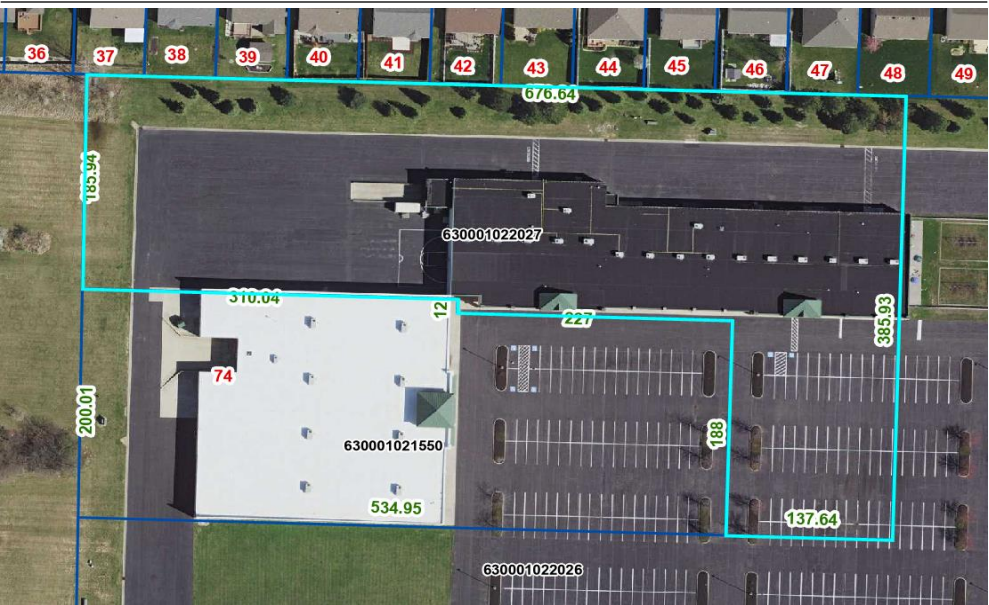
GENERAL PARCEL INFORMATION

Owner	PNEUMAN PROPERTIES LLC
Property Address	7430 TIMBERSTONE DR FINDLAY OH 45840
Mailing Address	PNEUMAN PROPERTIES LLC
	913 JASPER AVE
	FRANKLIN TN 37064
Land Use	425 NEIGHBORHOOD SHOPPING CENTER
Legal Description	COVINGTON GREENS SUB 1ST ADD
	LOT PT 73
School District	VAN BUREN LSD
Tax District	23 Findlay Corp - Van Buren LSD

VALUATION

	Appraised	Assessed
Land Value	\$407,590.00	\$142,660.00
Improvements Value	\$964,870.00	\$337,700.00
Total Value	\$1,372,460.00	\$480,360.00
Taxable Value	\$480,360.00	
Net Annual Tax:	\$19,135.68	
Tot Amt Collected:	(\$9,567.84)	

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
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Totals:

LAND

Code	Frontage	Depth	Rate	Total	Value	Acres
2 - SECONDARY	0	0/0	80250	\$166,840.00	\$166,840.00	2.079
1 - PRIMARY	0	0/0	160500	\$240,750.00	\$240,750.00	1.5

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
5/9/2013	\$1,000,000.00	PNEUMAN PROPERTIES	505	
6/22/2010	\$1,000,000.00	FIFTH THIRD BANK	799	
12/10/2004	\$1,137,000.00	TIMBERSTONE RETAIL	2105	
12/10/2004	\$0.00	TIMBERSTONE-FLAG CITY	0	

COMMENTS	
Type	Description
Transfer	2 CDS 63-1022027, 63-1022026
Transfer	2 CDS 63-1022027,63-1022026
Front of Card	GOODWILL / ANYTIME FITNESS / VACANT12-10-04 SPLIT FROM 63-1021549 / LOT 73 05 NC ADJ LAND \$ PER DO 7/21/05 05 NC ADJ LAND VALUE PER DS 7-26-05 07 NC NO CHG
Back of Card	05 N/C ADD STRIP MALL, ONLY 50% COMPLETE 01-05 PER DS 7-26-05 06 N/C ADD 4 PLUMB FIXTURES IN GOODWILL SECTION (102x128') ONLY, NO ADDED VALUE, BALANCE

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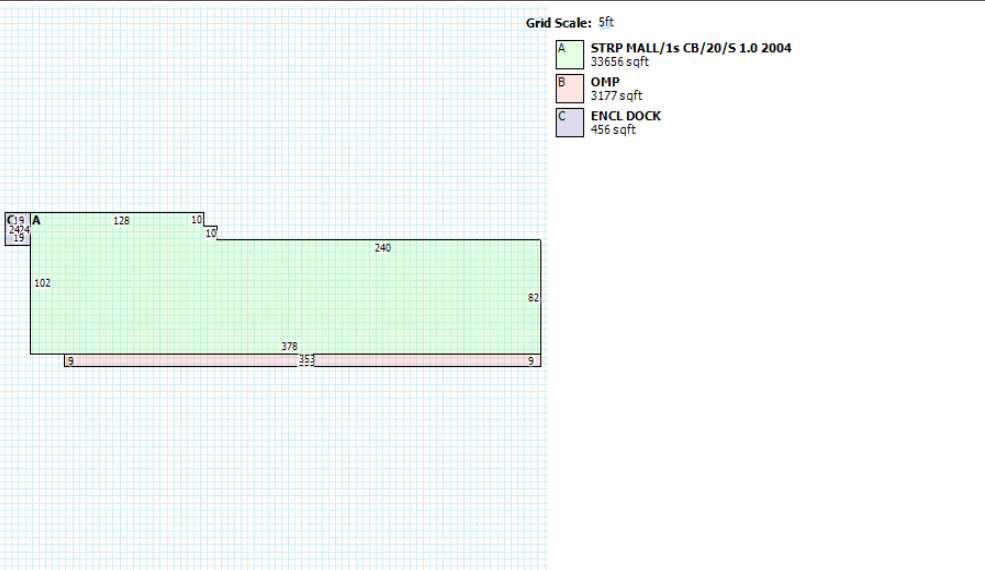
GENERAL PARCEL INFORMATION

Owner	PNEUMAN PROPERTIES LLC
Property Address	7430 TIMBERSTONE DR FINDLAY OH 45840
Mailing Address	PNEUMAN PROPERTIES LLC
	913 JASPER AVE
	FRANKLIN TN 37064
Land Use	425 NEIGHBORHOOD SHOPPING CENTER
Legal Description	COVINGTON GREENS SUB 1ST ADD
	LOT PT 73
School District	VAN BUREN LSD
Tax District	23 Findlay Corp - Van Buren LSD

VALUATION

	Appraised	Assessed
Land Value	\$407,590.00	\$142,660.00
Improvements Value	\$964,870.00	\$337,700.00
Total Value	\$1,372,460.00	\$480,360.00
Taxable Value	\$480,360.00	
Net Annual Tax:	\$19,135.68	
Tot Amt Collected:	(\$9,567.84)	

SKETCH



COMMERCIAL - Card 1

Business Name	TIMBERSTONE COMMONS STRIP MALL
Description	STRP MALL
Construction	
# of Floors	0
Price Code	425.412
Height	20
Length	0
Width	0
Area	33656
Year Built	2004
Value	\$926,210.00
Grade	A
Condition	A
HVAC	WARM AND COLD AIR
Exterior Wall	BRICK CONCRETE BLOCK
Framing	CB/MASON
Roofing	SHED/FLAT BUILT UP INSULATED
Window	STORE FRONT
Foundation	SLAB REINFORCED
Canopy	
Doors	
Plumbing	2 FIXTURE BATH: 6EXTRA FIXTURES: 13

COMMERCIAL DETAIL - Card 1

Description	Construction	Area	Year Built	Condition	Value
AREA		20194	2007	A	\$0
AREA OMP		3177	2004	A	\$35,520
AREA DOCK		456	2004	A	\$3,140

YARD ITEMS - Card 1

Description	Construction	Area	Year Built	Condition	Value
A TW		915	2004	A	\$0
A PAV-ASPH		20000	2004	A	\$0
U FENCE: CHAINLINK MTL OR VINYL		0	2013	A	\$0

Hancock County, Ohio - Property Record Card, Page 1  
Parcel: 630001022026  
Map Number: 101109111002000

GENERAL PARCEL INFORMATION

Owner	PNEUMAN PROPERTIES LLC
Property Address	0 TIMBERSTONE DR FINDLAY OH 45840
Mailing Address	PNEUMAN PROPERTIES LLC 913 JASPER AVE FRANKLIN TN 37064
Land Use	456 PARKING GARAGE, STRUCTURES AND LOTS
Legal Description	COVINGTON GREENS SUB 1ST ADD LOT PT 73
School District	VAN BUREN LSD
Tax District	23 Findlay Corp - Van Buren LSD

VALUATION

	Appraised	Assessed
Land Value	\$1,103,040.00	\$386,060.00
Improvements Value	\$202,130.00	\$70,750.00
Total Value	\$1,305,170.00	\$456,810.00
Taxable Value	\$456,810.00	
Net Annual Tax:	\$18,197.54	
Tot Amt Collected:	(\$9,098.77)	

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
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Totals:

LAND

Code	Frontage	Depth	Rate	Total	Value	Acres
2 - SECONDARY	0	0/0	80250	\$1,103,040.00	\$1,103,040.00	13.745

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
5/9/2013	\$0.00	PNEUMAN PROPERTIES	505	
6/22/2010	\$0.00	FIFTH THIRD BANK	799	
12/10/2004	\$0.00	TIMBERSTONE-FLAG CITY	0	

COMMENTS	
Type	Description
Transfer	2 CDS 63-1022027,63-1022026
Front of Card	12-10-04 SPLIT FROM 63-1021549 / LOT 73; 04 CORR ADD#04-459105 N/C ADJ LAND \$ PER DO 7/21/05 06 NC NO CHG ON THIS PARCEL PER DS 4/20/06 10 NO LAND ADJ PER
Transfer	2 CDS 63-1022027, 63-1022026
Back of Card	04 CORR MOVE DWLG FROM # 63-1021546 PER REVIEW 2/8/05//05 N/C RMV DWLG, ADD PARKING LOT FOR STRIP MALL, LOCATED ON PCL#63-1022027 & 63-1021550 PER DS