

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
US BANK NATIONAL ASSOC TT STR ASSET MORTGAGE INVESTMENTS II 425 WALNUT ST			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	417,600	417,600
		SUPPLEMENTAL DATA				RES LAND	1010	488,600	488,600
CINCINNATI OH 45202		Alt Prcl ID		Cyclical	6	RESIDNTL	1010	4,900	4,900
		Scnd Home		Exemption					
		Tax Class T		W	District				
		Tot Fin Area 2628		Res Exem					
		Total Acres .968						VISION	
		Chapter Lan							
		GIS ID F_866965_2833718		Assoc Pid#					
						Total	911,100	911,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
US BANK NATIONAL ASSOC TT STRUCT MURPHY ROBERT E & EILEEN M		50678 0030	12-28-2018	U	I	562,500	1L	Year	Code	Assessed	Year	Code	Assessed			
		6474 0318	12-13-1985	Q	I	275,000	00	2023	1010	316,800	2022	1010	289,600	2021	1010	267,600
									1010	477,400		1010	402,800		1010	365,400
									1010	2,800		1010	2,800		1010	2,800
						Total		797,000	Total	695,200	Total		635,800			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			417,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			4,900
Appraised Land Value (Bldg)			488,600
Special Land Value			0
Total Appraised Parcel Value			911,100
Valuation Method			C
Total Appraised Parcel Value			911,100

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									04-17-2019	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-09-2007	BSB		1	00	Measure & Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.10	2,400
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			488,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1564	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		548,665
Interior Floor 2			Replace Cost		23,400
Heat Fuel	02	Oil	Year Built		572,066
Heat Type	05	Hot Water	Effective Year Built		1982
AC Type	01	None	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	1		Cns Sect Rcnd		417,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1564		Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GAZ	Gazebo	L	94	56.00	1982	A	70	C	1.00	3,700
SHD1	Shed	L	80	21.00	1985	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,564	1,564	1,564	182.04	284,709
BSM	Basement	0	1,564	313	36.43	56,978
DCK	Deck	0	437	44	18.33	8,010
FSP	Screened Porch	0	144	29	36.66	5,279
FUS	Finished Upper Story	1,064	1,064	1,064	182.04	193,689
Ttl Gross Liv / Lease Area		2,628	4,773	3,014		548,665

