

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
TRAHAN KENNETH A				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed		
TRAHAN SUSAN				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	325,200	325,200		
5994 SHREVEN DR				<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	467,100	467,100	905			
WESTERVILLE OH 43081				Alt Prcl ID				Cyclical	5	RESIDNTL	1010	38,600	38,600	DUXBURY, MA	
				Scnd Home				Exemption		<b>VISION</b>					
				Tax Class T				W							
				Tot Fin Area 2322				District							
				Total Acres .9				Res Exem							
				Chapter Lan				Assoc Pid#		Total 830,900 830,900					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PELLEGRINI PETER	58249	147	09-05-2023	Q	I	1,000,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TRAHAN KENNETH A	46105	0179	09-30-2015	Q	I	485,000	00	2023	1010	322,900	2022	1010	290,700	2021	1010	291,400
LEONARD PAULA	36004	0090	05-27-2008	U	I	405,000	1		1010	501,500		1010	319,100		1010	307,200
DUNLAP JILL M	33023	0203	07-14-2006	U	I	100	1F		1010	28,200		1010	28,200		1010	28,200
DUNLAP SCOTT	31504	0213	10-11-2005	Q	I	488,000	00	Total		852,600	Total		638,000	Total		626,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

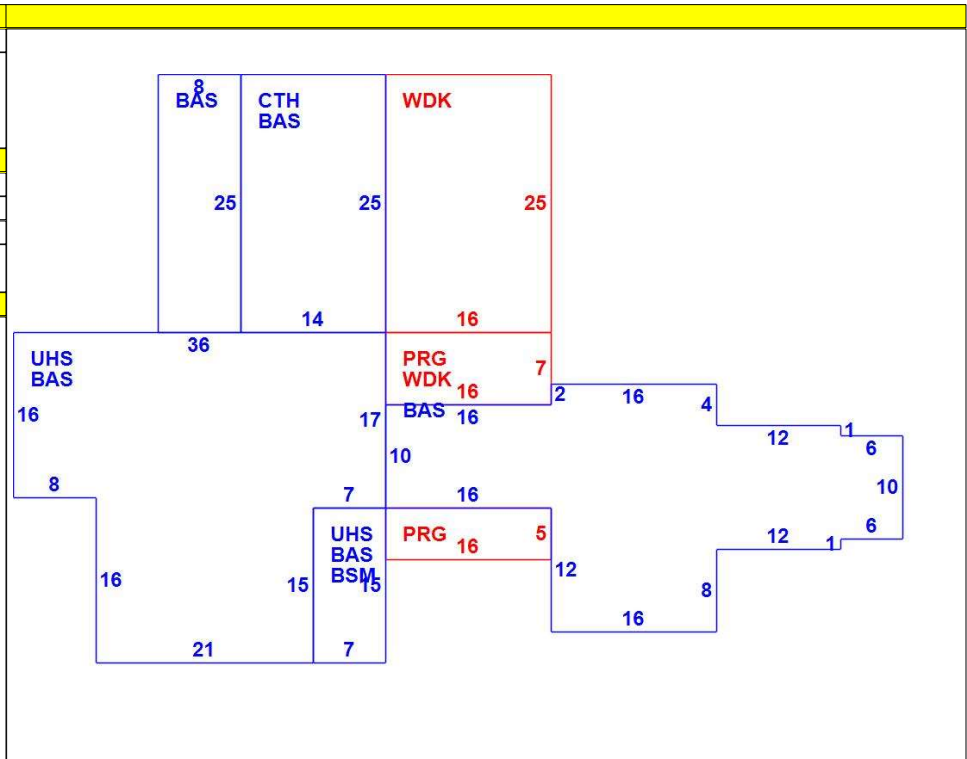
  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										325,200			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										38,600			
Appraised Land Value (Bldg)										467,100			
Special Land Value										0			
Total Appraised Parcel Value										830,900			
Valuation Method										C			
Total Appraised Parcel Value										830,900			

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
264	08-27-2008	AD	Addition	50,000	09-14-2009	100		22X25' ADDITION		05-31-2016	SJD	9	1	06	Inspection Only
263	08-27-2008	NC	New Construct	30,000	09-14-2009	100		D-GAR 24X30		05-13-2016	SJD	9		01	Measure - No Entry
205	07-02-2008	RM	Remodel	15,000	09-14-2009	100		CONVERT 16X24GARAGE		04-12-2013	VGS			20	Field Review
186	06-12-2008	NC	New Construct	10,000		100		FOUNDATION UNDER SP		10-11-2012	KP	6		30	Quality Control
161	05-09-2002	AD	Addition	10,000	03-17-2003	100		BTHRM/CNVRT STORAGE		09-14-2009	KP		1	00	Measure & Listed
20000087	03-30-2000	NC	New Construct	20,000		100		GAR/&DEM UTIL							
15073	08-12-1998	RM	Remodel	12,000		100		FLR/WLS/ROOF KITCHEN							

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	39,200	SF	8.89	1.00000	5	1.00	0060	1.341		1.0000	11.92	467,100
Total Card Land Units					0.90	AC	Parcel Total Land Area					0.90	Total Land Value			467,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	210	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area		Partial
Stories	1.5		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id _____ C _____ Owne _____		
Exterior Wall 1	14	Wood Shingle	_____ B _____ S _____		
Exterior Wall 2			Adjust Type Code Description Factor%		
Roof Structure	03	Gable	Condo Flr _____		
Roof Cover	03	Asphalt	Condo Unit _____		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Net Other Adj 407,481		
Interior Floor 1	12	Hardwood	Replace Cost 427,837		
Interior Floor 2	09	Pine/Soft Wood	Year Built 1716		
Heat Fuel	02	Oil	Effective Year Built 1997		
Heat Type	05	Hot Water	Depreciation Code VG		
AC Type	01	None	Remodel Rating _____		
Bedrooms	4		Year Remodeled _____		
Full Baths	3		Depreciation % 24		
Half Baths	0		Functional Obsol _____		
Extra Fixtures	1		External Obsol _____		
Total Rooms	7		Trend Factor 1.000		
Bath Style	02	Average	Condition _____		
Kitchen Style	02	Average	Condition % _____		
Extra Kitchens	0		Percent Good 76		
Fireplaces	1		Cns Sect Rcnd 325,200		
Extra Openings	1		Dep % Ovr _____		
Gas Fireplaces	0		Dep Ovr Comment _____		
Sq Ft Fin Bsmt	0		Misc Imp Ovr _____		
FBM Quality			Misc Imp Ovr Comment _____		
Foundation	03	Stone	Cost to Cure Ovr _____		
Bsmt Garage	0		Cost to Cure Ovr Comment _____		
Bsmt Area	210				



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
FGR2	Garage - 1 St	L	720	63.00	2008	G	85	C	1.00	38,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,322	2,322	2,322	150.70	349,916
BSM	Basement	0	105	21	30.14	3,165
CTH	Cathedral Ceiling	0	350	35	15.07	5,274
PRG	Pergola	0	192	19	14.91	2,863
UHS	Unfinished Half Story	0	1,024	256	37.67	38,578
WDK	Deck	0	512	51	15.01	7,685
Ttl Gross Liv / Lease Area		2,322	4,505	2,704		407,481

