

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
L H C RITCH LLC 2578 GRANDIN RD CINCINNATI OH 45208				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	693,700	693,700
						0	Medium			RES LAND	1010	1,282,900	1,282,900
SUPPLEMENTAL DATA													
Alt Prcl ID				Cyclical		8		RESIDNTL		1010	56,200	56,200	905 DUXBURY, MA VISION
Scnd Home 500753				Exemption									
Tax Class T				W		District							
Tot Fin Area 3177				Res Exem									
Total Acres .92				Chapter Lan									
GIS ID F_880978_2842646				Assoc Pid#									
Total										2,032,800	2,032,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
L H C RITCH LLC	53460	281	09-18-2020	Q	I	1,810,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAWSON EDWARD M	48199	0149	03-15-2017	U	I	100	1A	2023	1010	688,800	2022	1010	620,000	2021	1010	582,400
LAWSON EDWARD M	48116	0032	02-15-2017	U	I	100	1A		1010	1,119,200		1010	761,400		1010	643,000
LAWSON EDWARD F TRS ET AL	6034	0132	04-02-1985	U	I	1	1A		1010	37,800		1010	37,800		1010	37,800
Total								1,845,800	Total		1,419,200	Total		1,263,200		

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			0.00	This signature acknowledges a visit by a Data Collector or Assessor													
APPRAISED VALUE SUMMARY																	
Appraised Bldg. Value (Card)												693,700					
Appraised Xf (B) Value (Bldg)												0					
Appraised Ob (B) Value (Bldg)												56,200					
Appraised Land Value (Bldg)												1,282,900					
Special Land Value												0					
Total Appraised Parcel Value												2,032,800					
Valuation Method												C					
Total Appraised Parcel Value												2,032,800					

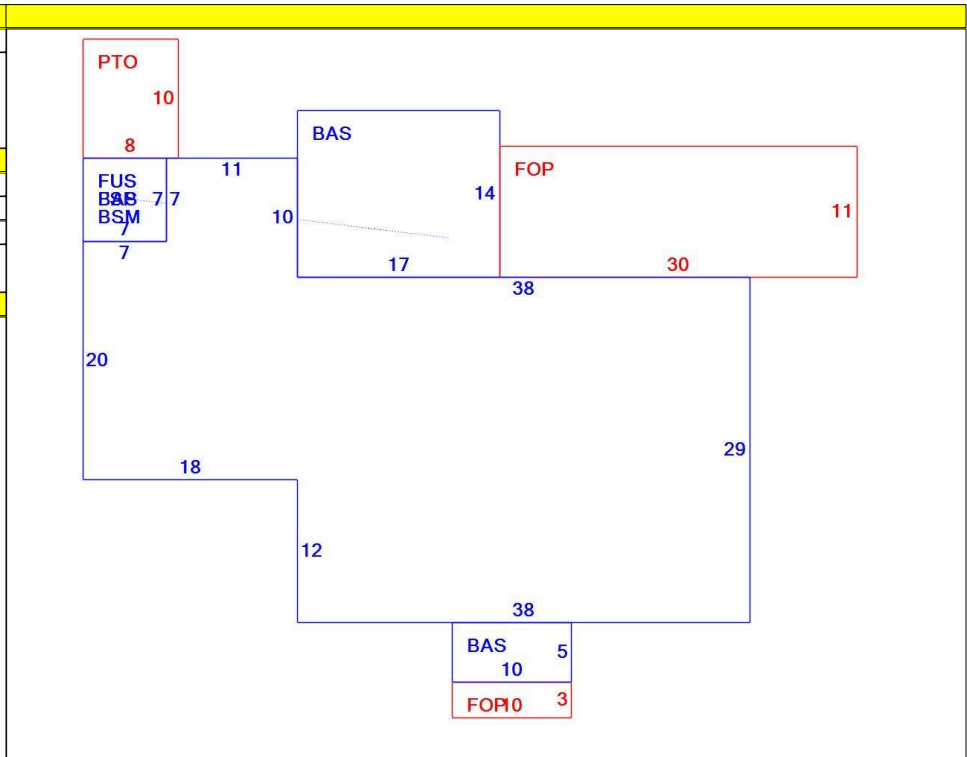
ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	B	Tracing	Batch			
0090							

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	
QP-20-49	07-13-2020	MN	Maintenance	15,000		100		Remove existing shingles & reshi	07-18-2018	JLF	3	1	30	Quality Control	
2017-296	09-18-2017	AD	Addition	180,000	05-15-2018	100		CONSTRUCT A 240' ONE STY A	05-15-2018	JLF	5	9	00	Measure & Listed	
2016-199	06-15-2016	MS	Miscellaneous	34,614	05-15-2018	100		INSTALL 8.505 KW ROOFTOP S	05-04-2016	JLF	5		01	Measure - No Entry	
2014-112	05-07-2014	NC	New Construct	36,000	05-04-2016	100		CONSTRUT A 24 X 30 FREE ST	04-12-2013	VGS			20	Field Review	
										04-08-2008	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	40,048	SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.03	1,282,900
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,282,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1539	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			809,047
Interior Floor 2			Net Other Adj		36,925
Heat Fuel	03	Gas	Replace Cost		845,972
Heat Type	04	Forced Air-Duc	Year Built		1850
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	2		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		693,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1539		Cost to Cure Ovr		
			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
BRN3	Barn - 1 St w/L	L	720	52.00	2015	E	100	B	1.50	56,200
SLR	Solar Panels	L	1	1050.00	2016	A	70	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,827	1,827	1,827	213.41	389,905
BSM	Basement	0	1,539	308	42.71	65,731
FOP	Open Porch	0	360	54	32.01	11,524
FSP	Screened Porch	0	49	10	43.55	2,134
FUS	Finished Upper Story	1,588	1,588	1,588	213.41	338,899
PTO	Patio	0	80	4	10.67	854
Ttl Gross Liv / Lease Area		3,415	5,443	3,791		809,047

