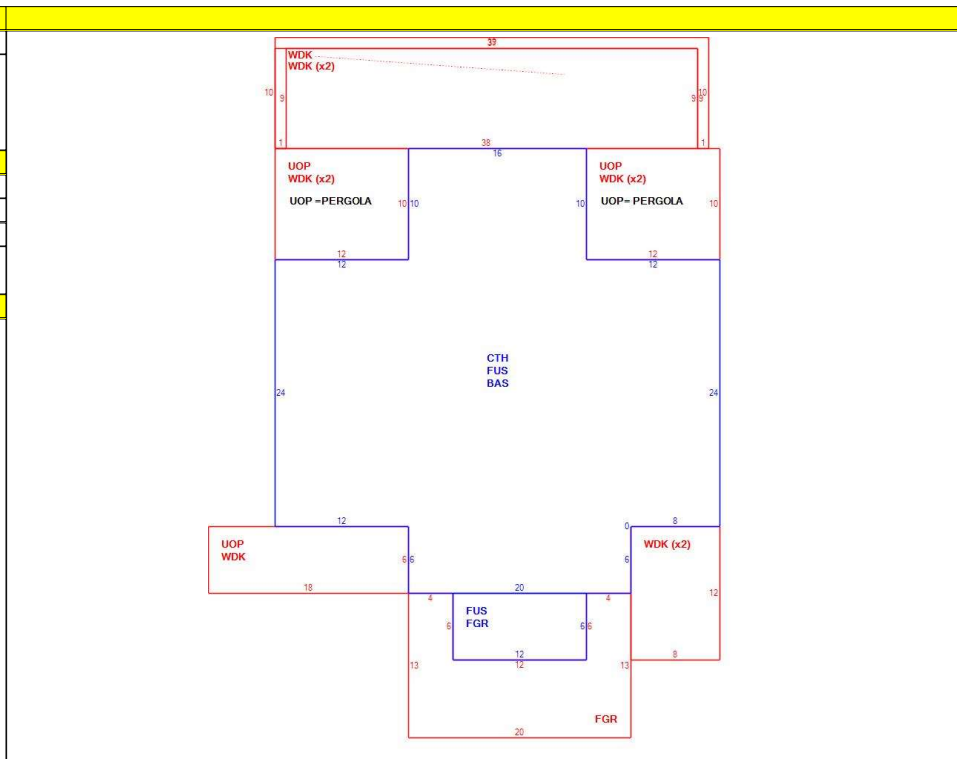


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 1302 EDGARTOWN, MA VISION | | | | | | |
|--|------------|---|--|--------------------------|-----------------------|---|---|--------------------------------|------------------------|--|-----------|--------------|------------------------|---------------------|--------------|------------------------|
| SARGENT RONALD L & SARGENT JILL L TRS 4500 MUCHMORE RD | | | | 9 Town Street 1 Paved | | Description | Code | Appraised | Assessed | | | | | | | |
| CINCINNATI OH 45243 | | | | | | RESIDENTL RES LND | 1010 1010 | 1,575,300 4,221,400 | 1,575,300 4,221,400 | | | | | | | |
| Alt Prcl ID PLN#/Rec LC 29244-B Lot# 6 Plan Notes CF 1169 Plan Notes D Plan Notes GIS ID M_282032_789473 | | Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid# | | Total | | 5,796,700 | | 5,796,700 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| SARGENT RONALD L & BRUSH DAVID M BRUSH KAREN L BRUSH DAVID M & KAREN L FISCHER LUCIA C | | 0072 0123 0072 0079 0068 0217 0059 0235 0046 0267 | 07-16-2012 06-01-2012 02-19-2009 01-15-2002 11-19-1993 | U U U U U | I I I I I | 3,120,000 1 1 2,075,000 470,000 | 1T 1A 1A 1J 1 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| | | | | | | | | 2023 | 1010 1010 | 1,495,400 4,404,500 | 2022 | 1010 1010 | 1,139,200 4,120,313 | 2021 | 1010 1010 | 1,139,200 3,751,600 |
| | | Total | | | | | | 5,899,900 | | Total | | 5,259,513 | | Total | | 4,890,800 |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | |
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | |
| | | Total | | | | 0.00 | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | |
| Nbhd | Nbhd Name | B | Tracing | Batch | | | | | | | | | | | | |
| 0070 | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | |
| WD STOVE FY2012: MERGED WITH 52-3.11 (.33AC) (LOT D CF169) | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | | |
| | | | | | | | | 05-23-2022 | LS | | | 11 | Field Review | | | |
| | | | | | | | | 05-23-2017 | PH | | | 11 | Field Review | | | |
| | | | | | | | | 09-26-2012 | EP | | | 11 | Field Review | | | |
| | | | | | | | | 11-28-2011 | DM | | | 11 | Field Review | | | |
| | | | | | | | | 10-02-2003 | CR | | | 01 | Cyclical Reinspection | | | |
| | | | | | | | | 03-10-1981 | | | | | | | | |
| 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 | SINGL FAM M-0 | R60 | | 65,340 SF | 6.54 | 1.00000 | 6 | 1.00 | 0070 | 3.200 | WV | | V30 | 62.78 | 4,102,300 |
| 1 | 1010 | SINGL FAM M-0 | R60 | | 0.730 AC | 34,000.00 | 1.00000 | 0 | 0.50 | 0070 | 3.200 | TOPO | | V30 | 163,200 | 119,100 |
| Total Card Land Units | | | | | 2.23 | AC | Parcel Total Land Area | | | | | 2.23 | Total Land Value | | | 4,221,400 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------|----|----------------|---------------------------------|-----------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 07 | Standard Plus | | | |
| Model | 01 | Residential | | | |
| Grade: | 07 | Good +10 | | | |
| Stories: | 2 | 2 Stories | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: | 03 | Gable/Hip | | | |
| Roof Cover | 10 | Wood Shingle | | | |
| Interior Wall 1 | 05 | Drywall/Sheet | | | |
| Interior Wall 2 | 06 | Cust Wd Panel | | | |
| Interior Flr 1 | 12 | Hardwood | | | |
| Interior Flr 2 | 14 | Carpet | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type: | 04 | Forced Air-Duc | | | |
| AC Type: | 03 | Central | | | |
| Total Bedrooms | 04 | 4 Bedrooms | | | |
| Total Bthrms: | 3 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | 0 | | | | |
| Bath Style: | | | | | |
| Kitchen Style: | | | | | |
| | | | CONDO DATA | | |
| Parcel Id | | | C | Owne | 0.0 |
| Adjust Type | | | | B | S |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| | | | COST / MARKET VALUATION | | |
| Building Value New | | | | 1,848,434 | |
| Year Built | | | | 1980 | |
| Effective Year Built | | | | 2007 | |
| Depreciation Code | | | | G | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | | 15 | |
| Functional Obsol | | | | 0 | |
| External Obsol | | | | 0 | |
| Trend Factor | | | | 1 | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | | 85 | |
| Cns Sect Rcnd | | | | 1,571,200 | |
| Dep % Ovr | | | | | |
| Dep Ovr Comment | | | | | |
| Misc Imp Ovr | | | | | |
| Misc Imp Ovr Comment | | | | | |
| 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 |
| FPL3 | FPL MSNRY 2 | B | 1 | 4000.00 | 2006 | | 85 | | 0.00 | 3,400 |
| ODS | OUTDOOR S | L | 1 | 700.00 | 2011 | | 100 | | 0.00 | 700 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,240 | 1,240 | 1,240 | 630.96 | 782,389 |
| CTH | Cath Cing | 0 | 1,240 | 62 | 31.55 | 39,119 |
| FGR | Garage | 0 | 260 | 104 | 252.38 | 65,620 |
| FUS | Upper Story, Finished | 1,312 | 1,312 | 1,312 | 630.96 | 827,818 |
| UOP | Porch, Open, Unfinished | 0 | 348 | 35 | 63.46 | 22,084 |
| WDK | Deck, Wood | 0 | 1,521 | 152 | 63.05 | 95,906 |
| Ttl Gross Liv / Lease Area | | 2,552 | 5,921 | 2,905 | | 1,832,936 |

