

Tax year 2022 BOR no. 2022-225  
County Clark Date received 3/30/23

MAR 30 2023

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form.  
Attach additional pages if necessary.

JOHN S. FEDERER  
AUDITOR

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint  Counter complaint  
Notices will be sent only to those named below.

		Name	Street address, City, State, ZIP code	
1. Owner of property		<u>Diana S. McCubbin</u>	<u>191 Broadway Rd Enon Oh</u>	
2. Complainant if not owner			<u>45323</u>	
3. Complainant's agent				
4. Telephone number and email address of contact person				
5. Complainant's relationship to property, if not owner				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
<u>210060031310010</u>		<u>191 Broadway Rd Enon Oh 45323</u>		
7. Principal use of property				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
<u>210060031310010</u>	<u>107,500</u>	<u>139,220</u>		
		(Auditor value)		
		on tax report		
9. The requested change in value is justified for the following reasons: <u>House across street same house design, Lot</u> <u>Grade D+ - Build New \$142,794.00</u> <u>Appraisal 10-1-2018 \$95,000.00</u>				

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_  
and sale price \$ \_\_\_\_\_ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date Oct-2022 and total cost \$ 1200.00

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-27-2023 Complainant or agent (printed) Diana McCubbin Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Diana S. McCubbin

Sworn to and signed in my presence, this 29 (Date) day of March (Month) 2023 (Year)

Notary Alexis C Lambert



**Alexis C Lambert**  
**Notary Public, State of Ohio**  
**My Commission Expires**  
**May 13, 2023**

3-29-2023

my property was appraised on 10-1-2018.

Appraisal was \$ 95,000.00

In Report of appraisal to replace this structure new value estimate was 142,794.

This property is rated D+, septic system, and built in the 50's.

Although Enon holds a better Real Estate Value; banks will only loan appraisal value.

I do believe this property needs to re-evaluated.

I have submitted 2 comparables which are exactly like 191 Broadway Rd.  
210 Western Ave - sold over appraised value 12-18-21  
211 Broadway Rd

The property of 270 Broadway Rd sold 8-4-16 106,000. Rated Grade C, more sq. foot and larger lot.

↓ will not be able to attend hearing as my employer doesn't excuse any absence.

Thank you for your time and re-consideration of property value - for tax purposes.

Diana S. McCubbin  
937-207-8080

dianamecubbin1@hotmail.com

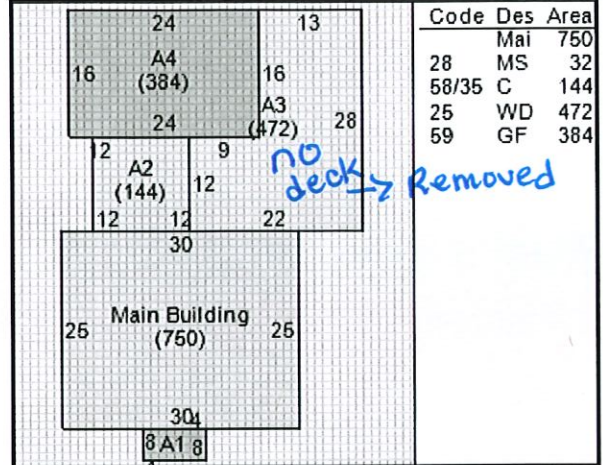


Clark County GIS -  
 John S. Federer  
 (937) 521-1860 -  
 gis@clarkcountyohio.gov

Grade D+  
 894 Sq. Ft  
 0.482 Acres

Report generated: Wednesday, March 8, 2023

Parcel Report



Base Data

Parcel Number: 2100600031310010  
 Owner Name: MC CUBBIN DIANA SUE TRUSTEE  
 Property Address: 191 BROADWAY RD, ENON 45323  
 Percent Owned %: 100

Geographic

City: ENON CORPORATION  
 Township:  
 School District: GREENON LSD

Mailing Address

Mailing Name: DIANA SUE MC CUBBIN TRUSTEE  
 Mailing Address: 162 HELEN ST  
 City State Zip: ENON OH 45323

Legal

Neighborhood: 210R0006      Legal Acres: 0.00  
 Legal      Land Use: 510 SINGLE  
 Description: AUGUSTUS      FAMILY, PLATTED LOT  
 PLAT NO 3 ALL  
 40;      Map Number: DNE1-E1  
 Class: R

Valuation

	Appraised	Assessed (35%)
Land Value:	\$34,740.00	\$12,160.00
Building Value:	\$104,480.00	\$36,570.00
<b>Total Value:</b>	<b>\$139,220.00</b>	<b>\$48,730.00</b>
CAUV Value:	\$0.00	
Taxable Value:	\$48,730.00	

Tax Credits

Homestead Exemption: No  
 2.5% Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	102 * 206	102.1	0.482	21,012	34,740

Land Totals

Effective Total Acres 0.482  
 Effective Total Square Footage 21,012  
 Total Value \$34,740.00

Valuation

	Appraised	Assessed (35%)
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CAUV Value:	\$0.00	
Taxable Value:	\$48,730.00	

### Residential

Card: 1

Style: Ranch

Year Remodeled:

Number of Bedrooms: 2

Number of Half Baths: 0

Basement: Full BSMT

Heating System Type: HOT AIR

Attic: None

Grade: D+

Total Living Area: 894

Recreation Room Area:

Brick/Stone Trim:

Fireplace Openings:

Percent Complete:

Number of Stories: 1

Year Built: 1951

Total Number of Rooms: 4

Number of Full Baths: 1

Number of Family Rooms: 0

Exterior Wall: AL/VINYL

Heat: CENTRAL HEAT W/ AC

Heating Fuel Type: GAS

Ground Floor Area: 894

Unfinished Area:

Finished Basement Area:

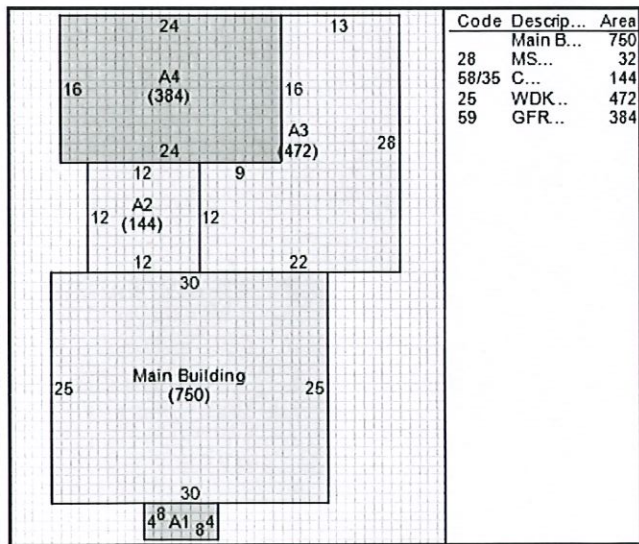
Fireplace Stacks:

PreFab Fireplaces:

### Photos



### Sketches



*Removed Wood Deck*

Clark County, Ohio

v: 1/12/2023

**Valuation History**

Tax Year	Appraised Land Value	Appraised Building Value	CAUV Value	AppraisedTotalValue
2021	\$26,520.00	\$68,440.00	\$0.00	\$94,960.00
2020	\$26,520.00	\$68,440.00	\$0.00	\$94,960.00
2019	\$26,520.00	\$68,440.00	\$0.00	\$94,960.00
2018	\$21,420.00	\$61,600.00	\$0.00	\$83,020.00
2017	\$21,420.00	\$61,600.00	\$0.00	\$83,020.00
2016	\$21,420.00	\$61,600.00	\$0.00	\$83,020.00
2015	\$20,400.00	\$61,020.00	\$0.00	\$81,420.00
2014	\$20,400.00	\$61,020.00	\$0.00	\$81,420.00
2013	\$20,400.00	\$61,020.00	\$0.00	\$81,420.00
2012	\$33,490.00	\$38,020.00	\$0.00	\$71,510.00
2011	\$33,490.00	\$38,020.00	\$0.00	\$71,510.00
2010	\$33,490.00	\$38,020.00	\$0.00	\$71,510.00
2009	\$36,010.00	\$40,890.00	\$0.00	\$76,900.00
2008	\$36,010.00	\$40,890.00	\$0.00	\$76,900.00
2007	\$36,010.00	\$40,890.00	\$0.00	\$76,900.00

**Sales**

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
01/30/2020		ODER DIANA S	MC CUBBIN DIANA SUE TRUSTEE	2
09/14/1987	\$47,500.00	ODER DONALD E & DIANA S	ODER DIANA S	
08/18/1986	\$34,000.00			

**Property Tax**

Tax Year 2022 Payable 2023.

	First Half	Second Half
Gross Charge:	\$1,960.66	\$1,960.66
Reduction Factor:	(\$406.84)	(\$406.84)
Non-Business Credit:	(\$124.88)	(\$124.88)
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Net Tax Due:	\$1,428.94	\$1,428.94
Special Assessments:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$1,428.94
Interest:	\$0.00	
Prior Charges:	\$0.00	
Full Year Total:	\$2,857.88	
Payments:	\$1,428.94	
Half Year Due:	\$0.00	
Full Year Due:	\$1,428.94	

**Tax History**

Tax Year 2007	First Half	Second Half
Gross Charge:	\$948.64	\$948.64
Reduction Factor:	(\$270.49)	(\$270.49)
Non-Business Credit:	(\$67.82)	(\$67.82)
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Net Tax Due:	\$610.33	\$610.33
Special Assessments:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$0.00
Interest:	\$0.00	
Prior Charges:	\$0.00	
Full Year Total:	\$1,220.66	
Payments:	\$1,220.66	
Half Year Due:	\$0.00	
Full Year Due:	\$0.00	

**Payments**

Date	Amount
02/16/2023	-1,428.94



OCTOBER 4, 2018

DIANE S MCCUBBIN  
162 HELEN ST  
ENON, OH 45323

Re: Applicant(s): DIANE S MCCUBBIN  
Loan #: 00003256427  
Property Address: 191 BROADWAY RD, ENON, OH 45323

Dear DIANE S MCCUBBIN:

Enclosed please find a copy of the property appraisal<sup>1</sup> associated with your loan application. In certain circumstances, the Federal law requires mortgage servicers to provide customers with a copy<sup>2</sup> of their appraisal and/or valuation performed in connection with the loan application.

If you have any questions regarding this letter or the results of your appraisal, please contact TAFFY L LESLIE, NMLS: 563904 at (937) 398-7435.

Thank you for choosing Huntington for your current and future lending needs.

Sincerely,

Fulfillment Team  
Enclosure

<sup>1</sup> This appraisal was developed for Huntington and for Huntington's purposes only.

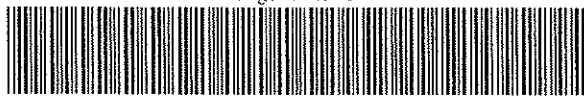
<sup>2</sup> If applicable, additional and/or revised appraisals may be needed by Huntington. If an additional and/or revised appraisal is conducted, the borrower will receive a copy for their records as well.



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HL000032564271979101

# Uniform Residential Appraisal Report

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 89,000 to \$ 99,900

There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 85,900 to \$ 163,200

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	191 Broadway Rd Enon, OH 45323	3891 S Xenia Dr Enon, OH 45323			79 N Green St Enon, OH 45323			4514 Blough Dr Enon, OH 45323		
Proximity to Subject		0.46 miles SW			0.39 miles W			0.98 miles SW		
Sale Price	\$	\$ 85,900			\$ 94,000			\$ 98,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 116.71 sq.ft.			\$ 86.08 sq.ft.			\$ 88.93 sq.ft.		
Data Source(s)		DABR MLS# 760936,DOM 108			DABR MLS# 770603,DOM 59			DABR MLS# 771740,DOM 46		
Verification Source(s)		Assessor			Assessor			Assessor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sale or Financing		ArmLth		ArmLth		ArmLth		ArmLth		
Concessions		FHA;0		Conv;0		Cash;0		Cash;0		
Date of Sale/Time		s08/18,c06/18		s09/18,c08/18		s09/18,c09/18		s09/18,c09/18		
Location	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	21012 sf	16700 sf	0	10050 sf	0	9310 sf	0	9310 sf	0	
View	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Design (Style)	DT1:Bungalow	DT1:Bungalow		DT1:Bungalow		DT1:Ranch	0	DT1:Ranch	0	
Quality of Construction	Q4	Q4		Q4		Q4		Q4		
Actual Age	67	72	0	78	0	54	0	54	0	
Condition	C3	C3		C4	+18,800	C3		C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	5 2 1.0	4 2 1.1	-2,577	5 2 1.0		5 2 1.1	-2,940	5 2 1.1	-2,940	
Gross Living Area	894 sq.ft.	736 sq.ft.	0	1,092 sq.ft.	-5,500	1,102 sq.ft.	-5,750	1,102 sq.ft.	-5,750	
Basement & Finished Rooms Below Grade	750sf03sfin 0rr0tr0.0ba2o	736sf03sfin	0	980sf03sfin	0	0sf	+4,900	0sf	+1,960	
Functional Utility	Average	Average		Average		Average		Average		
Heating/Cooling	FWA/CA	FWA/CA		FWA/CA		FWA/CA		FWA/CA		
Energy Efficient Items	Insulated Wndws	Similar	0	Similar	0	Similar	0	Similar	0	
Garage/Carport	1ga1dw	1dw	+5,154	3ga3dw	-9,400	1ga1dw		1ga1dw		
Porch/Patio/Deck	Stoop/Patio	Porch/Deck	0	Stoop/Encl Porch	0	Stoop/Patio		Stoop/Patio		
Fence/Fireplace	Fence/None	Pt Fence/None	0	Fence/Fireplace	0	Fence/None		Fence/None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,295	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,690	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1,830	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1,830	
Adjusted Sale Price of Comparables		Net Adj. 5.0 % Gross Adj. 11.0 %	\$ 90,195	Net Adj. 6.1 % Gross Adj. 37.9 %	\$ 99,690	Net Adj. 1.9 % Gross Adj. 15.9 %	\$ 96,170	Net Adj. 1.9 % Gross Adj. 15.9 %	\$ 96,170	

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
Data source(s) Assessor records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.  
Data source(s) Assessor records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				07/30/2018
Price of Prior Sale/Transfer				\$0
Data Source(s)	Assessor Data/MLS	Assessor Data/MLS	Assessor Data/MLS	Assessor Data/MLS
Effective Date of Data Source(s)	10/01/2018	10/01/2018	10/01/2018	10/01/2018

Analysis of prior sale or transfer history of the subject property and comparable sales

The subject has not been transferred within 36 months of the date of this report. The comparables have not been transferred within 12 months of the date of this report. Comps 1 & 2 do not have any prior transfers within the past 12 months. Comp 3 has a prior transfer as noted above due to what appears to be estate activity. The exact date of transfer shown on MLS may differ from what the county assessor has because the transfer can take several days to be recorded, but must be recorded within 30 days.

Summary of Sales Comparison Approach

See attached addenda, starting on line #188.

Indicated Value by Sales Comparison Approach \$ 95,000

Indicated Value by: Sales Comparison Approach \$ 95,000      Cost Approach (if developed) \$ 108,163      Income Approach (if developed) \$

See attached addenda

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

This report is made "As Is" with no conditions attached to the value. Digital signatures are used and are considered to be as original.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 95,000 as of 10/01/2018, which is the date of inspection and the effective date of this appraisal.



# Uniform Residential Appraisal Report

Due to the lack of similar properties that are rented in the area, the income approach could not be developed. The income approach is considered to be irrelevant for a home that is owner occupied, and located in a market with predominant owner occupancy.

Mold may be present in areas that the appraiser cannot see. If the borrower or client would like a more detailed report concerning the condition, structural, or mechanical elements of the property, a professional home inspector should be contacted.

The Appraiser's visual observation did not include testing the well and septic systems (if applicable to the assignment), HVAC systems, plumbing systems, electrical systems, interior wall space, the foundation, radon, soil, or other items that are beyond the scope of work as deemed appropriate by the type of assignment requested. The roof condition is based on a visual observation from the ground only. If any latent defects are found regarding the subject property, the opinion of market value of this appraisal may not be valid, and the appraiser reserves the right to re-evaluate the validity of the estimated market value for the possible impact on value. If the client, borrower, owner, tenant, or any other interested parties have concerns about the functionality of the above mentioned items, a professional home inspector should be consulted. The appraiser provides no warranty, either expressed, implied, or otherwise as to the functionality of these items.

Every effort was made to conform as much as possible to lending guidelines, though it must be understood by the client that the highest authority for appraisers is not Fannie Mae, Freddie Mac, or any other investor. The appraiser's highest legal responsibility is to comply with the Uniform Standards of Professional Appraisal Practice first and foremost and investor guidelines second. Should the client's own underwriting department fails to follow its own underwriting guidelines, the appraiser assumes no responsibilities for any potential losses that could have been avoided with proper underwriting.

Purpose, Intended Use, and Intended User of the Appraisal:  
The purpose of the appraisal is to estimate the market value of the subject property, as defined in this report, on behalf of the referenced client as the intended user of this report. The intended use of the appraisal is to assist the client, as the intended user of this report, in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited. The appraisal was only developed with the guidelines and requirements in place as of the effective date of this report, as expressed by the noted client ONLY.

In any case in which it appears that the lender/client made a mortgage with fraudulent mortgage applications, straw borrowers, or falsified documents, the appraiser assumes no responsibility for any losses to the client or any possible future holder of the property that was acquired during the course of business from the original client.

The Intended Use is to evaluate the value of property that is the subject of this appraisal, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and type of value requested. No additional Intended Users are identified by the appraiser unless noted within the body of this report.

Effective age comments-An appraiser's estimate of the physical condition of a building based on condition, updates, and cosmetic appeal. The actual age of a building may be shorter or longer than its effective age. The number of years of age that is indicated from the condition of the improvement rather than from its actual chronological age. The effective age should not in any way be confused with its actual physical age.

Information used in the report was verified when possible through public records, MLS, agents, and exterior inspection. This included verification that the comps are actually closed sales. No verification technique is always accurate, but the appraiser has made the extraordinary assumption that the data is accurate as reported from the above sources to the appraiser.

At the request of the client, development of the cost approach has been attempted by the appraiser as an analysis to support their opinion of the property's market value. Because there is insufficient market evidence to credibly support the site value/derivation of total depreciation, the cost approach is not given any consideration in the appraiser's final analysis. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

Search criteria used to pull comparable sales ...  
The market area as noted on page 1 of the URAR under "Neighborhood Boundaries"  
Same usage type as the subject  
Sold in the past twelve months  
2 Bedrooms  
Year built between 1930-1975

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### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  
Site value for the subject property was determined using the Allocation Method, which indicated an Allocation rate of 25.80%.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW *	OPINION OF SITE VALUE .....	= \$	24,511	
Source of cost data Craftsman Books -NBCM	Dwelling 894	Sq. Ft. @ \$ 115.00 .....	= \$ 102,810	
Quality rating from cost service Average Effective date of cost data 01/01/2018	750	Sq. Ft. @ \$ 40.00 .....	= \$ 30,000	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			= \$	
Cost estimates are taken from above mentioned sources, and are based on the replacement cost. Though the home is not a new construction, the cost approach is used to demonstrate the likely high end of the value range for the subject in this market area. An external depreciation adjustment is made to address the decline in the market since the decline between 2009-2015.	Garage/Carport 384	Sq. Ft. @ \$ 26.00 .....	= \$ 9,984	
	Total Estimate of Cost-New .....		= \$ 142,794 *	
	Less	Physical	Functional	External
	Depreciation 38,083			28,559
	Depreciated Cost of Improvements .....			= \$ 76,152
	"As-is" Value of Site Improvements .....			= \$ 7,500
Estimated Remaining Economic Life (HUD and VA only) 55 Years	Indicated Value by Cost Approach .....		= \$ 108,163	

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### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)  
The income approach is not completed because the area does not have enough available rentals sales to develop a reliable GRM.

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### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion

Does the project contain any multi-dwelling units?  Yes  No Data source(s)

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

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F  
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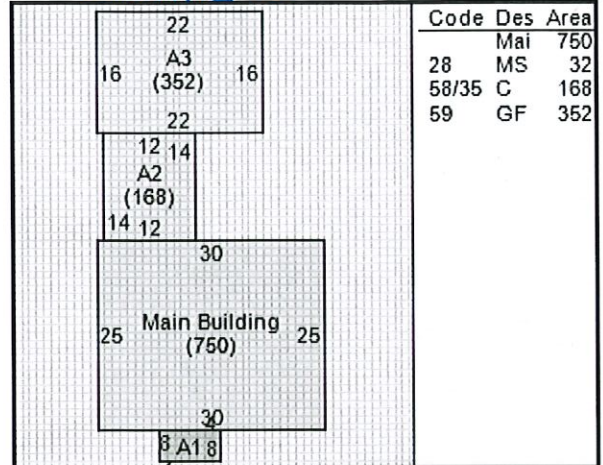


Clark County GIS -  
John S. Federer  
(937) 521-1860 -  
gis@clarkcountyohio.gov

Report generated: Wednesday, March 8, 2023  
Parcel Report



Grade D+  
918 sq ft  
0.468 Acres  
Sold over Market Value  
Same Structure



**Base Data**

Parcel Number: 2100600031311007  
Owner Name: THIELEN DELMA FERN  
Property Address: 210 WESTERN AVE, ENON 45323  
Percent Owned %: 100

**Legal**

Neighborhood: 210R0006      Legal Acres: 0.00  
Legal Description: AUGUSTUS FAMILY, PLATTED LOT PLAT NO 3 ALL  
52;      Map Number: DNE1-F1  
Class: R

**Valuation**

	Appraised	Assessed (35%)
Land Value:	\$34,400.00	\$12,040.00
Building Value:	\$100,850.00	\$35,300.00
Total Value:	\$135,250.00	\$47,340.00
CAUV Value:	\$0.00	
Taxable Value:	\$47,340.00	

**Tax Credits**

Homestead Exemption: No  
2.5% Reduction: Yes

**Land**

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	102 * 200	102.1	0.468	20,400	34,400

**Land Totals**

Effective Total Acres 0.468  
Effective Total Square Footage 20,400  
Total Value \$34,400.00

**Valuation**

	Appraised	Assessed (35%)
Land Value:	\$34,400.00	\$12,040.00
Building Value:	\$100,850.00	\$35,300.00
Total Value:	\$135,250.00	\$47,340.00
CAUV Value:	\$0.00	
Taxable Value:	\$47,340.00	

**Sales**

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
12/08/2021	\$157,500.00	GONZALEZ ORION G	THIELEN DELMA FERN	
06/12/2019	\$119,900.00	STACY EMILEE A	GONZALEZ ORION G	
12/30/2015	\$0.00	STACY PATRICIA SUE	STACY EMILEE A	
07/17/2002	\$0.00	STACY WILLIAM DAVID &	STACY PATRICIA SUE	

**Permits**

Permit Number	Permit Date	Purpose	Price
COUNTY-19	08/06/2019	FD CK	

**Residential**

Card: 1

Style: Ranch

Year Remodeled:

Number of Bedrooms: 2

Number of Half Baths: 0

Basement: Full BSMT

Heating System Type: HOT AIR

Attic: None

Grade: D+

Total Living Area: 918

Recreation Room Area: 336

Brick/Stone Trim:

Fireplace Openings: 1

Percent Complete:

Number of Stories: 1

Year Built: 1951

Total Number of Rooms: 5

Number of Full Baths: 1

Number of Family Rooms: 1

Exterior Wall: AL/VINYL

Heat: CENTRAL HEAT W/ AC

Heating Fuel Type: GAS

Ground Floor Area: 918

Unfinished Area:

Finished Basement Area:

Fireplace Stacks: 1

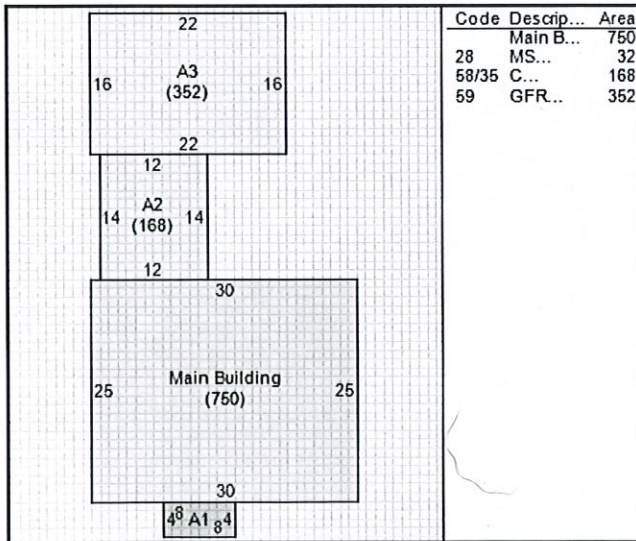
PreFab Fireplaces:

**Photos**



2100600031311007 07/27/2017

**Sketches**



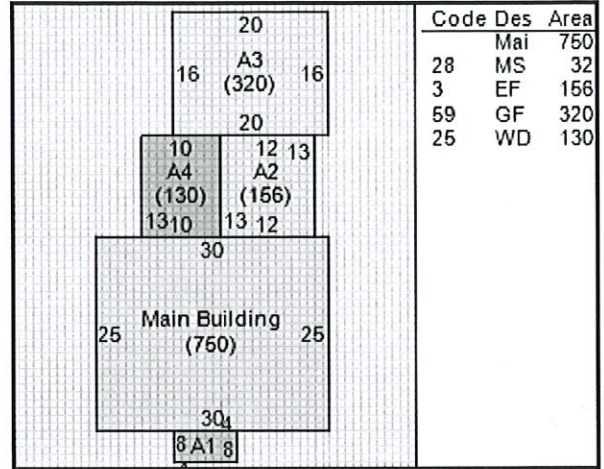


Clark County GIS -  
John S. Federer  
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Grade D+  
750 sq ft  
0.48 Acres

same structure

Report generated: Wednesday, March 8, 2023  
Parcel Report



**Base Data**

Parcel Number: 2100600031311001  
Owner Name: WHITACRE DONALD E  
Property Address: 211 BROADWAY RD, ENON 45323  
Percent Owned %: 100

**Legal**

Neighborhood: 210R0006 Legal Acres: 0.00  
Legal Description: AUGUSTUS FAMILY, PLATTED LOT PLAT NO 3 ALL  
41; Map Number: DNE1-F1  
Class: R

**Valuation**

	Appraised	Assessed (35%)
Land Value:	\$34,740.00	\$12,160.00
Building Value:	\$72,290.00	\$25,300.00
Total Value:	\$107,030.00	\$37,460.00
CAUV Value:	\$0.00	
Taxable Value:	\$37,460.00	

**Tax Credits**

Homestead Exemption: No  
2.5% Reduction: No

**Land**

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	102 * 205	102.1	0.48	20,910	34,740

**Land Totals**

Effective Total Acres 0.48  
Effective Total Square Footage 20,910  
Total Value \$34,740.00

**Valuation**

	Appraised	Assessed (35%)
Land Value:	\$34,740.00	\$12,160.00
Building Value:	\$72,290.00	\$25,300.00
Total Value:	\$107,030.00	\$37,460.00
CAUV Value:	\$0.00	
Taxable Value:	\$37,460.00	

**Sales**

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
05/23/2017		WHITACRE DONALD E & MARY F	WHITACRE DONALD E	
03/30/2009	\$0.00	WHITACRE DONALD E	WHITACRE DONALD E & MARY F	
03/25/1991	\$54,000.00	PAPENFUS SCOTT N & TERESA L	WHITACRE DONALD E	
08/03/1988	\$38,000.00			

**Residential**

Card: 1

Style: Ranch

Year Remodeled:

Number of Bedrooms: 2

Number of Half Baths: 0

Basement: Full BSMT

Heating System Type: HOT AIR

Attic: None

Grade: D+

Total Living Area: 750

Recreation Room Area:

Brick/Stone Trim:

Fireplace Openings:

Percent Complete:

Number of Stories: 1

Year Built: 1951

Total Number of Rooms: 4

Number of Full Baths: 1

Number of Family Rooms: 0

Exterior Wall: AL/VINYL

Heat: CENTRAL HEAT W/ AC

Heating Fuel Type: GAS

Ground Floor Area: 750

Unfinished Area:

Finished Basement Area:

Fireplace Stacks:

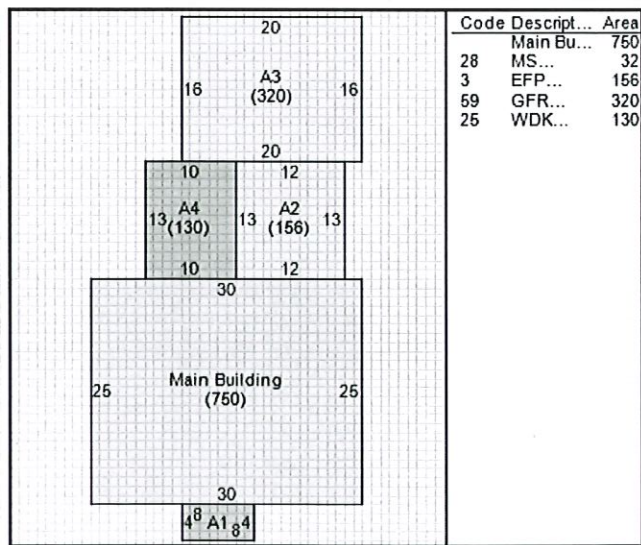
PreFab Fireplaces:

**Photos**



2100600031311001 07/26/2017

**Sketches**



Clark County, Ohio

v: 1/12/2023

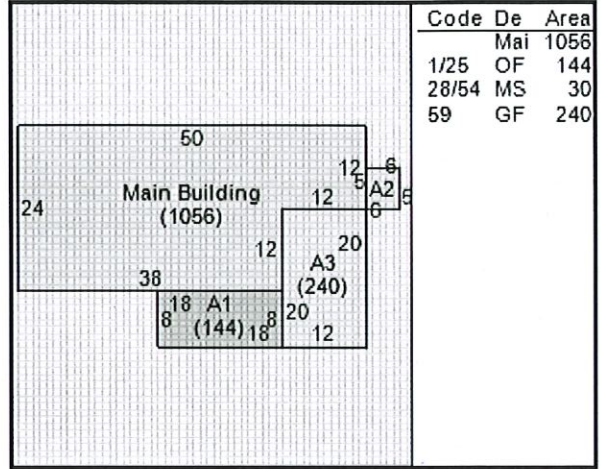


Clark County GIS -  
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Grade C  
1056 Sq Ft  
0.689 Acres

Report generated: Wednesday, March 8, 2023

Parcel Report



Base Data

Parcel Number: 2100600031308019  
Owner Name: WHITACRE STEPHEN & WANDA  
Property Address: 270 BROADWAY RD, ENON 45323  
Percent Owned %: 100

Legal

Neighborhood: 210R0007      Legal Acres: 0.00  
Legal Description: INDIAN MOUND ESTATES ALL 82 & PT 81  
81 & 82;      Map Number: DNE1-F1  
Class: R

Valuation

	Appraised	Assessed (35%)
Land Value:	\$37,500.00	\$13,130.00
Building Value:	\$77,290.00	\$27,050.00
Total Value:	\$114,790.00	\$40,180.00
CAUV Value:	\$0.00	
Taxable Value:	\$40,180.00	

Tax Credits

Homestead Exemption: No  
2.5% Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	150 * 200	150	0.689	30,000	37,500

Land Totals

Effective Total Acres 0.689  
Effective Total Square Footage 30,000  
Total Value \$37,500.00

Valuation

	Appraised	Assessed (35%)
Land Value:	\$37,500.00	\$13,130.00
Building Value:	\$77,290.00	\$27,050.00
Total Value:	\$114,790.00	\$40,180.00
CAUV Value:	\$0.00	
Taxable Value:	\$40,180.00	

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
08/04/2016	\$106,000.00	CASTLE BARBARA J	WHITACRE STEPHEN & WANDA	
11/23/2010	\$0.00	CASTLE BILLY G & BARBARA J	CASTLE BARBARA J	

**Residential**

Card: 1

Style: Ranch

Year Remodeled:

Number of Bedrooms: 3

Number of Half Baths: 0

Basement: Full BSMT

Heating System Type: HOT AIR

Attic: None

Grade: C

Total Living Area: 1,056

Recreation Room Area: 500

Brick/Stone Trim: 120

Fireplace Openings: 2

Percent Complete:

Number of Stories: 1

Year Built: 1953

Total Number of Rooms: 5

Number of Full Baths: 1

Number of Family Rooms: 0

Exterior Wall: AL/VINYL

Heat: CENTRAL HEAT W/ AC

Heating Fuel Type: GAS

Ground Floor Area: 1,056

Unfinished Area:

Finished Basement Area:

Fireplace Stacks: 1

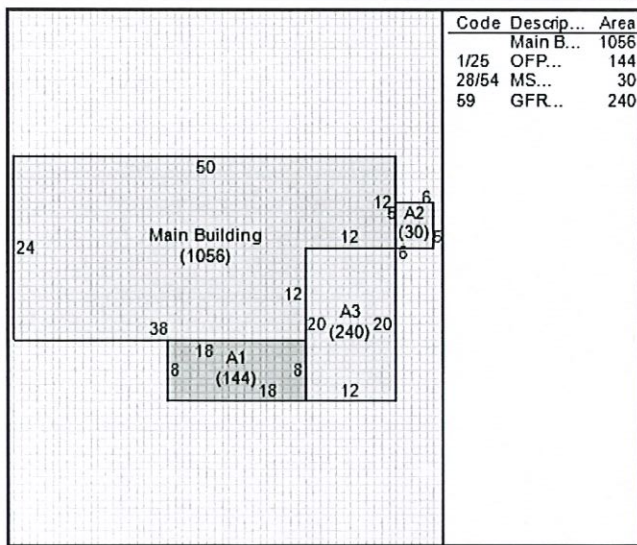
PreFab Fireplaces:

**Photos**



2100600031308019 07/27/2017

**Sketches**



Clark County, Ohio

v: 1/12/2023