

FILED
CLARK COUNTY AUDITOR

Tax year 2025
County Clark

BOR no. 2025-101
Date received 3/2/2026

DTE 1
Rev. 12/22

MAR - 2 2026

HILLARY HAMILTON
AUDITOR

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.

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.

1. Owner of property		Name <u>Mr. Deeds LLC</u>		Street address, City, State, ZIP code <u>1804 N. Limestone St. Ste. A</u>	
2. Complainant if not owner				<u>Springfield, Ohio 45503</u>	
3. Complainant's agent					
4. Telephone number and email address of contact person <u>Zach Harvey 937-244-2060</u>					
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>3400700028308027</u>			<u>843-843.5 Elder Street, Springfield, Ohio 45505</u>		
<u>3400700029428018</u>			<u>1832-1834 Warder Street, Springfield, Ohio 45503</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>3400700028308027</u>	<u>\$68,000.00</u>	<u>\$85,640.00</u>	<u>-\$17,640.00</u>		
<u>3400700029428018</u>	<u>\$90,000.00</u>	<u>\$111,720.00</u>	<u>-\$21,720.00</u>		
9. The requested change in value is justified for the following reasons:					

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 _____ and total cost \$ _____ .

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.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- 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 02-27-2026 Complainant or agent (printed) Zach Harvey Title (if agent) Member

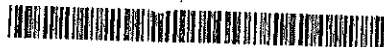
Complainant or agent (signature) *Zach Harvey* Member

Sworn to and signed in my presence, this 27 day of February 2026
(Date) (Month) (Year)

Notary *Sydney Anne Mollett*



Sydney Anne Mollett
Notary Public, State of Ohio
Commission #: 2023-RE-867476
My Commission Expires 08-20-2028



202500008363
BK 2254 PG 2051

Exhibit A

Situate in the State of Ohio, County of Clark and in the City of Springfield and bounded and described as follows:

Being part of the southwest quarter of Section 28, Township 5, Range 9, M.R.S. Being Lot No. 3392, as the same is numbered and designated on the Pringle and Johnson Plat of lots recorded in Vol. 2, Page 1 of the Plat Records of said County.
Parcel 3400700028308027

Property Address: 843-843 ½ Elder Street, Springfield, Ohio 45505



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Con/v. Units.	6. File Number: 25-P-282B	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Buyer: Mr Deeds LLC 20 N. Limestone Street Springfield, OH 45502	E. Name and Address of Seller: Todd A. Boone 4101 Carona Street Springfield, OH 45503	F. Name and Address of Lender: CASH
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G. Property Location: 843-843.5 Elder Street Springfield, OH 45505 Clark County, Ohio	H. Settlement Agent: Team Title & Closing Services, LLC 1496 Villa Road Springfield, Ohio 45503 Ph. (937)390-1900 Place of Settlement: 1496 Villa Road Springfield, Ohio 45503	I. Settlement Date: June 17, 2025
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J. Summary of Buyer's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Buyer:		400. Gross Amount Due to Seller:	
101. Contract sales price	68,000.00	401. Contract sales price	68,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Buyer (Line 1400)	314.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes	to	406. City/Town Taxes	to
107. County Taxes	to	407. County Taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Buyer	68,314.00	420. Gross Amount Due to Seller	68,000.00
200. Amounts Paid by or In Behalf of Buyer		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	497.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage to Loan #	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes	to	510. City/Town Taxes	to
211. County Taxes	01/01/25 to 06/17/25	511. County Taxes	01/01/25 to 06/17/25
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Buyer	460.01	520. Total Reduction Amount Due Seller	957.51
300. Cash at Settlement from/to Buyer		600. Cash at settlement to/from Seller	
301. Gross amount due from Buyer (line 120)	68,314.00	601. Gross amount due to Seller (line 420)	68,000.00
302. Less amount paid by/for Buyer (line 220)	(460.01)	602. Less reductions due Seller (line 520)	(957.51)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	67,853.99	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	67,042.49

* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Buyer
Mr Deeds LLC
BY: *Zachary M. Harvey*
Zachary M. Harvey, Sole Member

Seller
Todd A. Boone
Todd A. Boone

L. Settlement Charges				Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.					
800. Items Payable in Connection with Loan					
801. Origination charge		\$	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen		\$	(from GFE #2)		
803. Your adjusted origination charges			(from GFE #A)	0.00	
804. Appraisal fee	to		(from GFE #3)		
805. Credit Report	to		(from GFE #3)		
806. Tax service	to		(from GFE #3)		
807. Flood certification	to		(from GFE #3)		
808.			(from GFE #3)		
809.			(from GFE #3)		
810.			(from GFE #3)		
811.			(from GFE #3)		
900. Items Required by Lender to Be Paid in Advance					
901. Daily interest charges from	to	@ \$/day	(from GFE #10)		
902. MIP Tot Ins. for Life of Loan	months to		(from GFE #3)		
903. Homeowner's insurance for	years to		(from GFE #11)		
904.			(from GFE #11)		
905.			(from GFE #11)		
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account			(from GFE #9)		
1002. Homeowner's insurance	months @ \$	per month	\$		
1003. Mortgage insurance	months @ \$	per month	\$		
1004. Property taxes			\$		
1005.			\$		
1006.	months @ \$	per month	\$		
1007.	months @ \$	per month	\$		
1008.			\$		
1009. Aggregate Adjustment			\$		
1100. Title Charges					
1101. Title services			(from GFE #4)	275.00	150.00
1102. Settlement or closing fee			\$		
1103. Owner's title insurance to Old Republic National Title Ins. Co.			(from GFE #5)		
1104. Lender's title insurance to Old Republic National Title Ins. Co.			\$		
1105. Lender's title policy limit	\$				
1105. Owner's title policy limit	\$				
1107. Agent's portion of the total title insurance premium	to Team Title & Closing Services, LLC	\$			
1108. Underwriter's portion of the total title insurance premium	to Old Republic National Title Ins. Co.	\$			
1109.		\$			
1110.		\$			
1111.		\$			
1112.		\$			
1113.		\$			
1115. Deed Review	to Zachary M. Harvey LLC	\$			50.00
1116. Deed /Document Processing	to Team Title & Closing Services, LLC	\$			25.00
1200. Government Recording and Transfer Charges					
1201. Government recording charges	to Clark Co. Recorder		(from GFE #7)	39.00	
1202. Deed \$ 39.00	Mortgage \$	Releases \$	Other \$		
1203. Transfer taxes			(from GFE #8)		
1204. City/County tax/stamps	\$	\$			
1205. State tax/stamps	\$	\$			
1206. Conveyance & Transfer Tax	to Clark County Auditor				272.50
1207.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for			(from GFE #6)		
1302.		\$			
1303.		\$			
1304.		\$			
1305.		\$			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				314.00	497.50

* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies)
 ** The information referenced here is only a portion of the total amount, please see the Addendum for the complete breakdown.
 By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 & 3 of this three page statement.

[Signature]
 Team Title & Closing Services, LLC, Settlement Agent

HUD-1 Attachment

Buyer (s): Mr. Deeds LLC
843-843.5 Elder Street
Springfield, OH 45505

Seller(s): Todd A. Boone

Lender: CASH

Settlement Agent: Team Title & Closing Services, LLC
(937)390-1900

Place of Settlement: 1496 Villa Road
Springfield, Ohio 45503


Settlement Date: June 17, 2025

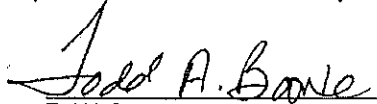
Property Location: 843-843.6 Elder Street
Springfield, OH 45505
Clark County, Ohio

Title Services and Lender's Title Insurance Details	BORROWER	SELLER
Closing Fee to Team Title & Closing Services, LLC		150.00
Title Examination Fee to Team Title & Closing Services, LLC	250.00	
Shipping and Handling Fee to Team Title & Closing Services, LLC	25.00	
Total	\$ 275.00	\$ 150.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Mr. Deeds LLC

BY:  Member
Zachary M. Harvey, Sole Member


Todd A. Boone

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



202500002623 03/05/2025 09:55 AM
 Filed for Record in CLARK County, Ohio
 Nancy Pence, Recorder Rec Fees: \$39.00
 WARR OR Vol 2248 Pgs 5933 - 5934

APPROVED

Clark County Tax Map

Transferred

Sale Price 90,000

MAR 05 2025

leale

MAR - 5 2025

JSR

- TSM
- Legal Description
 - Survey Plat / Lotsplit
 - Subdivision / Annexation

HILLARY HAMILTON
 AUDITOR

GENERAL WARRANTY DEED

TODD A. BOONE, unmarried, of Clark County, Ohio, for valuable consideration paid, grants with general warranty covenants, to **MR. DEEDS LLC**, an Ohio limited liability company, whose tax mailing address is 20 N. Limestone Street, Springfield, Ohio 45502, the following REAL PROPERTY:

Situated in the City of Springfield, County of Clark, and State of Ohio:


Being Lot Number Five Thousand Seven Hundred Fifty-Eight (5758) as the same is numbered and designated in the subdivision of lots made by Isidore F. McNally and is recorded in Volume 2, Pages 230 and 231, Plat Records of Clark County, Ohio.

Parcel ID No.: 340-07-00029-428-018

Premises Commonly Known As: 1832-1834 Warder Street
 Springfield, Ohio 45503

Prior Instrument Reference: Volume 2241, Page 4535
 Official Records, Clark County, OH

Executed this 4th day of March 2025.


 TODD A. BOONE

ZACHARY M HARVEY LLC
 HOLD

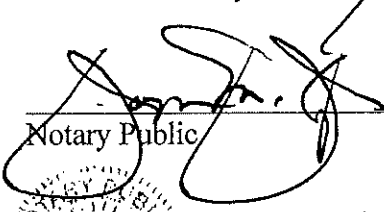


202500002623
BK 2248 PG 5934


STATE OF OHIO COUNTY OF CLARK SS:

BE IT REMEMBERED, that on this 4th day of March 2025, before me, the subscriber, a Notary Public in and for said state, personally appeared, **TODD A. BOONE**, unmarried, Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



Notary Public

 JOSEPH M. JUERGENS, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.

THIS INSTRUMENT PREPARED BY:

Zachary M. Harvey LLC
20 N. Limestone Street
Springfield, Ohio 45502
(937) 244-2060

File No./Escrow No.: Zachary M. Harvey LLC Phone: 937-244-2060
 Print Date & Time: Monday, March 3, 2025
 Officer/Escrow Officer: Zachary M. Harvey, Attorney At Law
 Settlement Location: 20 N. Limestone Street, Springfield, OH 45502

Property Address:	1832-1843 Warder Street, Springfield, OH 45503 (PPN: 340-07-00029-428-018)
Buyer:	Mr. Deeds LLC
Seller:	Todd A. Boone
Settlement Date:	March 4, 2025
Disbursement Date:	March 4, 2025

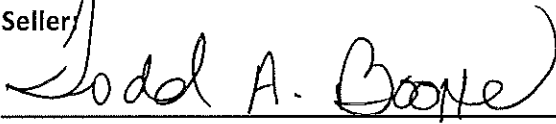
Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	90,000.00	Sales Price of Property	90,000.00	
24,837.45		Buyer Credit – buyer-paid payoff to Fifth Third Bank		24,837.45
		Prorations/Adjustments		
		1 st Half 2024 real estate taxes are paid in full		
703.42		2 nd Half 2024 real estate taxes credited to Buyer		703.42
242.82		Pro-rates real estate taxes: 1/1/2025-3/4/2025		242.82
		There are no tenant deposits		
536.66		Pro-rated rent for Mar. 2025 – 1832 Warder St. (\$575/mo)		536.66
536.66		Pro-rated rent for Mar. 2025 – 1834 Warder St. (\$575/mo)		536.66
		Other Charges		
		Appraisal Fee to <u>n/a</u>		
		Credit Report Fee to <u>n/a</u>		
		Flood Determination Fee to <u>n/a</u>		
		Flood Monitoring Fee to <u>n/a</u>		
		Tax Monitoring Fee to <u>n/a</u>		
		Tax Status Research Fee to <u>n/a</u>		

Seller			Buyer	
Debit	Credit		Debit	Credit
27,317.01	90,000.00	Subtotals	90,539.50	26,857.01
		Due From Buyer	63,682.49	
	62,682.99	Due To Seller		
0	0	Totals	0	0

Acknowledgement

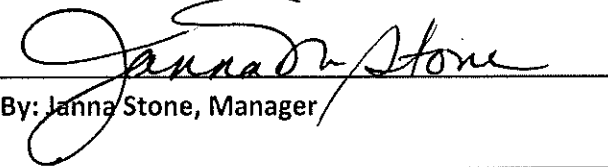
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Zachary M. Harvey LLC to cause the funds to be disbursed in accordance with this statement.

Seller:



Todd A. Boone

Buyer: Mr. Deeds LLC



By: Janna Stone, Manager

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 843 -843.5 ELDER ST

Map ID: 340-07-00028-308-027

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

CURRENT OWNER	GENERAL INFORMATION
BOONE TODD A	Routing No. 0028-03 102-00 Class Residential Living Units 2 Neighborhood 340R0093 District Zoning Alternate Id Tax District Springfield Corp. Scsd
CAUV	
Field Review Flag:	

Property Notes
Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	44 400		10,110
Total Acres: .404		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,540	10,110	10,110	0	10,110
Building	26,440	75,530	75,530	0	70,020
Total	29,980	85,640	85,640	0	80,130

Value Flag 1-COST APPROACH
Manual Override Reason
Base Date of Value
Effective Date of Value
Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
06/19/24	KQ	10-Adv	3-Other
05/17/18	JHR	R-Review	3-Other
11/28/17	KRT	10-Adv	3-Other
08/05/11	ABC	5-Occupant Not Home	3-Other
03/30/06	AC		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/02/25	68,000	2-Land & Building	0-Valid Sale		AF-Affidavit	BOONE TODD A
08/30/24						BOONE PHILIP
10/24/03						BOONE PHILIP & ROSALITA FAYE

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light

5-Sidewalk

Legal Description

Parcel Tieback:
Range - Township - Section: - - -
Legal Descriptions:
PRINGLE & JOHNSON ALL
3392

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 843 -843.5 ELDER ST

Parcel Id: 340-07-00028-308-027

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

Dwelling Information

Story height	1.5	Total Rooms	8
Exterior Walls	6-All/Vnvl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1897	Full Baths	2
Eff Year Built	1950	Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	9
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

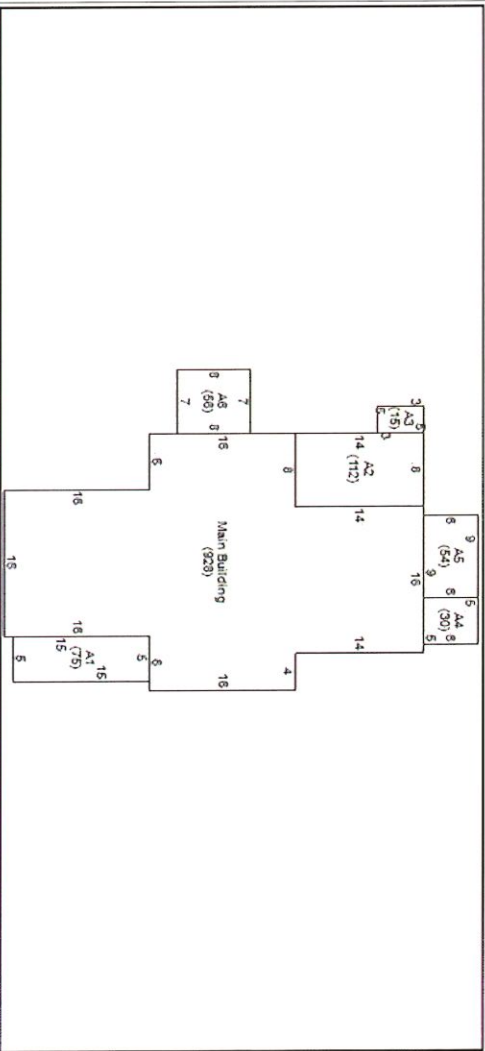
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	FR-FAIR		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	151,670	% Good	44
Plumbing	4,900	Market Adj	
Basement	-3,330	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	153,240	Adj Factor	1
		Additions	8,100
Ground Floor Area	928		
Total Living Area	1,766	Dwelling Value	75,530
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					928						
1		1			75						2,800
2		35			112						8,000
3		28			15						400
4		55	35		30						2,500
5		55	3		54						3,800
6		25			56						900

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex Name		Number	
Condo Model		Unit Type	
Unit Number		Unit View	
Unit Level		Model (MH)	
		Model Make (MH)	

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1832 -1834 WARDER ST

Map ID: 340-07-00029-428-018

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

CURRENT OWNER

BOONE TODD A

GENERAL INFORMATION

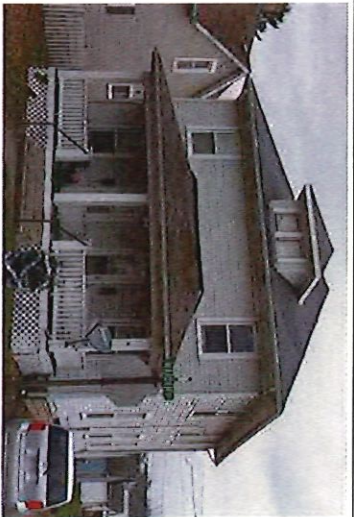
Routing No. 0029-01 009-00
 Class Residential
 Living Units 2
 Neighborhood 340R0061
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700029428018 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 140			6,800

Total Acres: .1286

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,380	6,800	6,800	0	6,800
Building	36,720	104,920	104,920	0	96,900
Total	39,100	111,720	111,720	0	103,700

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
05/07/24	LB	10-Adv	3-Other
05/31/18	CPS	R-Review	3-Other
11/27/17	CHM	10-Adv	3-Other
08/02/11	MAG	2-Information At Door	2-Tenant
04/18/06	AC		

Sales/Ownership History

Transfer Date	Price	Type	Validity
03/05/25	90,000	2-Land & Building	0-Valid Sale
08/30/24			
10/28/03			
08/12/87	28,000		

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

5-Sidewalk

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 MC NALLY ALL
 5758

Addl. Tieback:

Deed Reference Deed Type Grantor
 AF-Affidavit BOONE TODD A
 BOONE PHILIP
 BOONE PHILIP & ROSALETA

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1832 -1834 WARDER ST

Parcel Id: 340-07-00029-428-018

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

Dwelling Information

Story height	2	Total Rooms	10
Exterior Walls	6-Al/Vinyl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1908	Full Baths	2
Eff Year Built	1950	Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks
Pre-Fab

Misc	Qty	Functional Economic	% Good Ovr	NBHD Fact
Grade	D+			
CDU	FR-FAIR			
Market Adj				
% Complete				
Cost & Design	0			

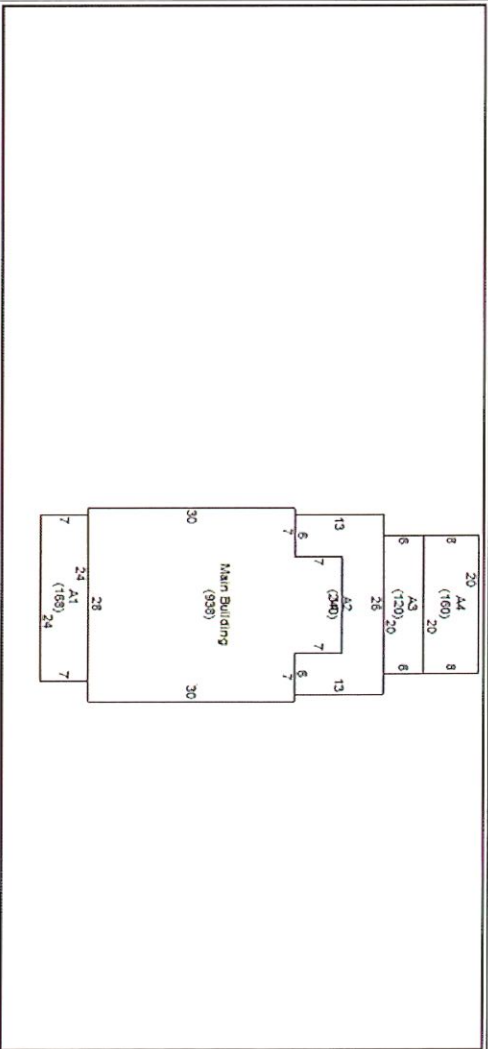
Dwelling Computations

Base Price	186,620	% Good	44
Plumbing	6,500	Market Adj	
Basement	0	Functional Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	193,120	Additions	16,600
Ground Floor Area	938		
Total Living Area	2,116	Dwelling Value	101,570

Building Notes

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1946		22X20	440	D	1		F	F			3,350

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)