

Tax year 2025 BOR no. 2025-234  
County Clark Date received 3/31/2026

MAR 31 2026

### Complaint Against the Valuation of Real Property

HILLARY SWANK, CLERK  
AUDITOR  
Instructions and type or print all information 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.

Name		Street address, City, State, ZIP code	
1. Owner of property	<u>Joshua Castleberry</u>	<u>1816 E. Wittenberg Blvd 45506</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>513.965.1195</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>3400700033/26012</u>			
7. Principal use of property <u>Main Occupancy Residence</u>			
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>3400700033/26012</u>	<u>168000.00</u>	<u>199370.00</u>	<u>31370.00</u>
9. The requested change in value is justified for the following reasons: <u>See Statement Attached</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 10-13-2023  
and sale price \$ 168,000 ; 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 11/2026 and total cost \$ 24000.00

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 3-31-26 Complainant or agent (printed) Joshua Castleberry Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

#### STATEMENT -

My property value was raised over 70% (from last valuation) when other properties on same street/block were raised 25%-37%. When I purchased the property, I paid at the highest end of what the property was worth (maybe overpaid) and that value should already be factored into the value increase starting from the \$116,630 prior valuation. There has been a recent sale for a house across the street (attachment 1) and it sold for \$116,000 in April 2024 and was valued in 2025 at \$107,040 for a decreased value of \$8960. If property value is going down in area, how is it justified that my property value raised 70% from last valuation.

There has been no major improvements made to the property since I moved in 2023. During initial inspection a mold issue was found in the basement making the house uninhabitable due to my medical condition. We had mold remediation (\$24,000) in Nov-Dec of 2023 before I was able to move in. This price also included a Radon mitigation device installed to bring house up to date since high levels of radon were detected during initial inspection. No other repairs have been made.

There is currently a non-working fireplace with an estimated cost to fix of \$5000.00. There are also roof issues due to flashing around the chimney pulling away so water leaks into house.

There are 2 major cracks in the foundation in the basement that need addressed.

Property was purchased for \$168000.00 with that including a seller's concession of \$20,000 for repairs (mold remediation & radon) returned to us via check. The mold remediation value was put into the loan so repairs could be paid for.

At the current valuation (\$199,630.00), I am the most expensive house on the block by a substantial margin. My house has only 1 story with an unfinished basement. There are houses next to me and on my block with higher square footage and also 2 stories that are valued less than mine and had a lower value increase (attachment 2). I don't own the best house on the street and also don't have the largest plot of land.

While I'm flattered at the valuation, I do not feel I could sell the property for close that price. If the county would like to offer that amount, I'd would like to discuss.

3400700033127006

Attachment # 1



Hillary Hamilton  
County Auditor  
Clark County, Ohio  
clarkcountyauditor.org

3/31/2026

**MOST RECENT PHOTO**



3400700033127006 12/10/2023

**LEGAL**

OWNER KENNEDY QUIANA S  
ADDRESS 1833 WITTENBERG BLVD E SPRINGFIELD OH 45506  
DESCRIPTION SOUTHGATE ADD 1  
ACREAGE 0.0000  
TAX DIST 340  
SCHOOL DIST SPRINGFIELD CSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$13,490.00	\$4,720.00
IMPROVEMENTS	\$93,550.00	\$32,740.00
CAUV	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$107,040.00</b>	<b>\$37,460.00</b>

**TAXES**

TAXABLE VALUE	\$37,460.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$833.59 / \$833.59
YEAR (TOTAL / BALANCE)	\$1,667.18 / \$833.59

**SPECIAL ASSESSMENTS**

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
FRONT FOOT	76	94	0.164	7,144	\$13,490.00
Unknown					

**IMPROVEMENTS**

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
4/16/2024	KENNEDY QUIANA S	GLEASON WILLIAM SCOTT	0	\$116,000.00	VALID SALE
7/3/2002	GLEASON WILLIAM SCOTT	ROBINSON CONNIE LEE & DYANA M	0	\$74,500.00	Unknown
5/8/2002			0	\$55,000.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	RANCH BUILT 1957	Baths (Full / Half)	1 / 0
Area	1,092 sqft	Rooms (Bedroom / Family)	2 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	1.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	BRICK	Fireplace Stacks	0

3400700033120007

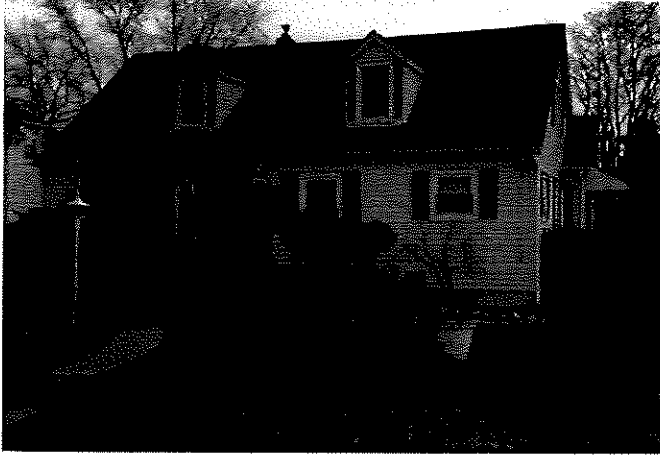
Attachment #2



Hillary Hamilton  
County Auditor  
Clark County, Ohio  
clarkcountyauditor.org

3/31/2026

**MOST RECENT PHOTO**



3400700033120007 12/10/2023

**LEGAL**

OWNER OTIENO SHARICE L & DANIEL M  
ADDRESS 1790 WITTENBERG BLVD E SPRINGFIELD OH 45506  
DESCRIPTION PERRIN WOODS 5TH ADD  
ACREAGE 0.0000  
TAX DIST 340  
SCHOOL DIST SPRINGFIELD CSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$17,190.00	\$6,020.00
IMPROVEMENTS	\$97,470.00	\$34,110.00
CAUV	\$0.00	\$0.00
TOTAL	\$114,660.00	\$40,130.00

**TAXES**

TAXABLE VALUE	\$40,130.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$958.53 / \$871.39
YEAR (TOTAL / BALANCE)	\$1,829.92 / \$1,829.92

**SPECIAL ASSESSMENTS**

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
FRONT FOOT	60	128	0.176	7,680	\$17,190.00
Unknown					

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(RG1) - FRAME OR CONCRETE BLOCK DETACHED GARAGE	1940	20x18	\$4,950.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
3/15/2018	OTIENO SHARICE L & DANIEL M	LEWIS IMELDA L	0	\$0.00	Unknown
4/1/1987	LEWIS IMELDA L	ALLENDER CARL R & MARTHA J	0	\$51,000.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	CAPE COD BUILT 1940	Baths (Full / Half)	1 / 0
Area	1,535 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	1.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0

# Purchase Contract

dotloop signature verification: <https://dtdp.us/uMOX-1CZp-WUab>



## DEFECT NOTICE

Form Approved by Dayton REALTORS®



**BUYER** Joshua Boone Castleberry

**PROPERTY** 1816 Wittenberg Blvd E, Springfield, OH 45506

### BUYER'S NOTICE

The undersigned Buyer, having completed all inspections of the Real Estate described above, hereby notifies Seller of the following defects in the Real Estate and requests Seller to make the corrections described below. Except as described below, Buyer accepts the condition of the Real Estate and waives any further request for correction. (Describe defect, repair work required, and estimated cost of corrections if available):

**NOTE: Minor, routine maintenance and cosmetic items are not considered "defects."**

Per the attached reports & estimates from Pillar to Post, Environmental Doctor, Ohio Basement Authority, ROLO Electric, Swoosh Plumbing, and Boone's Chimney, Buyer respectfully requests that the Seller address and correct the following safety & habitability-related items identified on the Pillar to Post Report Summary via checks written to the appropriate contractors by the title company from the Seller's proceeds at closing:

- 1) Mold & Radon Mitigation by Environmental Doctor (\$27,381.21)
- 2) Electrical repairs by ROLO Electric (\$1,370.00)
- 3) Plumbing repairs by Swoosh Plumbing (estimate to follow)
- 4) Chimney repairs by Boone's Chimney (\$4,979.88)

*Joshua Boone Castleberry*

Buyer

dotloop verified  
10/01/23 2:18 PM  
EDT  
FVVO-JRKJ-DBRO-  
IPCX

Date:

Buyer

### SELLER'S AGREEMENT FOR CORRECTIONS

(Complete only those sections which are applicable.)

A. Seller agrees to complete the following corrections at Seller's expense prior to the closing. (Describe work to be performed and contractors to be used, if known; or indicate "As set forth in Buyer's Notice"):

B. Seller agrees to pay Buyer's contractors, via check delivered to Buyer's care at closing the sum of \$ \_\_\_\_\_, representing the estimated cost of the following corrections to be made after the closing. Buyer shall assume responsibility for the corrections. If requested by Buyer's lender, these funds shall be placed in escrow pending the completion of the corrections or shall be paid to contractor at time of closing. (Describe work to be performed and estimated cost if available):

The seller agrees to credit \$25,000 toward the purchase price for repairs broken down below. The property must appraise for the purchase price.

\$5,000 toward Closing Cost  
\$20,000 paid outside at closing.

Except as specified in A and/or B above, Seller does not agree to make or pay for any corrections to the Real Estate.

*Cindy Muller*

Seller

dotloop verified  
10/06/23 1:27 PM  
EDT  
N3GE-E2JH-6VMB-  
1713

Date: 10/02/2023

*Alex Muller*

Seller

dotloop verified  
10/06/23 1:48 PM  
EDT  
XNXI-XOAE-FDTG-  
SLPZ

# Purchase Agreement

American Land Title Association

ALTA Settlement Statement - Combined

Adopted 05-01-2015

Home Services Title, LLC  
 ALTA Universal ID: 1039912  
 4060 Executive Drive  
 Dayton, OH 45430



File No./Escrow No. : HST-41247  
 Print Date & Time: October 11, 2023 4:47 pm  
 Officer/Escrow Officer : Michelle Pyle  
 Settlement Location : 4060 Executive Drive  
 Dayton, OH 45430

Property Address: 1816 E. Wittenberg Blvd.  
 Springfield, OH 45506

Borrower: Joshua Boone Castleberry and Van Howard Castleberry  
 720 Jacoby Road  
 Xenia, OH 45385

Seller: APNJ Properties LLC  
 4841 Urbana Road  
 Springfield, OH 45502

Lender: First Community Mortgage, Inc.

Settlement Date: October 12, 2023

Disbursement Date: October 12, 2023

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	168,000.00	Sale Price of Property	168,000.00	
		Deposit		1,680.00
		Loan Amount		134,400.00
8,000.00		Seller Credit		8,000.00
		<b>Prorations/Adjustments</b>		
1,567.94		County Taxes 01/01/23 - 10/12/23		1,567.94
		<b>Loan Charges to First Community Mortgage, Inc.</b>		
		1% of Loan Amount (Points)	1,344.00	
		Processing Fee	580.00	
		Technology Verification Fee	195.00	
		Underwriting Fee	695.00	
		Appraisal Fee \$490.00 paid outside closing by Borrower		

# Closing Statement

dotloop sign verification: ddp.us/6A-00P-2N0m-y7p1

dotloop signature verification: ddp.us/bqOP-m1b7-xWhW



## REAL ESTATE PURCHASE CONTRACT Form Approved by Springfield Board of REALTORS® (ONLY TO BE USED By a REALTOR® MEMBER)



1 Coldwell Banker Heritage Date: 09/15/2023  
(Selling REALTOR® Firm)

2 **A. DESCRIPTION.** The undersigned Purchaser agrees to purchase through \_\_\_\_\_,

3 Real Estate II, Inc. (Listing REALTOR® Firm)

4 with the terms and conditions set forth below, the real property (the "Property") located in the City or Township

5 of Springfield County of Clark State of Ohio, described as,

6 1816 Wittenberg Blvd E  
(Address include St., Rd., Ave., Ln., Ct., Cir., City, State & Zip Code)

7 3400700033126012  
Permanent Parcel Number(s)

8 The Property shall include the land, all appurtenant rights, privileges and easements. The Property passing under this  
9 contract shall include the following in their present physical condition; all buildings, improvements, and fixtures  
10 including, but not limited to, the following as are now on the Property: landscaping, electrical, heating, air  
11 conditioning, plumbing/bathroom fixtures, built appliances, window/door shades, blinds, curtain rods, attached  
12 fireplace equipment, awnings/screens, storm windows/doors, garage door opener/controls(s), water softener, propane  
13 tank [leased equipment excluded]. Any personal property items listed above or below owned by Seller will be free  
14 and clear of liens and security interests at closing. Other Personal Property to remain with the Property:

15 Built-in gas oven, range, dishwasher, disposal, microwave, refrigerator, H2O softener  
16 \_\_\_\_\_

17 **B. PRICE.** Purchaser(s) agrees to pay for the Property (\$ 168,000.00 ) payable as follows:  
18 \_\_\_\_\_

19  **FINANCING:** Purchaser's obligation to close this transaction is contingent upon the Purchaser's ability to obtain  
20  Conventional  VA  FHA  Rural Development  Other \_\_\_\_\_ financing at prevailing rates and terms  
21 with down payment of 20 % or \$ \_\_\_\_\_  FRID ADDENDUM

22  **CASH:** Purchaser shall provide, to Seller's satisfaction, written verification of funds within \_\_\_\_\_ days of  
23 acceptance of this offer. If Purchaser fails to provide written verification, then Seller may, by written notice to  
24 selling REALTOR® or Purchaser, terminate this contract.

25  **Pre-Approval:** Purchaser shall provide, written verification of pre-approval from Purchaser's lending institution  
26 within 4 days of acceptance of this offer. If Purchaser fails to provide written verification, then Seller may, by  
27 written notice to selling REALTOR® or Purchaser, terminate this contract.

28  **SETTLEMENT CHARGES.** In addition to costs incurred in order for the Seller to fulfill the terms of the  
29 contract and to provide marketable title, Seller agrees to pay actual settlement charges on behalf of the Purchaser,  
30 including but not limited to, discount points, closing costs, pre-paids and any other fees allowed by Purchaser's  
31 lender in an amount not to exceed \$ 3,000.00 or \_\_\_\_\_ %.

32  **SELLER FINANCING: SEE ATTACHED ADDENDUM**

Purchaser(s) Initials [Signature] / \_\_\_\_\_ Date \_\_\_\_\_ Seller(s) Initials [Signature] / [Signature] Date 09/17/2023

33 **C. CONTINGENCY:** (NOT APPLICABLE IF BLANKS ARE NOT FILLED IN) This contract is made expressly contingent  
 34 upon the sale of Purchaser's property located at N/A.  
 35 Purchaser acknowledges that the property subject to this contract may remain for sale by Seller while this  
 36 contingency is in effect. If Seller receives a competing offer to purchase the property while this contingency is  
 37 in effect, that is not contingent on the sale of the offeree's property (the "Competing Offer"), and Seller desires  
 38 to accept the Competing Offer, Seller's agent shall notify Purchaser's agent, in writing, of the Competing Offer  
 39 and Seller's intent to accept the Competing Offer. Purchaser shall have N/A **HOURS FROM RECEIPT OF**  
 40 **SELLER'S WRITTEN NOTICE** to remove this contingency or release this contract. If this contingency is  
 41 removed by Purchaser, then Purchaser shall proceed to closing in accordance with the remaining terms of this  
 42 contract and shall close by the earlier of: (1) the closing date stated herein or (2) within 30 days of the removal  
 43 of this contingency. In the event that Purchaser fails to remove this contingency in accordance with the terms of  
 44 this paragraph, any and all deposits and documents held by either party pursuant to this contract shall be  
 45 promptly returned to the other party and this contract shall become void and of no force and effect.

46 **D. CLOSING:** The closing for delivery of the deed and payment of the balance of the purchase price shall be held  
 47 on or before 10/19/2023, at a time and location mutually agreed upon by Seller and  
 48 Purchaser. In the event of a failure of both parties to agree, the closing shall be held on the last business day  
 49 designated in this paragraph and the Purchaser's Broker shall have the right to designate the hour and location of  
 50 closing. Purchasers reserve the right to walk through 48 hours before closing.

51 **E. POSSESSION:** Possession shall be given subject to tenant's rights  calendar days,  at closing, after  
 52 delivery of deed, at  AM  PM. Possession shall be given as of said date or such earlier date at  
 53 which Purchaser receives actual notice from Seller of Seller's vacating the Property. Seller shall be responsible to  
 54 Purchaser for damages caused by Seller's failure to deliver possession on the stated date.

55 **F. HOME WARRANTY DISCLOSURE.** Purchaser has been informed that home warranty programs may be  
 56 available to provide potential additional benefits to Purchaser. Purchaser  selects  does not select a home  
 57 warranty to be provided by a company to be chosen by  Purchaser  Seller and paid for by  Purchaser  Seller  
 58 at an amount not to exceed \$ 750.00. If a homeowner's warranty is being provided under the  
 59 terms of this contract, the Parties acknowledge that a fee may be paid by the warranty company to one of the Brokers  
 60 involved in this transaction. The amount of this fee will be disclosed to Seller and Purchaser upon request after the  
 61 warranty company has been specified.

62 **G. EARNEST MONEY.** Broker will receive from Purchaser \$ 1,680.00, which shall be returned to  
 63 Purchaser, upon Purchaser's request, if no contract has been entered into. Upon acceptance of this contract by both  
 64 parties, Broker shall deposit such amount in its trust account to be disbursed, subject to collection by Broker's  
 65 depository, as follows: (1) deposit shall be applied on purchase price or returned to Purchaser when transaction is  
 66 closed (2) if Seller fails or refuses to perform, or any contingency is not satisfied or waived, the deposit shall be  
 67 returned (3) if Purchaser fails or refuses to perform, this deposit shall be paid to Seller.

68 In the event of a dispute between the Seller and the Purchaser regarding the disbursement of the earnest money, the  
 69 Broker is required by Ohio law to maintain such funds in his trust account until the Broker receives (1) written  
 70 instructions signed by the parties specifying how the earnest money is to be disbursed or (2) a final court order that  
 71 specifies to whom the earnest money is to be awarded. If within two years from the date the earnest money was  
 72 deposited in the Broker's trust account and the parties have not provided the Broker with such signed instructions or  
 73 written notice that such legal action to resolve the dispute has been filed, the Broker shall return the earnest money to  
 74 Purchaser with no further notice to Seller. The return or payment of such deposit shall not in any way prejudice the  
 75 rights of the Seller, Purchaser or Broker(s) in any action for damages or specific performance.

Purchaser(s) Initials [Signature] / [Signature] Date 09/15/2023 Seller(s) Initials [Signature] / [Signature] Date 09/17/2023

Address 1816 Wittenberg Blvd E, Springfield, OH 45500

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 1816 WITTENBERG BLVD E

Map ID: 340-07-00033-126-012

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

**CURRENT OWNER**

CASTLEBERRY JOSHUA BOONE & VAN HOWARD

**GENERAL INFORMATION**

Routing No. 0034-06 510-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0073  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700033126012 12/10/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 73	114		14,560

Total Acres: .191

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,100	14,560	14,560	0	14,560
Building	64,680	184,810	184,810	0	177,440
<b>Total</b>	<b>69,780</b>	<b>199,370</b>	<b>199,370</b>	<b>0</b>	<b>192,000</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
05/14/24	LB	10-Adv	3-Other
04/12/18	GBL	R-Review	3-Other
11/21/17	GSK	10-Adv	3-Other
08/17/11	JPH	5-Occupant Not Home	3-Other
03/24/06	J1		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
10/13/23	168,000	2-Land & Building	0-Valid Sale
06/27/23	60,000	2-Land & Building	3-Property Changed After Sale
02/15/23		2-Land & Building	R-Related
02/16/22			

Deed Reference	Deed Type	Grantor
		APNU PROPERTIES LLC
		PASS LENORA
		PASS LENORA
		PASS NORRIS L

**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:  
 SOUTHGATE ADDN 1  
 15101

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1816 WITTENBERG BLVD E

Parcel Id: 340-07-00033-126-012

LUC: 510-SINGLE FAMILY, PLATTED L4

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

**Dwelling Information**

Story height	1	Total Rooms	6
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1965	Full Baths	2
Eff Year Built	1990	Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

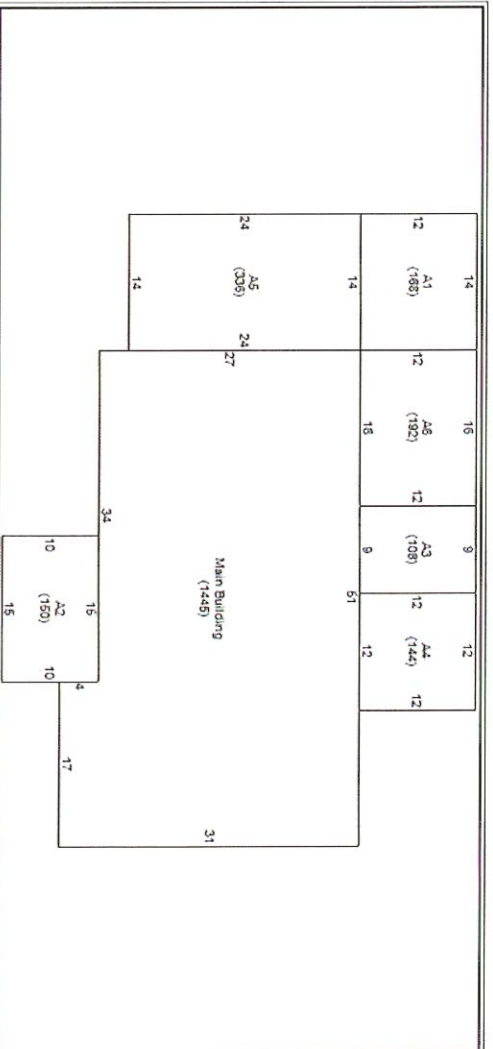
Misc	Qty	Functional Economic	% Good Ovr	NBHD Fact
Grade C-				
CDU GD-GOOD				
Market Adj				
% Complete				
Cost & Design	0			

**Dwelling Computations**

Base Price	187,850	% Good	80
Plumbing	4,100	Market Adj	
Basement	0	Functional Economic	
Heating	6,310	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	198,260	Additions	26,200
Ground Floor Area	1,445		
Total Living Area	1,445	Dwelling Value	184,810
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
BOR 04-94			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,445						
1		26			168						1,000
2		1			150						6,400
3		26			108						600
4		3			144						9,600
5		59M			336						14,000
6		26			192						1,100

**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)