

09-000799.0108

**NEIHAUS TERRY L & PATRICIA M**

NEIHAUS TERRY L & PATRICIA M  
208 EAGLEVIEW WAY  
CINCINNATI, OH 45215

**LEGAL INFORMATION**

BASS LANDING

LOT#: 108

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NEIHAUS TERRY L & PATRICIA	208 EAGLEVIEW WAY	CINCINNATI	OH	45215	10/26/2017	78,000	WDC : 736	<input type="checkbox"/>	<input type="checkbox"/>
2	CJ NELSON RENTALS LLC	7141 HAVEMANN RD	CELINA	OH	45822	11/07/2016	89,900	WDC : 795	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	BALLARD RONALD L &	951 W MAIN ST	NEW LEBANON	OH	45345	07/30/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 04/15/2005 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	7051 WOODS CT, <b>COMMENT</b> TY2018:Net Gen=\$835.56, Other Assessment=\$0.00 DE11 CORR SKETCH & COND HAS CHANNEL

LAND COMPUTATIONS

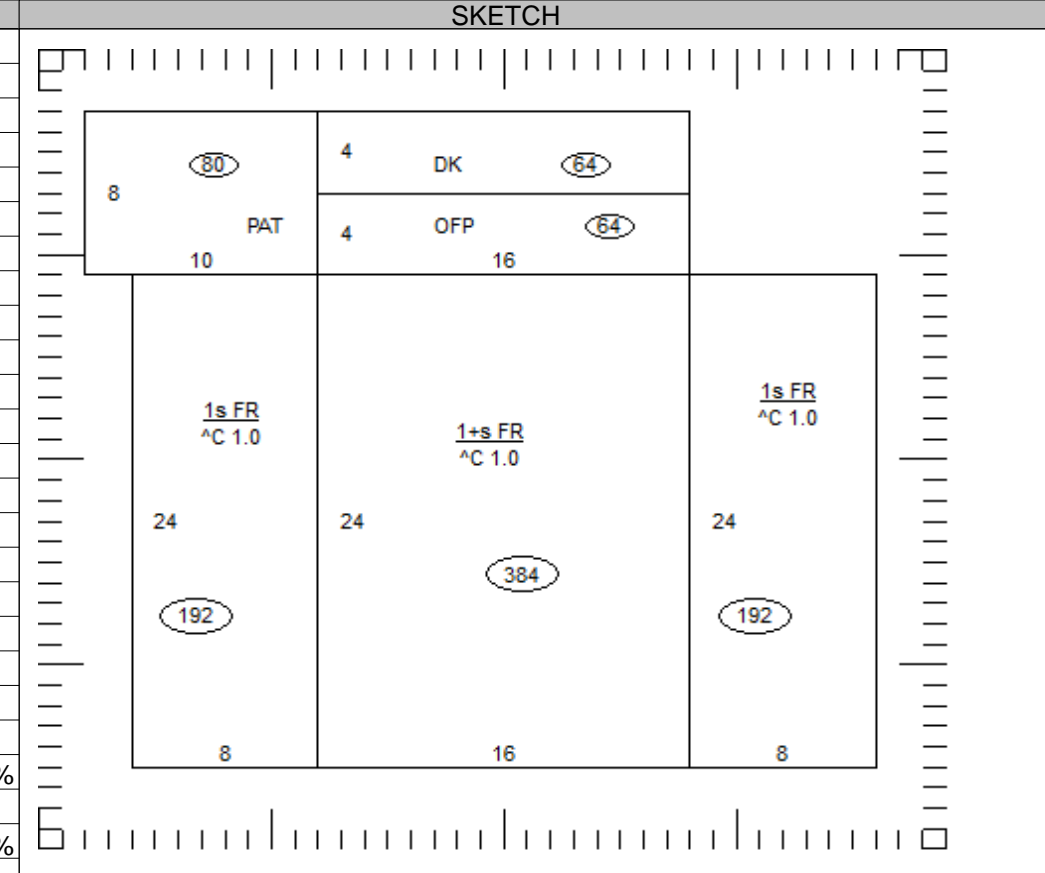
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F43 D68	ST500	DP68	ADJ340			14,600	0
TOTAL							14,600	0

VALUATION SUMMARY

VALUE YEAR	2017	2014	2011					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRaised	<u>LAND</u>	14,600	14,600	14,600				
VALUE	<u>IMPR</u>	38,300	40,600	40,600				
	<u>TOTAL</u>	52,900	55,200	55,200				
ASSESSED	<u>LAND</u>	5,110	5,110	5,110				
VALUE	<u>IMPR</u>	13,410	14,210	14,210				
	<u>TOTAL</u>	18,520	19,320	19,320				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	768	FR	85,390
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	+	0	FR	3,840
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
SUBTOTAL					89,230

FLOORS	B	1	2	3	U			
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	768 S.F.	-1,920
INT. FINISH	B	1	2	3	U	AIR COND	0 S.F.	0
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	0
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS		0
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES		1,500
ACCOMMODATIONS						SUBTOTAL		88,810
# OF ROOMS		3				GRADE FACTOR		80 %
BEDROOMS		1				UNADJUSTED VALUE		71,050
FIREPLACES						FACTOR		100 %
HEAT & AC	B	1	2	3	U			
NO HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
STVE/SPCE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PLUMBING	BASE							
X FULL BATH								
X HALF BATH								
X FIXTURES								



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	768	D		1962		A	71,050	45	39,080		38,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 38,300

**COMMENTS**  
 A-FRAME PRESSED WOOD  
 Dwelling has an Economic Factor of 98%