

26-086100.0000

**LEGAL INFORMATION**  
SANDY BEACH SECTION K  
IN LOT 24  
RTS: 003-06-01 LOT#: 00024

**FABIAN MICHAEL**  
FABIAN MICHAEL  
4019 LOYALA CHASE LN  
DAYTON, OH 45424

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FABIAN MICHAEL	4019 LOYALA CHASE LN	DAYTON	OH	45424	09/04/2020	12,000	3:WDC : 640	<input type="checkbox"/>	<input type="checkbox"/>
2	FABIAN MICHAEL	4019 LOYALA CHASE LN	DAYTON	OH	45424	08/21/2020	13,000	3:WDC : 589	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	BAUER PATRICIA A	3874 SCHENLEY ST	ENON	OH	45323	06/24/2019	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DF DATE: 07/06/2005 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 checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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 checked="" type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	146 FARNSWORTH RD	COMMENT TY2022:Net Gen=\$160.04, Other Assessment=\$0.00 MONNIN CONSTR INC VACANT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F50 D112	ST335	DP86	ADJ288	H:0.25	10,800 0
					TOTAL	10,800 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	LAND	10,800	9,800	9,400			
VALUE	IMPR	0	0	0			
	TOTAL	10,800	9,800	9,400			
ASSESSED	LAND	3,780	3,430	3,290			
VALUE	IMPR	0	0	0			
	TOTAL	3,780	3,430	3,290			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD										
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO										
<b>BUILDING TYPE</b>			<input type="checkbox"/> ALM/VYNL										
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK										
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL										
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK										
<input type="checkbox"/> _____			<input type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE												
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP												
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL												
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD												
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT												
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
INT. FINISH		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ACCOMMODATIONS													
# OF ROOMS													
BEDROOMS													
FIREPLACES													
HEAT & AC		B	1	2	3	U							
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>							
HW/STEAM	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
HEAT PUMP	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>							
OUTSIDE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
PLUMBING		BASE		<input type="checkbox"/>									
X FULL BATH													
X HALF BATH													
X FIXTURES													
SUBTOTAL						0							
MULTI-FAMILY #		0				0							
BUILDING TYPE		000%				0							
BSMT FINISH		0 S.F.				0							
FIREPLACE #		0				0							
HEATING		0 S.F.				0							
AIR COND		0 S.F.				0							
PLUMBING #		0				0							
GARAGES & CARPORTS						0							
EXTRA FEATURES						0							
SUBTOTAL						0							
GRADE FACTOR						%							
UNADJUSTED VALUE						0							
FACTOR						%							
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 0

COMMENTS

26-086100.0000

**FABIAN MICHAEL**

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4019 LOYALA CHASE LN  
DAYTON, OH 45424

**LEGAL INFORMATION**

SANDY BEACH SECTION K  
IN LOT 24  
RTS: 003-06-01 LOT#: 00024

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SWISHER JANET RUE	127 FARNSWORTH RD	SAINT MARYS	OH	45885	10/13/2016	13,500	3:WDC : 726	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MONNIN MARILYN E	1009 CHRISTINE LN	PIQUA	OH	45356	02/20/2007	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	MONNIN ROGER E & MARILYN	9544 N COUNTRY CLUB RD	PIQUA	OH	45356	03/05/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DF DATE: 07/06/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	146 FARNSWORTH RD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input checked="" type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD <input type="checkbox"/>	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS									
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
TOTAL						10,800	0		

**VALUATION SUMMARY**

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				
<b>ROOFING</b>	<b>ROOF TYPE</b>				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
<b>FLOORS</b>	<b>B</b> <b>1</b> <b>2</b> <b>3</b> <b>U</b>	<b>SUBTOTAL</b>			0
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"/>	BUILDING TYPE	000%		0
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0
<b>INT. FINISH</b>	<b>B</b> <b>1</b> <b>2</b> <b>3</b> <b>U</b>	HEATING	0 S.F.		0
PLASTER/DW	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	0		0
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			0
<b>ACCOMMODATIONS</b>		EXTRA FEATURES			0
# OF ROOMS	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>SUBTOTAL</b>			0
BEDROOMS	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GRADE FACTOR			%
FIREPLACES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>UNADJUSTED VALUE</b>			0
<b>HEAT &amp; AC</b>	<b>B</b> <b>1</b> <b>2</b> <b>3</b> <b>U</b>	<b>FACTOR</b>			%
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>	<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>
CTRL HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING		SK	<b>GRADE</b>
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1			<b>PRICE</b>
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2			<b>AGE</b>
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3			<b>REMD</b>
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4			<b>CND</b>
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5			<b>UNADJ VAL</b>
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6			<b>PHYS</b>
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7			<b>PHYS VAL</b>
CTRL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	8			<b>FUNC</b>
<b>PLUMBING</b>	<b>BASE</b> <input type="checkbox"/>	9			<b>TRUE VAL</b>
X FULL BATH	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	10			
X HALF BATH	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	11			
X FIXTURES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				

SKETCH												

26-086100.0000

TOTAL 0

COMMENTS