

TAX DISTRICT 12  
 SCHOOL DISTRICT BERKSHIRE LSD  
 PEINE LOIS L & DIXON B L & BUTCHER C H TRUSTEES

**12-054400**  
 PROPERTY NUMBER

**12--07-08-00-053-00**  
 MAP ROUTING NUMBER

CARD# 001 of 1  
 RECHECK N

PROPERTY DESC  
 LOT 22,HOLMES TRACT  
 TR- H

**13017 TAYLOR WELLS RD**

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 512			COM/IND TYPE

DEED 0907/0335 ACRES 15.00

**LAND INFORMATION**

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	CODE/%	OTHER LANDADJUSTMENTS				TRUE VALUE	
								CODE/%	CODE/%	CODE/%	CODE/%		
AS	13.770	0.00	19,000.00	N	19,000.00	261,630	S/37	5 80	/100	/100		77,400	
A0	.230	0.00	0.00	Y	0.00	0	/100	/100	/100	/100		0	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/100	/100	/100		19,000	
<b>TOTAL ACRES</b>		15.000							<b>TOTAL LAND VALUE</b>				96,400

**NOTES**

2015 OFC DC OWN CALLED BOTH SHEDS HAVE BEEN REMOVED 8-24-15 TWO NO VALUE SHEDS  
 FLD DC 2004 001 2004 GAR IS COLLAPSING SY 3-1-04  
 FLD DC 1997 001 1997 OWNER STATE WET BASEMENT - FURNACE NEEDS REPLACED

**CURRENT VALUE RECORD**

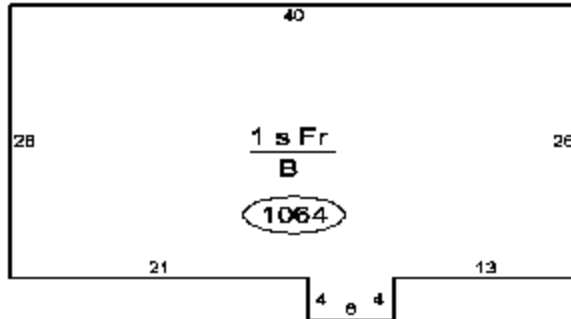
APPROACH	LAND	IMPROVEMENTS	TOTAL
Work In Progress	96,400	38,400	134,800

**REAL PROPERTY VALUE HISTORY**

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2020	96,400	38,400	134,800	120
2017	96,400	32,800	129,200	120
2017	101,300	37,100	138,400	70
2011	101,300	37,100	138,400	120
2005	101,300	47,800	149,100	120
2002	91,000	49,100	140,100	120
1999	81,200	43,800	125,000	120
1997	56,000	34,500	90,500	110
1996	56,000	38,000	94,000	110

**TRANSFERS**

DATE	# PRCLS	SOURCE	SALE PRICE	V
06/19/1992	1	5825	0	No



<b>STYLE OF HOUSE</b>	1	<b>ATTIC TYPE</b>	0
1 CONVENTIONAL		0 NONE	
2 BI LEVEL		1 UNFINISHED	
3 MULTI LEVEL		2 1/4 FINISHED	
4 ALTERNATIVE		3 1/2 FINISHED	
		4 3/4 FINISHED	
<b>STORY HEIGHT</b>	1.00	5 FULL FINISHED	
		<b>ATTIC HEATED</b>	
<b>EXTERIOR WALLS</b>	1	<b>ACCOMODATIONS</b>	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		<b>PLUMBING</b>	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		<b>FIN LIV AREA</b>	1,064
<b>HEATING</b>	1	<b>FIN BSMT AREA</b>	0
0 NO HEAT		<b>UNFIN LIV AREA</b>	0
1 BASE		<b>YEAR BUILT</b>	1955
<b>AIR CONDITIONING</b>	0	<b>EFF YEAR BUILT</b>	1955
0 NONE		<b>YEAR REMOD.</b>	0
1 CENTRAL		<b>CONDITION</b>	1 P
<b>BASEMENT</b>	6	GRADE	C 00
1 NONE		<b>BSMT GAR CAR CAP</b>	0
2 PART CRAWL		<b>FIREPLACE</b>	N
3 PART BASEMENT		OPENINGS	0
4 PT BSMT/PT CRAWL		STACKS	0
5 CRAWL			
6 FULL BASEMENT			

<b>FEATURES</b>	
<b>CODE</b>	<b>GRADED AREA</b>
<b>ADDITIONS</b>	
<b>TYPE</b>	<b>AREA YR BLT</b>
	0 0
<b>ENTRY CODE</b>	1
<b>CONTACT</b>	
<b>DATA COLLECTION</b>	
<b>REVIEWER</b>	JW
	05/18/2010

<b>IMPROVEMENTS</b>																
<b>TYPE</b>	<b>WIDTH</b>	<b>LENGTH</b>	<b>AREA</b>	<b>YR BLT</b>	<b>EFF YR BLT</b>	<b>COND</b>	<b>RATE</b>	<b>PRICING</b>	<b>GRD</b>	<b>C.F.</b>	<b>RCN</b>	<b>DEPR</b>	<b>O/R</b>	<b>OBSOL</b>	<b>RCNLD</b>	
1 Frame Garage	22	24	528	1951	1951	1	0.00	F		100	0	0		0	0	

TAX DISTRICT 12  
 SCHOOL DISTRICT BERKSHIRE LSD  
 PEINE LOIS L & DIXON B L & BUTCHER C H TRUSTEES

**12-054400**

PROPERTY NUMBER

**12--07-08-00-053-00**

MAP ROUTING NUMBER

CARD# 001 of 1

RECHECK N

PROPERTY DESC  
 LOT 22,HOLMES TRACT  
 TR- H

**13017 TAYLOR WELLS RD**

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 512			COM/IND TYPE

DEED 0907/0335 ACRES 15.00

**LAND INFORMATION**

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/ 100	/100	/100	19,000
A0	.230	0.00	0.00	Y	0.00	0	/100	/ 100	/100	/100	0
AS	13.770	0.00	19,000.00	N	19,000.00	261,630	S/37	5 80	/100	/100	77,400

TOTAL ACRES 15.000 TOTAL LAND VALUE 96,400

**NOTES**

2015 OFC DC OWN CALLED BOTH SHEDS HAVE BEEN REMOVED 8-24-15 TWO NO VALUE SHEDS  
 FLD DC 2004 001 2004 GAR IS COLLAPSING SY 3-1-04  
 FLD DC 1997 001 1997 OWNER STATE WET BASEMENT - FURNACE NEEDS REPLACED

**CURRENT VALUE RECORD**

APPROACH	LAND	IMPROVEMENTS	TOTAL
Work In Progress	96,400	32,800	129,200

**REAL PROPERTY VALUE HISTORY**

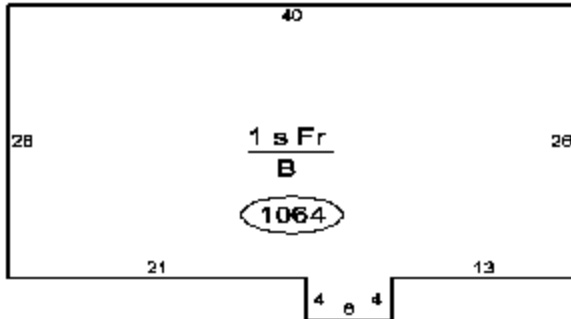
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2017	96,400	32,800	129,200	120
2017	101,300	37,100	138,400	70
2011	101,300	37,100	138,400	120

**TRANSFERS**

DATE	# PRCLS	SOURCE	SALE PRICE	V
06/19/1992	1	5825	0	No

**COMPARABLE SALES**

Parcel Number Sale Date Sale Price



APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	96,400		129,200
Market approach:			
Trended approach:			
Override approach:			

IDENTIFICATION # 12-054400

13017 TAYLOR WELLS RD

CARD# 001 of 1

<b>STYLE OF HOUSE</b>	1	<b>ATTIC TYPE</b>	0
1 CONVENTIONAL		0 NONE	
2 BI LEVEL		1 UNFINISHED	
3 MULTI LEVEL		2 1/4 FINISHED	
4 ALTERNATIVE		3 1/2 FINISHED	
		4 3/4 FINISHED	
<b>STORY HEIGHT</b>	1.00	5 FULL FINISHED	
		<b>ATTIC HEATED</b>	
<b>EXTERIOR WALLS</b>	1	<b>ACCOMODATIONS</b>	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		<b>PLUMBING</b>	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	0
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
<b>HEATING</b>	1	<b>FIN LIV AREA</b>	1,064
0 NO HEAT		<b>FIN BSMT AREA</b>	0
1 BASE		<b>UNFIN LIV AREA</b>	0
<b>AIR CONDITIONING</b>	0	<b>YEAR BUILT</b>	1955
0 NONE		<b>EFF YEAR BUILT</b>	1955
1 CENTRAL		<b>YEAR REMOD.</b>	0
<b>BASEMENT</b>	6	<b>CONDITION</b>	1 P
1 NONE		GRADE	C 00
2 PART CRAWL		<b>BSMT GAR CAR CAP</b>	0
3 PART BASEMENT		<b>FIREPLACE</b>	N
4 PT BSMT/PT CRAWL		OPENINGS	0
5 CRAWL		STACKS	0
6 FULL BASEMENT			

<b>FEATURES</b>	
<b>CODE</b>	<b>GRADED AREA</b>
<b>ADDITIONS</b>	
<b>TYPE</b>	<b>AREA YR BLT</b>
	0 0
<b>ENTRY CODE</b>	1 DATA COLLECTION REVIEWER JW 05/18/2010
<b>CONTACT</b>	

<b>IMPROVEMENTS</b>																
<b>TYPE</b>	<b>WIDTH</b>	<b>LENGTH</b>	<b>AREA</b>	<b>YR BLT</b>	<b>EFF YR BLT</b>	<b>COND</b>	<b>RATE</b>	<b>PRICING</b>	<b>GRD</b>	<b>C.F.</b>	<b>RCN</b>	<b>DEPR</b>	<b>O/R</b>	<b>OBSOL</b>	<b>RCNLD</b>	
1 Frame Garage	22	24	528	1951	1951	1	0.00	F		100	0	0		0	0	

TAX DISTRICT 12  
 SCHOOL DISTRICT BERKSHIRE LSD  
 PEINE LOIS L & DIXON B L & BUTCHER C H TRUSTEES

**12-054400**  
 PROPERTY NUMBER

**12--07-08-00-053-00**  
 MAP ROUTING NUMBER

CARD# 001 of 1  
 RECHECK N

PROPERTY DESC  
 LOT 22,HOLMES TRACT  
 TR- H

**13017 TAYLOR WELLS RD**

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 101			COM/IND TYPE

DEED 0907/0335 ACRES 15.00

**LAND INFORMATION**

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
A0	.230	0.00	0.00	Y	0.00	0	/100	/100	/100	/100	0
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/100	/100	/100	19,000
AS	13.770	0.00	19,000.00	N	19,000.00	261,630	S/37	5 85	/100	/100	82,300

TOTAL ACRES 15.000 TOTAL LAND VALUE 101,300

**NOTES**

FLD DC 2004 001 2004 GAR IS COLLAPSING SY 3-1-04  
 FLD DC 1997 001 1997 OWNER STATE WET BASEMENT - FURNACE NEEDS REPLACED

**CURRENT VALUE RECORD**

APPROACH	LAND	IMPROVEMENTS	TOTAL
Work In Progress	101,300	37,100	138,400

**REAL PROPERTY VALUE HISTORY**

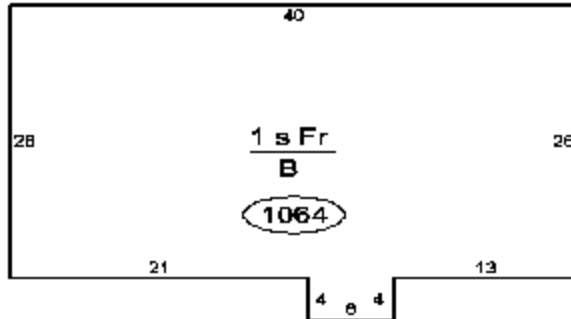
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	101,300	37,100	138,400	120
2005	101,300	47,800	149,100	120
2002	91,000	49,100	140,100	120

**TRANSFERS**

DATE	# PRCLS	SOURCE	SALE PRICE	V
06/19/1992	1	5825	0	No

**COMPARABLE SALES**

Parcel Number Sale Date Sale Price



APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	101,300		138,400
Market approach:			
Trended approach:			
Override approach:			

<b>STYLE OF HOUSE</b>	1	<b>ATTIC TYPE</b>	0
1 CONVENTIONAL		0 NONE	
2 BI LEVEL		1 UNFINISHED	
3 MULTI LEVEL		2 1/4 FINISHED	
4 ALTERNATIVE		3 1/2 FINISHED	
		4 3/4 FINISHED	
<b>STORY HEIGHT</b>	1.00	5 FULL FINISHED	
		<b>ATTIC HEATED</b>	
<b>EXTERIOR WALLS</b>	1	<b>ACCOMODATIONS</b>	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		<b>PLUMBING</b>	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	0
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
<b>HEATING</b>	1	<b>FIN LIV AREA</b>	1,064
0 NO HEAT		<b>FIN BSMT AREA</b>	0
1 BASE		<b>UNFIN LIV AREA</b>	0
<b>AIR CONDITIONING</b>	0	<b>YEAR BUILT</b>	1955
0 NONE		<b>EFF YEAR BUILT</b>	1955
1 CENTRAL		<b>YEAR REMOD.</b>	0
<b>BASEMENT</b>	6	<b>CONDITION</b>	2 F
1 NONE		GRADE	C 00
2 PART CRAWL		<b>BSMT GAR CAR CAP</b>	0
3 PART BASEMENT		<b>FIREPLACE</b>	N
4 PT BSMT/PT CRAWL		OPENINGS	0
5 CRAWL		STACKS	0
6 FULL BASEMENT			

<b>FEATURES</b>	
<b>CODE</b>	<b>GRADED AREA</b>
<b>ADDITIONS</b>	
<b>TYPE</b>	<b>AREA YR BLT</b>
	0 0
<b>ENTRY CODE</b>	1 DATA COLLECTION REVIEWER JW 05/18/2010
<b>CONTACT</b>	

<b>IMPROVEMENTS</b>																
<b>TYPE</b>	<b>WIDTH</b>	<b>LENGTH</b>	<b>AREA</b>	<b>YR BLT</b>	<b>EFF YR BLT</b>	<b>COND</b>	<b>RATE</b>	<b>PRICING</b>	<b>GRD</b>	<b>C.F.</b>	<b>RCN</b>	<b>DEPR</b>	<b>O/R</b>	<b>OBSOL</b>	<b>RCNLD</b>	
60 Shed	20	22	440	1930	1930	1	0.00	F		100	0	0		0	0	
60 Shed	20	32	640	1930	1930	1	0.00	F		100	0	0		0	0	
1 Frame Garage	22	24	528	1951	1951	1	0.00	F		100	0	0		0	0	

TAX DISTRICT 12  
 SCHOOL DISTRICT BERKSHIRE LSD  
 PEINE LOIS L & DIXON B L & BUTCHER C H TRUSTEES

**12-054400**  
 PROPERTY NUMBER

**12--07-08-00-053-00**  
 MAP ROUTING NUMBER

CARD# 001 of 1  
 RECHECK N

PROPERTY DESC  
 LOT 22,HOLMES TRACT  
 TR- H

**13017 TAYLOR WELLS RD**

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 101			COM/IND TYPE

DEED 0907/0335 ACRES 15.00

**LAND INFORMATION**

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	CODE/%	OTHER LANDADJUSTMENTS				TRUE VALUE
								CODE/%	CODE/%	CODE/%	CODE/%	
A0	.230	0.00	0.00	Y	0.00	0	/100	/100	/100	/100	0	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/100	/100	/100	19,000	
AS	13.770	0.00	19,000.00	N	19,000.00	261,630	S/37	§ 85	/100	/100	82,300	

TOTAL ACRES 15.000 TOTAL LAND VALUE 101,300

**NOTES**

FLD DC 2004 001 2004 GAR IS COLLAPSING SY 3-1-04  
 FLD DC 1997 001 1997 OWNER STATE WET BASEMENT - FURNACE NEEDS REPLACED

**CURRENT VALUE RECORD**

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	101,300	37,100	138,400

**REAL PROPERTY VALUE HISTORY**

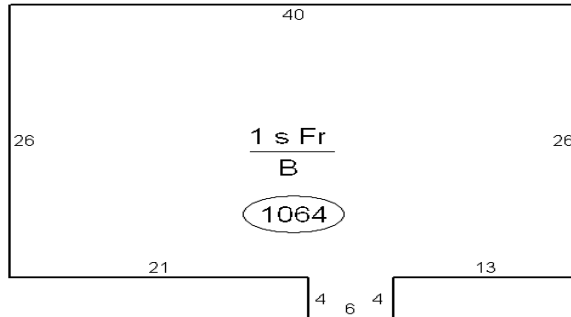
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	101,300	37,100	138,400	120
2005	101,300	47,800	149,100	120
2002	91,000	49,100	140,100	120

**TRANSFERS**

DATE	# PRCLS	SOURCE	SALE PRICE	V
06/19/1992	1	5825	0	No

**COMPARABLE SALES**

Parcel Number	Sale Date	Sale Price
---------------	-----------	------------



APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	101,300		138,400
Market approach:			
Trended approach:			
Override approach:			

<b>STYLE OF HOUSE</b>	1	<b>ATTIC TYPE</b>	0
1 CONVENTIONAL		0 NONE	
2 BI LEVEL		1 UNFINISHED	
3 MULTI LEVEL		2 1/4 FINISHED	
4 ALTERNATIVE		3 1/2 FINISHED	
		4 3/4 FINISHED	
<b>STORY HEIGHT</b>	1.00	<b>ATTIC HEATED</b>	
<b>EXTERIOR WALLS</b>	1	<b>ACCOMODATIONS</b>	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		<b>PLUMBING</b>	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		<b>FIN LIV AREA</b>	1,064
<b>HEATING</b>	1	<b>FIN BSMT AREA</b>	0
0 NO HEAT		<b>UNFIN LIV AREA</b>	0
1 BASE		<b>YEAR BUILT</b>	1955
<b>AIR CONDITIONING</b>	0	<b>EFF YEAR BUILT</b>	1955
0 NONE		<b>YEAR REMOD.</b>	0
1 CENTRAL		<b>CONDITION</b>	2 F
<b>BASEMENT</b>	6	GRADE	C 00
1 NONE		<b>BSMT GAR CAR CAP</b>	0
2 PART CRAWL		<b>FIREPLACE</b>	N
3 PART BASEMENT		OPENINGS	0
4 PT BSMT/PT CRAWL		STACKS	0
5 CRAWL			

<b>FEATURES</b>	
<b>CODE</b>	<b>GRADED AREA</b>
<b>ADDITIONS</b>	
<b>TYPE</b>	<b>AREA YR BLT</b>
	0 0
<b>ENTRY CODE</b>	1 DATA COLLECTION REVIEWER JW 05/18/2010
<b>CONTACT</b>	

<b>IMPROVEMENTS</b>																
<b>TYPE</b>	<b>WIDTH</b>	<b>LENGTH</b>	<b>AREA</b>	<b>YR BLT</b>	<b>EFF YR BLT</b>	<b>COND</b>	<b>RATE</b>	<b>PRICING</b>	<b>GRD</b>	<b>C.F.</b>	<b>RCN</b>	<b>DEPR</b>	<b>O/R</b>	<b>OBSOL</b>	<b>RCNLD</b>	
60 Shed	20	22	440	1930	1930	F	0.00	F		100	0	0		0	0	
60 Shed	20	32	640	1930	1930	F	0.00	F		100	0	0		0	0	
1 Frame Garage	22	24	528	1951	1951	F	0.00	F		100	0	0		0	0	



TAX DISTRICT 12  
 SCHOOL DISTRICT BERKSHIRE LSD  
 PEINE LOIS L & DIXON B L & BUTCHER C H TRUSTEES

**12-054400**

PROPERTY NUMBER

**12--07-08-00-053-00**

MAP ROUTING NUMBER

CARD# 001 of 1

RECHECK N

PROPERTY DESC  
 LOT 22,HOLMES TRACT  
 TR- H

**13017 TAYLOR WELLS RD**

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 101			COM/IND TYPE

DEED 0907/0335 ACRES 15.00

**LAND INFORMATION**

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
AS	13.770	0.00	19,000.00	Y	19,000.00	261,630	S/37	§ 85	/100	/100	82,300
AH	1.000	0.00	19,000.00	Y	19,000.00	19,000	X/100	/100	/100	/100	19,000
A0	.230	0.00	0.00	Y	0.00	0	/100	/100	/100	/100	0

TOTAL ACRES 15.000 TOTAL LAND VALUE 101,300

**NOTES**

FLD DC 2004 001 2004 GAR IS COLLAPSING SY 3-1-04  
 FLD DC 1997 001 1997 OWNER STATE WET BASEMENT - FURNACE NEEDS REPLACED

**CURRENT VALUE RECORD**

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	101,300	47,800	149,100

**REAL PROPERTY VALUE HISTORY**

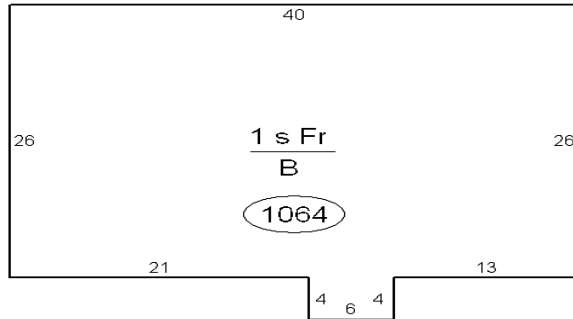
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2005	101,300	47,800	149,100	120
2002	91,000	49,100	140,100	120
1999	81,200	43,800	125,000	120

**TRANSFERS**

DATE	# PRCLS	SOURCE	SALE PRICE	V
06/19/1992	1	5825	0	No

**COMPARABLE SALES**

Parcel Number	Sale Date	Sale Price
---------------	-----------	------------



APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	101,300		149,100
Market approach:			
Trended approach:			
Override approach:			

IDENTIFICATION # 12-054400

13017 TAYLOR WELLS RD

CARD# 001 of 1

**STYLE OF HOUSE** 1  
 1 CONVENTIONAL  
 2 BI LEVEL  
 3 MULTI LEVEL  
 4 OTHER

**STORY HEIGHT** 1.00

**EXTERIOR WALLS** 1  
 1 FRAME/SIDING  
 2 STUCCO  
 3 TILE  
 4 CONCRETE BLOCK  
 5 METAL  
 6 CONCRETE  
 7 BRICK  
 8 STONE  
 9 FRAME/SIDING  
 W MASONRY

**HEATING** 1  
 0 NO HEAT  
 1 BASE

**AIR CONDITIONING** 0  
 0 NONE  
 1 CENTRAL

**BASEMENT** 6  
 1 NONE  
 2 PART CRAWL  
 3 PART BASEMENT  
 4 PT BSMT/PT CRAWL  
 5 CRAWL

**ATTIC TYPE** 0  
 0 NONE  
 1 UNFINISHED  
 2 1/4 FINISHED  
 3 1/2 FINISHED  
 4 3/4 FINISHED

**ATTIC HEATED**

**ACCOMODATIONS**  
 TOTAL ROOMS 5  
 BEDROOMS 3  
 FAMILY ROOMS 0  
 DINING ROOMS 0

**PLUMBING**  
 FULL BATHS 1  
 HALF BATHS 0  
 ADDNL FIXTURES 0

**FIN LIV AREA** 1,064  
**FIN BSMT AREA** 0  
**UNFIN LIV AREA** 0  
**YEAR BUILT** 1955  
**EFF YEAR BUILT** 1955  
**YEAR REMOD.** 0  
**CONDITION** 3 AV  
 GRADE C 00  
**BSMT GAR CAR CAP** 0  
**FIREPLACE** N  
 OPENINGS 0  
 STACKS 0

**FEATURES**  
 CODE GRADED AREA

**ADDITIONS**  
 TYPE AREA YR BLT  
 0 0

ENTRY CODE 1 DATA COLLECTION REVIEWER  
 CONTACT

**IMPROVEMENTS**

TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD
60 Shed	20	22	440	1930	1930	F	0.00	O		100	0	0	Y	0	0
60 Shed	20	32	640	1930	1930	F	0.00	O		100	0	0	Y	0	0
1 Frame Garage	22	24	528	1951	1951	F	0.00	O		100	0	0	Y	0	0

OWNERSHIP / PROPERTY DESCRIPTION

G E A U G A Co. (REVAL2005)  
 OWNER: PEINE LOIS L & DIXON B L  
 & BUTCHER C H TRUSTEES  
 LEGAL: LOT 22  
 HOLMES TRACT  
 TR- H

05-Nov-2005

15.000 ACRES

PARCEL IDENTIFICATION

12--07-08-00-053-00

1/ 1

13017 TAYLOR WELLS RD

TAX ACCT: 12-054400

NEIGHBORHOOD 102-00

PROP CLASS F/101  
 PROP TYPE 2

NEIGH DSRBTY 4  
 PROP DSRBLTY 3

LST,FLT,EL,WL,SP,DEV

ENTRY 6 SY 11/01/2004

LAND DATA AND COMPUTATIONS

TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
A0		0.230 ACRES							
AS		13.770 ACRES		19000	S 37	96800	5	85	82280
AH		1.000 ACRES		19000	X 100	19000			19000
<b>TOTAL ACRES 15.000</b>									<b>TOTAL LAND VALUE 101300</b>

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL R
05	101,300	47,800	149,100 7
02	91,000	49,100	140,100 7
99	81,200	43,800	125,000 7
97	56,000	34,500	90,500 6
96	56,000	38,000	94,000 0
96	56,000	38,000	94,000 7

\*STORY HEIGHT DESIGN\*

- 1 = CONVENTIONAL
- 2 = BI-LEVEL
- 3 = MULTI-LEVEL

HOUSING DATA AND COMPUTATIONS

HOUSING DATA AND COMPUTATIONS										CALCULATIONS (CONT)									
TOTAL RMS 5 BED RM 3 FAM RM 0 DIN RM 0 FULL BATH 1 HALF BATH 0 ADD FX 0 DESIGN 1 CONVERT 0 NO OF UNITS DESIGN CONVERT DETACH 1 SEMI-DET TYPE DWG UNIT DETACH SEMI-DET 1 CONVEN STORY HT / STYLE										ROW FACT 86900 EXTR UNITS 0+0 UNF INT HEAT 1 AIR CON 0 PLUMB 2 REC RM FIREPLACE SUB TOT 86900 X NO UNITS 1 86900 GAR / CP EXT FEAT SUB TOT 86900 GD / DES 1.00 WEL / SPT C 3 CF / AL RCN 1955/1955 YR BLT / EFF YR REM COND AV DEPR NML (*) 40 DEPR OBS 5 RCNLD 34760 4345 47800									
BASE AREA 1064 STORY HGT 1.0 WALLS 1 ADJ BASE 1064 RCN 69100					ATTIC 4 BASEMENT 0 CRAWL 1					TOTAL BASE 1.0 1 1064 86900					WEL / SPT C 3 CF / AL RCN 1955/1955 YR BLT / EFF YR REM COND AV DEPR NML (*) 40 DEPR OBS 5 RCNLD 34760 4345 47800				

FLD DC 1997 1997 OWNER STATE WET  
 BASEMENT - FURNACE NEEDS  
 REPLACED  
 FLD DC 2004 2004 GAR IS COLLAPSING SY  
 3-1-04

NEW CONSTRUCTION

N/C ADD	N/C DEDUCT	RECHECK YEAR
---------	------------	--------------

CURRENT VALUE RECORD

LAND IMPROVEMENTS	TOTAL
101300	47800
<b>149100</b>	

SALES HISTORY

MONTH & YEAR	NO PARCLS	SALE PRICE	SOURCE	VALIDITY	PSF L & B

COMPARABLE SALES

VALUATION

COST APPROACH	LAND	IMPROVEMENT	TOTAL
	101300	47800	149100
11/15/2004	47800	FINAL VALUE CONCLUSION 149100	

**G E A U G A Co. (Triennial)**  
**OWNER: PEINE LOIS L & DIXON B L**  
**& BUTCHER C H TRUSTEES**  
**LEGAL: LOT 22**  
**HOLMES TRACT**  
**TR- H**

15.000 ACRES

12--07-08-00-053-00

13017 TAYLOR WELLS RD

TAX ACCT: 12-054400

NEIGHBORHOOD 102-00

PROP CLASS F/199 NEIGH DSRBTY 3  
 PROP TYPE 2 PROP DSRBLTY 3

LST.FLT.EL.WL.SP.DEV

ENTRY 3 JV 10/15/1997

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL	R
02	91,000	49,100	140,100	7
99	81,200	43,800	125,000	7
97	56,000	34,500	90,500	6
96	56,000	38,000	94,000	0
96	56,000	38,000	94,000	7
96	56,000	41,700	97,700	7

FLD DC 1997 1997 OWNER STATE WET  
 BASEMENT - FURNACE NEEDS  
 REPLACED

LAND DATA AND COMPUTATIONS

TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
A0		0.230 ACRES							
AS		13.770 ACRES		17920	S 37	91295	5	80	73040
AH		1.000 ACRES		17920	X 100	17920			17920
<b>TOTAL ACRES 15.000</b>						<b>TOTAL LAND VALUE</b>			<b>91000</b>

DWELLING DATA AND COMPUTATIONS

**\*STORY HEIGHT DESIGN\***  
 1 = CONVENTIONAL  
 2 = BI-LEVEL  
 3 = MULTI-LEVEL  
 -- LEVEL 275 --

CALCULATIONS (CONT)

ROW FACT			72400
EXTR UNITS	0+0		
UNF INT			
HEAT	1		
AIR CON	0		
PLUMB	2		
REC RM			
FIREPLACE			
SUB TOT			72400
X NO UNITS	1		72400
GAR / CP			
EXT FEAT			
SUB TOT			72400
GD / DES	C		1.00
WTR / SWR	3		
CF / AL			1.00
RCN			72400
YR BLT / EFF	1955 / 1955		
YR REM			
COND	AV		
DEPR NML	(*)	40	28960
DEPR OBS		5	3620
RCNLD			39800

TOTAL RMS 5 BED RM 3 FAM RM 0 DIN RM 0 FULL BATH 1 HALF BATH 0 ADD FX 0  
 DESIGN 1 CONVERT 0 NO OF UNITS DESIGN CONVERT  
 DETACH 1 SEMI-DET TYPE DWG UNIT DETACH SEMI-DET  
 1 CONVEN STORY HT / STYLE

BASE AREA	STORY HGT	WALLS	ADJ BASE	RCN
1064	1.0	1	1064	57600
4	ATTIC		0	14800
	BASEMENT			
	CRAWL			
<b>TOTAL BASE</b>	<b>1.0</b>	<b>1</b>	<b>1064</b>	<b>72400</b>

SUMMARY OTHER IMPROVEMENTS

ID	TYPE	USE	YR BLT	RMOL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE
2	04	SHED	30		P	20X022	440	-GV-			448		400
3	04	SHED	30		P	20X032	640	-GV-			0		
4	01	GARAGE-D	51		P	22X024	528	-GV-			1120		1100

TOTAL OTHER IMPROVEMENTS 1500

NEW CONSTRUCTION

N/C ADD	N/C DEDUCT	RECHECK YEAR

CURRENT VALUE RECORD

LAND	IMPROVEMENTS	TOTAL
91000	49100	140100

SALES HISTORY

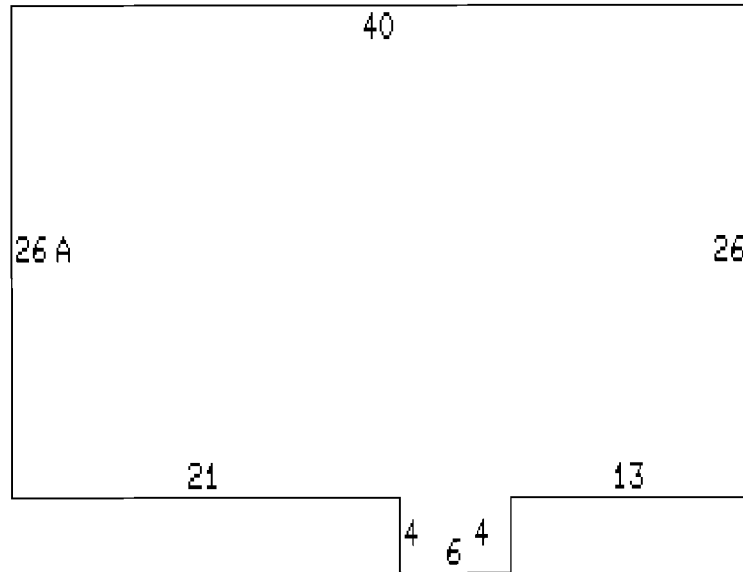
MONTH & YEAR	NO PRCLS	SALE PRICE	SOURCE	VALIDITY	PSF L & B

COMPARABLE SALES

VALUATION

COST APPROACH	LAND	IMPROVEMENT	TOTAL
	91000	41300	132300
	01/01/2002	47600	140100

ID	DESCRIPTION	AREA	PTS
A	1SFR/B	1064	



OWNER: PEINE LOIS L & DIXON B L  
 & BUTCHER C H TRUSTEES  
 LEGAL: LOT- 22  
 TR- H HC

DEED 0907/0335 15.000 ACRES

13017 TAYLOR WELLS RD  
 TAX ACCT: 12-054400  
 PROP CLASS F/199 NEIGHBORHOOD 102-00  
 PROP TYPE 2 NEIGH DSRBTY 3  
 PROP DSRBLTY 3

LST.FLT.EL.WL.SP.DEV  
 ENTRY 3 JV 10/15/1997  
 FLD DC 1997 1997 OWNER STATE WET  
 BASEMENT - FURNACE NEEDS  
 REPLACED

LAND DATA AND COMPUTATIONS										
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS		VALUE	
							CON	FACTOR		
A0		0.230 ACRES								
AS		13.770 ACRES		16000	S 37	81520	5	80	65220	
AH		1.000 ACRES		16000	X 100	16000			16000	
TOTAL ACRES						15.000	TOTAL LAND VALUE		81200	

REVENUE DATA AND COMPUTATIONS													
*STORY HEIGHT DESIGN*													
1 = CONVENTIONAL													
2 = BI-LEVEL													
3 = MULTI-LEVEL													
-- LEVEL 275 --													
TOTAL RMS 5 BED RM 3 FAM RM 0 DIN RM 0 FULL BATH 1 HALF BATH 0 ADD FX 0													
DESIGN 1 CONVERT 0 NO OF UNITS DESIGN CONVERT													
DETACH 1 SEMI-DET TYPE DWG UNIT DETACH SEMI-DET													
1 CONVEN STORY HT / STYLE													
BASE AREA	STORY HGT	WALLS	ADJ BASE	RCN	CALCULATIONS (CONT)								
1064	1.0	1	1064	57600	ROW FACT	0+0		72400					
					EXTR UNITS								
					UNF INT								
					HEAT	1							
					AIR CON	0							
					PLUMB	2							
					REC RM								
					FIREPLACE								
					SUB TOT			72400					
					K NO UNITS	1		72400					
					GAR / CP								
					EXT FEAT								
					SUB TOT			72400					
					GD / FES	C		1.00					
					WTR / DWR	3		1.00					
					CF / AL			72400					
					RCN	1955/1955							
					VR BLT / OFF								
					VR REM								
					COND	AV							
					DEPR-MA	(*)		28960					
					DEPR-OB	5		3620					
					ROND			39800					
					TOTAL BASE						1.0	1064	72400

SUMMARY OTHER IMPROVEMENTS												
ID	TYPE	USE	VR BLT	IML COND	SIZE	AREA	RATE	GRADE	CVAL	RCN	DEPR	TRUE VALUE
2	04	SHED	30	P	20X022	440	-GV			400		400
3	04	SHED	30	P	20X032	640	-GV			0		
4	01	GARAGE-D	51	P	22X024	528	-GV			1000		1000
TOTAL OTHER IMPROVEMENTS											1400	

NEW CONSTRUCTION		
N/C ADD	N/C DEDUCT	RECHECK YEAR

CURRENT VALUE RECORD		
LAND	IMPROVEMENTS	TOTAL
56000	34500	90500

SALES HISTORY					
MONTH & YEAR	NO PCLS	SALE PRICE	SOURCE	VALIDITY	PG L E S

COMPARABLE SALES		

VALUATION		
COST APPROX	LAND IMPROVEMENT	TOTAL
81200	41200	122400
		MARKET APPROACH
		PREDICTED VALUE
09/09/1998	42400	FINAL VALUE CONCLUSION 125000

ID	DESCRIPTION	AREA	PTS
A	1SFR/B	1064	

