

TAX DISTRICT 12
 SCHOOL DISTRICT BERKSHIRE LSD
 RITTERBECK DAVID P &

12-062750
 PROPERTY NUMBER

12--07-03-00-006-00
 MAP ROUTING NUMBER

CARD# 001 of 1
 RECHECK N

PROPERTY DESC
 LOT- 1 LOT- 2

14870 CHARDON WINDSOR RD

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

DEED 0873/679 ACRES 12.50

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	11.400	0.00	19,000.00	N	19,000.00	216,600	S/39	5 60	/100	/100	50,700	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/100	/100	/100	19,000	
A0	.100	0.00	0.00	Y	0.00	0	/100	/100	/100	/100	0	
TOTAL ACRES		12.500									TOTAL LAND VALUE	69,700

NOTES

FLD RV 2017 OLD FLAT BARN, LTO'S COMPLETELY REMODELED AND ADDED ONTO, NO VALUE
 SHELTER ALSO ON SITE (BACK IN TREES) - PER MR MB 6/13/16
 2010 FLD NC EST DET GAR & WD 100% 1-1-10 NK 1-27-10
 FLD NC 2009 DET GAR 50% 1-1-09 EST RB 12-19-08 RECK10

CURRENT VALUE RECORD

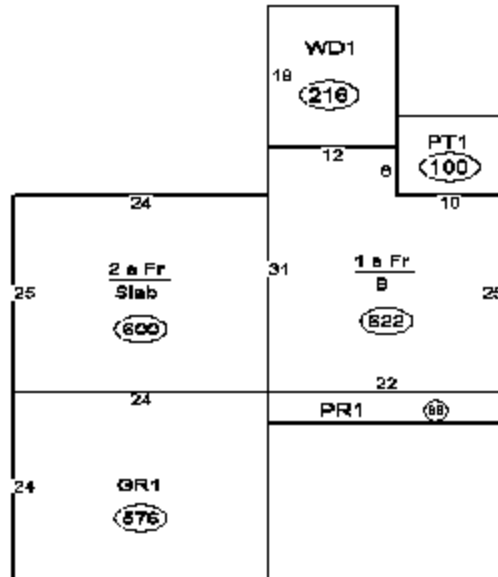
APPROACH	LAND	IMPROVEMENTS	TOTAL
Work In Progress	69,700	150,200	219,900

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2020	69,700	150,200	219,900	120
2017	69,700	128,400	198,100	120
2011	69,700	107,200	176,900	120
2009	66,000	119,000	185,000	31
2005	66,000	116,900	182,900	120
2002	61,600	109,600	171,200	120
1999	55,000	97,900	152,900	120
1996	38,500	79,100	117,600	110
1996	38,500	79,100	117,600	120

TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/23/1991	1	5614	0	No



STYLE OF HOUSE	3	ATTIC TYPE	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	
STORY HEIGHT	2.00	5 FULL FINISHED	
		ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	7
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	1
4 CONCRETE BLOCK		DINING ROOMS	1
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	1
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
HEATING	1	FIN LIV AREA	1,822
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	0	YEAR BUILT	1975
0 NONE		EFF YEAR BUILT	1975
1 CENTRAL		YEAR REMOD.	0
BASEMENT	3	CONDITION	3 AV
1 NONE		GRADE	B-02
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	Y
4 PT BSMT/PT CRAWL		OPENINGS	2
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA
ADDITIONS		
TYPE	AREA	YR BLT
GR1 Garage Frame	576	0
PR1 Porch Frame - Open	88	0
PT1 Patio Concrete	100	0
WD1 Wood Deck	216	0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			05/05/2010

IMPROVEMENTS																
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD	
154 Pole Barn	33	42	1386	1901	2000	3	15.51	R	C-02	100	19,350	30		0	13,500	
116 Lean-TO	16	33	528	2004	2010	3	5.40	R	D 00	100	2,280	20		0	1,800	
116 Lean-TO	10	33	330	2005	2010	2	500.00	F		100	500	0		0	500	
60 Shed	14	18	252	2007	2007	2	0.00	F	D 00	100	0	10		0	0	
162 Shelter	16	18	288	2010	2010	3	0.00	F		100	0	20		0	0	
TOTAL IMPROVEMENT VALUE															15,800	

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LUC	NEIGHBORHOOD TREND	3	COM/IND NBHD
101			COM/IND TYPE

DEED 0873/679 ACRES 12.50

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	11.400	0.00	19,000.00	N	19,000.00	216,600	S/39	5 60	/100	/100	50,700
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/100	/100	/100	19,000
A0	.100	0.00	0.00	Y	0.00	0	/100	/100	/100	/100	0
TOTAL ACRES		12.500								TOTAL LAND VALUE	69,700

NOTES

FLD RV 2017 OLD FLAT BARN, LTO'S COMPLETELY REMODELED AND ADDED ONTO, NO VALUE
 SHELTER ALSO ON SITE (BACK IN TREES) - PER MR MB 6/13/16
 2010 FLD NC EST DET GAR & WD 100% 1-1-10 NK 1-27-10
 FLD NC 2009 DET GAR 50% 1-1-09 EST RB 12-19-08 RECK10

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	69,700	128,400	198,100

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2017	69,700	128,400	198,100	120
2011	69,700	107,200	176,900	120
2009	66,000	119,000	185,000	31

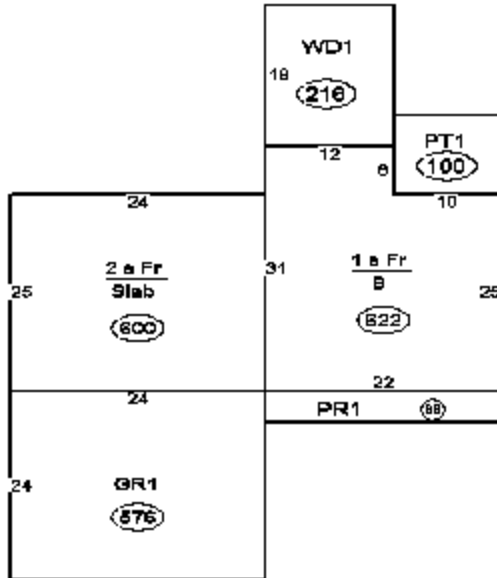
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/23/1991	1	5614	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price
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APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	69,700	128,400	198,100
Market approach:	69,700		
Trended approach:	0	0	
Override approach:	66,000	119,000	185,000



STYLE OF HOUSE	3	ATTIC TYPE	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	
STORY HEIGHT	2.00	5 FULL FINISHED	
		ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	7
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	1
4 CONCRETE BLOCK		DINING ROOMS	1
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	1
9 FRAME/SIDING W MASONRY		ADDNL FIXTURES	0
HEATING	1	FIN LIV AREA	1,822
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	0	YEAR BUILT	1975
0 NONE		EFF YEAR BUILT	1975
1 CENTRAL		YEAR REMOD.	0
BASEMENT	3	CONDITION	3 AV
1 NONE		GRADE	B-02
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	Y
4 PT BSMT/PT CRAWL		OPENINGS	2
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA
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GR1 Garage Frame	576	0
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WD1 Wood Deck	216	0

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CONTACT			JW
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IMPROVEMENTS																
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD	
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60 Shed	14	18	252	2007	2007	2	0.00	F	D 00	100	0	10		0	0	
162 Shelter	16	18	288	2010	2010	3	0.00	F		100	0	20		0	0	
TOTAL IMPROVEMENT VALUE															15,800	

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AS	11.400	0.00	19,000.00	N	19,000.00	216,600	S/39	5 60	/100	/100	50,700	
A0	.100	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	
TOTAL ACRES		12.500									TOTAL LAND VALUE	69,700

NOTES

2010 FLD NC EST DET GAR & WD 100% 1-1-10 NK 1-27-10
 FLD NC 2009 DET GAR 50% 1-1-09 EST RB 12-19-08 RECK10

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Work In Progress	69,700	107,200	176,900

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	69,700	107,200	176,900	120
2009	66,000	119,000	185,000	31
2005	66,000	116,900	182,900	120

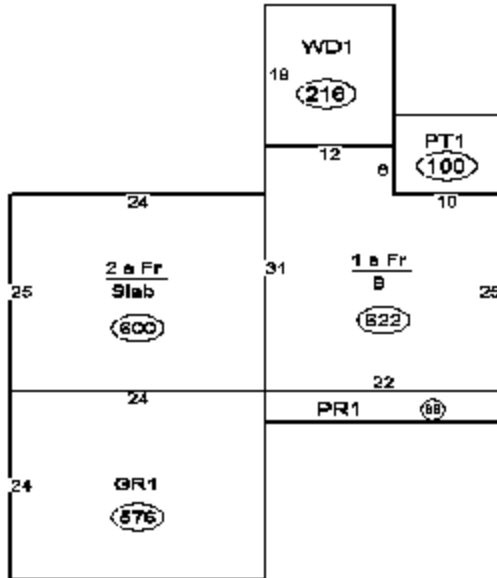
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/23/1991	1	5614	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price
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APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	69,700	107,200	176,900
Market approach:	69,700		
Trended approach:	0	0	
Override approach:	66,000	119,000	185,000



STYLE OF HOUSE	3	ATTIC TYPE	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	
STORY HEIGHT	2.00	5 FULL FINISHED	
		ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	7
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	1
4 CONCRETE BLOCK		DINING ROOMS	1
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	1
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
HEATING	1	FIN LIV AREA	1,822
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	0	YEAR BUILT	1975
0 NONE		EFF YEAR BUILT	1975
1 CENTRAL		YEAR REMOD.	0
BASEMENT	3	CONDITION	3 AV
1 NONE		GRADE	B-02
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	Y
4 PT BSMT/PT CRAWL		OPENINGS	2
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FEATURES		
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ADDITIONS		
TYPE	AREA	YR BLT
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WD1 Wood Deck	216	0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
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IMPROVEMENTS																
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD	
125 Flat Barn	16	20	320	1901	1901	1	800.00	F		100	800	0		0	800	
116 Lean-TO	10	20	200	2004	0	2	0.00	F		100	0	0		0	0	
116 Lean-TO	10	20	200	2005	0	2	0.00	F		100	0	0		0	0	
1 Frame Garage	14	18	252	2007	2007	3	2,000.00	F	D 00	100	2,000	10		0	2,000	
TOTAL IMPROVEMENT VALUE															2,800	

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LUC 101			COM/IND TYPE

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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/%	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/ 100	/100	/100	19,000	
AS	11.400	0.00	19,000.00	N	19,000.00	216,600	S/39	5 60	/100	/100	50,700	
A0	.100	0.00	0.00	Y	0.00	0	/100	/ 100	/100	/100	0	
TOTAL ACRES		12.500									TOTAL LAND VALUE	69,700

NOTES
 2010 FLD NC EST DET GAR & WD 100% 1-1-10 NK 1-27-10
 FLD NC 2009 DET GAR 50% 1-1-09 EST RB 12-19-08 RECK10

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APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	69,700	107,200	176,900

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	69,700	107,200	176,900	120
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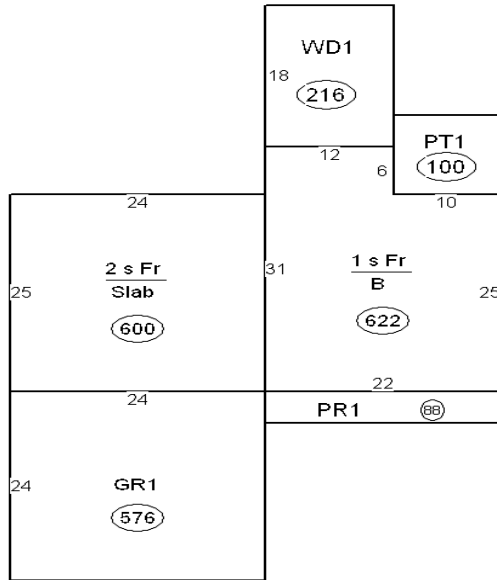
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/23/1991	1	5614	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	69,700	107,200	176,900
Market approach:	69,700		
Trended approach:	0	0	
Override approach:	66,000	119,000	185,000



STYLE OF HOUSE	3	ATTIC TYPE	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	
STORY HEIGHT	2.00	ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	7
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	1
4 CONCRETE BLOCK		DINING ROOMS	1
5 METAL		PLUMBING	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	1
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,822
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1975
AIR CONDITIONING	0	EFF YEAR BUILT	1975
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	3 AV
BASEMENT	3	GRADE	B-02
1 NONE		BSMT GAR CAR CAP	0
2 PART CRAWL		FIREPLACE	Y
3 PART BASEMENT		OPENINGS	2
4 PT BSMT/PT CRAWL		STACKS	1
5 CRAWL			

FEATURES		
CODE	GRADED	AREA
ADDITIONS		
TYPE	AREA	YR BLT
GR1 Garage Frame	576	0
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WD1 Wood Deck	216	0

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CONTACT			JW
			05/05/2010

IMPROVEMENTS															
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TOTAL IMPROVEMENT VALUE															2,800

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AS	11.400	0.00	18,000.00	Y	18,000.00	205,200	S/39	5 60	/100	/100	48,000	
AH	1.000	0.00	18,000.00	Y	18,000.00	18,000	X/100	/100	/100	/100	18,000	

TOTAL ACRES 12.500 TOTAL LAND VALUE 66,000

NOTES

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	66,000	116,900	182,900

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
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2002	61,600	109,600	171,200	120
1999	55,000	97,900	152,900	120

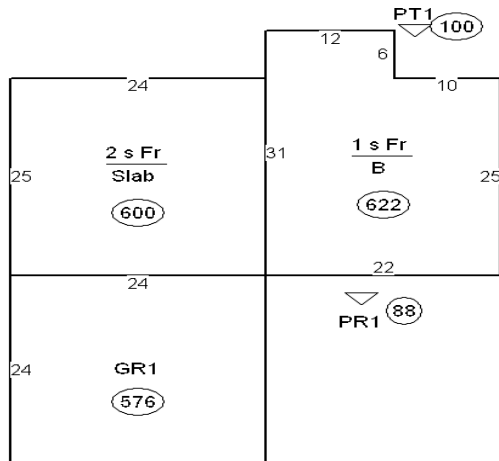
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/23/1991	1	5614	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price
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APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	66,000		183,300
Market approach:			
Trended approach:			
Override approach:			



STYLE OF HOUSE	3	ATTIC TYPE	0
1 CONVENTIONAL		0 NONE	
2 BI LEVEL		1 UNFINISHED	
3 MULTI LEVEL		2 1/4 FINISHED	
4 OTHER		3 1/2 FINISHED	
		4 3/4 FINISHED	
STORY HEIGHT	2.00	ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	7
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	1
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5 METAL		PLUMBING	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	1
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,822
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1975
AIR CONDITIONING	0	EFF YEAR BUILT	1975
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	3 AV
BASEMENT	3	GRADE	B-02
1 NONE		BSMT GAR CAR CAP	0
2 PART CRAWL		FIREPLACE	Y
3 PART BASEMENT		OPENINGS	2
4 PT BSMT/PT CRAWL		STACKS	1
5 CRAWL			

FEATURES		
CODE	GRADED	AREA
ADDITIONS		
TYPE	AREA	YR BLT
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PR1 Porch Frame - Open	88	0
PT1 Patio Concrete	100	0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			

IMPROVEMENTS																
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116 Lean-TO	10	20	200	2004	0	? F	0.00	F		100	0	0		0	0	
116 Lean-TO	10	20	200	2005	0	? F	0.00	F		100	0	0		0	0	
TOTAL IMPROVEMENT VALUE															800	

OWNERSHIP / PROPERTY DESCRIPTION

G E A U G A Co. (REVAL2005)
OWNER: RITTERBECK DAVID P &

05-Nov-2005

LEGAL: LOT- 1 LOT- 2

DEED 0873/0676 12.500 ACRES

PARCEL IDENTIFICATION

12--07-03-00-006-00

1/ 1

14870 CHARDON WINDSOR RD

TAX ACCT: 12-062750

NEIGHBORHOOD 102-00
PROP CLASS F/101 NEIGH DSRBTY 4
PROP TYPE 2 PROP DSRBLY 3

LST,FLT,EL,WL,SP,DEV

ENTRY 6 SY 10/14/2004

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL R
05	66,000	116,900	182,900 7
02	61,600	109,600	171,200 7
99	55,000	97,900	152,900 7
96	38,500	79,100	117,600 0
96	38,500	79,100	117,600 7
95	36,700	75,300	112,000

LAND DATA AND COMPUTATIONS

TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
A0		0.100 ACRES							
AS		11.400 ACRES		18000	S 39	80030	5	60	48020
AH		1.000 ACRES		18000	X 100	18000			18000
TOTAL ACRES 12.500									TOTAL LAND VALUE 66000

DWELLING DATA AND COMPUTATIONS

STORY HEIGHT DESIGN										CALCULATIONS (CONT)									
1 = CONVENTIONAL										ROW FACT									
2 = BI-LEVEL										EXTR UNITS									
3 = MULTI-LEVEL										UNF INT									
-- LEVEL 330 --										HEAT									
TOTAL RMS 7 BED RM 3 FAM RM 1 DIN RM 1 FULL BATH 1 HALF BATH 1 ADD FX 0										FLUMB									
DESIGN 1 CONVERT 0 NO OF UNITS TYPE DWG UNIT DESIGN CONVERT										REC RM									
DETACH 1 SEMI-DET 3 MLTLEV STORY HT / STYLE										FIREPLACE									
BASE AREA 1222 STORY HGT 1.0 WALLS 1 ADJ BASE 1222 RCN 75700										SUB TOT									
600 1.0 1 600 29800										X NO UNITS									
ATTIC										GAR / CP									
2 BASEMENT 0 11500										EXT FEAT									
CRAWL										SUB TOT									
TOTAL BASE 2.0 1 1822 117000										GD / DES									
SUMMARY OTHER IMPROVEMENTS										WEL / SPT									
ID TYPE USE YR BLT RMOL COND SIZE AREA RATE GRADE CF/AL RCN DEPR TRUE VALUE										CF / AL									
2 16 FLAT BRN OLD P 16X020 320 -GV- 800 800										RCN									
										YR BLT/EFF									
										YR REM									
										COND									
										DEPR NML									
										DEPR OBS									
										RCNLD									
										TOTAL OTHER IMPROVEMENTS 800									

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

LAND IMPROVEMENTS	TOTAL
66000	116900
182900	

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

COMPARABLE SALES

VALUATION		
COST APPROACH	LAND IMPROVEMENT	TOTAL
66000	116900	182900
MARKET APPROACH		
PREDICTED VALUE		
11/15/2004	116100	182900
FINAL VALUE CONCLUSION		

DEED 0873/0676 12.500 ACRES

14870 CHARDON WINDSOR RD
 TAX ACCT: 12-062750
 NEIGHBORHOOD 102-00
 PROP CLASS F/101 NEIGH DSRBTY 3
 PROP TYPE 2 PROP DSRBLTY 3

LAND DATA AND COMPUTATIONS									
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
A0		0.100 ACRES							
AS		11.400 ACRES		16800	S 39	74693	5	60	44820
AH		1.000 ACRES		16800	X 100	16800			16800
TOTAL ACRES 12.500						TOTAL LAND VALUE			61600

LST.FLT.EL.WL.SP.DEV
 ENTRY 6 JV 10/21/1997

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL	R
02	61,600	109,600	171,200	7
99	55,000	97,900	152,900	7
96	38,500	79,100	117,600	0
96	38,500	79,100	117,600	7
95	36,700	75,300	112,000	

FLD DC 1992 GAVE CARDS TO DAUGHTER.

DWELLING DATA AND COMPUTATIONS										CALCULATIONS (CONT)									
STORY HEIGHT DESIGN										ROW FACT									
1 = CONVENTIONAL										EXTR UNITS 0+0									
2 = BI-LEVEL										UNF INT									
3 = MULTI-LEVEL										HEAT 1									
-- LEVEL 275 --										AIR CON 0									
										PLUMB 2 + 2									
										REC RM									
										FIREPLACE 1 2									
										SUB TOT 104400									
TOTAL RMS 7 BED RM 3 FAM RM 1 DIN RM 1 FULL BATH 1 HALF BATH 1 ADD FX 0										X NO UNITS 1									
DESIGN 1 CONVERT 0 NO OF UNITS DESIGN CONVERT										GAR / CP A2.0 37									
DETACH 1 SEMI-DET TYPE DWG UNIT DETACH SEMI-DET										EXT FEAT 10									
										SUB TOT 117400									
										GD / DES B - 2									
										WTR / SWR 3									
BASE AREA STORY HGT WALLS ADJ BASE RCN										CF / AL 1.00									
1222 1.0 1 1222 63100										RCN 129100									
600 1.0 1 600 24800										YR BLT / EFF 1975 / 1975									
										YR REM COND (*) G									
2 ATTIC 0 9600										DEPR NML 25									
BASEMENT CRAWL										DEPR OBS 0									
TOTAL BASE 2.0 1 1822 97500										RCNLD 96800									

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

CURRENT VALUE RECORD		
LAND 61600	IMPROVEMENTS 109600	TOTAL 171200

SALES HISTORY				
MONTH & YEAR	NO PRCLS	SALE PRICE	SOURCE	PSF L & B

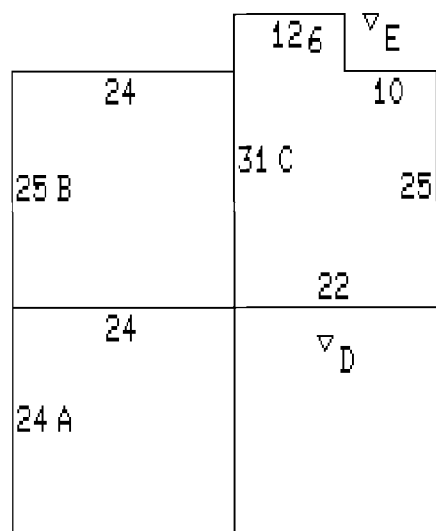
SUMMARY OTHER IMPROVEMENTS													
ID	TYPE	USE	YR BLT	RMOL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE
2	16	FLAT BRN	OLD		F	16X020	320	-GV-			1232		1200

COMPARABLE SALES		

VALUATION		
COST APPROACH	LAND 61600	IMPROVEMENT 98000
		TOTAL 159600
		MARKET APPROACH
		PREDICTED VALUE
	01/01/2002	108400
		FINAL VALUE CONCLUSION 171200

TOTAL OTHER IMPROVEMENTS 1200

ID	DESCRIPTION	AREA	PTS
A	2CFG	576	37
B	1SFR/1SFR/S	600	
C	1SFR/B	622	
D	OFP 4X22	88	9
E	P IRR	100	1



G E A U G A County (Reval)
 OWNER: RITTERBECK DAVID P &

16-Apr-1999

12--07-03-00-006-00 1 / 1

LEGAL: LOT- 1 LOT- 2
 H

DEED 0873/0676 12.500 ACRES

14920 CHARDON WINDSOR RD
 TAX ACCT: 12-062750
 PROP CLASS F/101 NEIGHBORHOOD 102-00
 PROP TYPE 2 NEIGH DSRBTY 3
 PROP DSRBLTY 3

LAND DATA AND COMPUTATIONS									
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS COR	FACTOR	VALUE
A0		0.100 ACRES							
AS		11.400 ACRES		15000	S 39	66690	5	60	40010
AH		1.000 ACRES		15000	X 100	15000			15000
TOTAL ACRES 12.500									55000

LST.FLT.EL.WL.SP.DEV
 ENTRY 6 JV 10/21/1997
 FLD DC 1992 GAVE CARDS TO DAUGHTER.

REVELING DATA AND COMPUTATIONS										CALCULATIONS (CONT)									
STORY HEIGHT DESIGN										ROW FACT									
1 = CONVENTIONAL										EXTR UNITS 0+0									
2 = BI-LEVEL										UNF INT									
3 = MULTI-LEVEL										HEAT 1									
-- LEVEL 275 --										AIR CON 0									
										PLUMB 2 + 2									
										REC RM									
										FIREPLACE 1 2									
										SUB TOT 104400									
										K NO UNITS 104400									
										GAR / CP A2.0 37									
										EXT FEAT 10									
										SUB TOT 117400									
										GD / OBS B - 2									
										WTR / DWR 3									
										CF / AL 1.00									
										RON 129100									
										YR BLT / OFF 1975 / 1975									
										YR REM									
										COND (*) G 25									
										DEPR-MA 32275									
										DEPR-OBS 0									
										RONLD 96800									

SUMMARY OTHER IMPROVEMENTS												
ID	TYPE	USE	YR BLT	MNL COND	SIZE	AREA	RATE	GRADE	CVAL	RON	DEPR	TRUE VALUE
2	16	FLAT BRN	OLD	F	16X020	320	-GV-			1100		1100

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

CURRENT VALUE RECORD		
LAND	IMPROVEMENTS	TOTAL
38500	79100	117600

SALES HISTORY					
MONTH & YEAR	NO PCLS	SALE PRICE	SOURCE	VALDITY	PPR L E S

VALUATION		
COST APPROACH	LAND IMPROVEMENT	TOTAL
55000	97900	152900

VALUATION		
MARKET APPROACH	PREDICTED VALUE	FINAL VALUE CONCLUSION
08/25/1998	96800	152900

ID	DESCRIPTION	AREA	PTS
A	2CFG	576	37
B	1SFR/1SFR/S	600	
C	1SFR/B	622	
D	OFF 4X22	88	9
E	P IRR	100	1

