

TAX DISTRICT 12
 SCHOOL DISTRICT BERKSHIRE LSD
 SHANTZ WILLIAM J & PATRICIA

12-065500
 PROPERTY NUMBER

12--07-10-00-047-00
 MAP ROUTING NUMBER

CARD# 001 of 1
 RECHECK N

PROPERTY DESC
 LOT- 1

13146 TAYLOR WELLS

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 511			COM/IND TYPE

DEED 0904/0858 ACRES 1.50

LAND INFORMATION

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/ 100	/100	/100	19,000
AS	.300	0.00	19,000.00	N	19,000.00	5,700	S/90	/ 100	/100	/100	5,100
A0	.200	0.00	0.00	N	0.00	0	/100	/ 100	/100	/100	0

TOTAL ACRES 1.500 TOTAL LAND VALUE 24,100

NOTES

FLD DC 2004 SHED-PP 3-2-04
 FLD RV 2004 P/U OFF PREV NOT ON RECORD HSE HAS NEWER SIDING/WINDOWS ROOF SY 11-4-04
 FLD DC 1997 SHED PP
 FLD RV 1992 NEW GARAGE 100% 1-1-93.

CURRENT VALUE RECORD

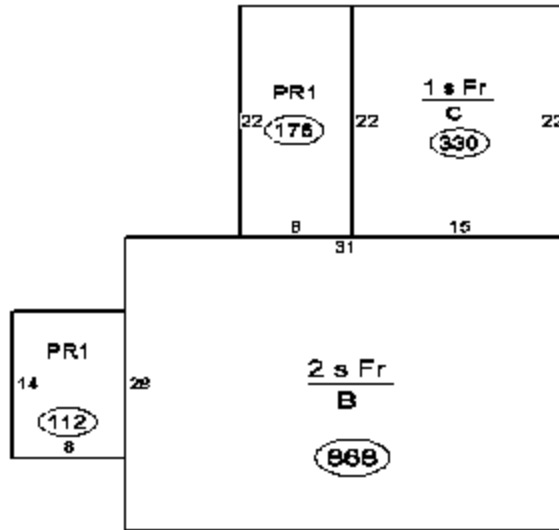
APPROACH	LAND	IMPROVEMENTS	TOTAL
Work In Progress	24,100	122,900	147,000

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2020	24,100	122,900	147,000	120
2017	24,100	105,000	129,100	120
2011	27,600	116,400	144,000	120
2005	27,600	110,200	137,800	120
2002	26,000	59,600	85,600	120
1999	23,200	51,800	75,000	120
1996	16,800	47,100	63,900	110
1996	16,800	47,100	63,900	120
1995	15,200	42,800	58,000	110

TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/27/1992	1	5711	0	No



STYLE OF HOUSE	1	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	6
2 STUCCO		BEDROOMS	4
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	0
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
HEATING	1	FIN LIV AREA	2,066
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	0	YEAR BUILT	1820
0 NONE		EFF YEAR BUILT	1960
1 CENTRAL		YEAR REMOD.	0
BASEMENT	4	CONDITION	4 G
1 NONE		GRADE	C+01
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	Y
4 PT BSMT/PT CRAWL		OPENINGS	1
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA
ADDITIONS		
TYPE	AREA	YR BLT
PR1 Porch Frame - Open	112	0
PR1 Porch Frame - Open	176	0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			05/25/2010

IMPROVEMENTS															
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD
1 Frame Garage	24	28	672	1992	1992	3	22.09	R	D 00	100	11,870	35		0	7,700
TOTAL IMPROVEMENT VALUE															7,700

TAX DISTRICT 12
 SCHOOL DISTRICT BERKSHIRE LSD
 SHANTZ WILLIAM J & PATRICIA

12-065500

PROPERTY NUMBER

12--07-10-00-047-00

MAP ROUTING NUMBER

CARD# 001 of 1

RECHECK N

PROPERTY DESC
 LOT- 1

13146 TAYLOR WELLS

DEED 0904/0858 ACRES 1.50

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
LUC 511	NEIGHBORHOOD TREND	3	COM/IND NBHD
			COM/IND TYPE

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	
AS	.300	0.00	19,000.00	N	19,000.00	5,700	S/90	/ 100	/100	/100	5,100	
A0	.200	0.00	0.00	N	0.00	0	/100	/ 100	/100	/100	0	
TOTAL ACRES		1.500								TOTAL LAND VALUE		24,100

NOTES

FLD DC 2004 SHED-PP 3-2-04
 FLD RV 2004 P/U OFF PREV NOT ON RECORD HSE HAS NEWER SIDING/WINDOWS ROOF SY 11-4-04
 FLD DC 1997 SHED PP
 FLD RV 1992 NEW GARAGE 100% 1-1-93.

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	24,100	105,000	129,100

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2017	24,100	105,000	129,100	120
2011	27,600	116,400	144,000	120
2005	27,600	110,200	137,800	120

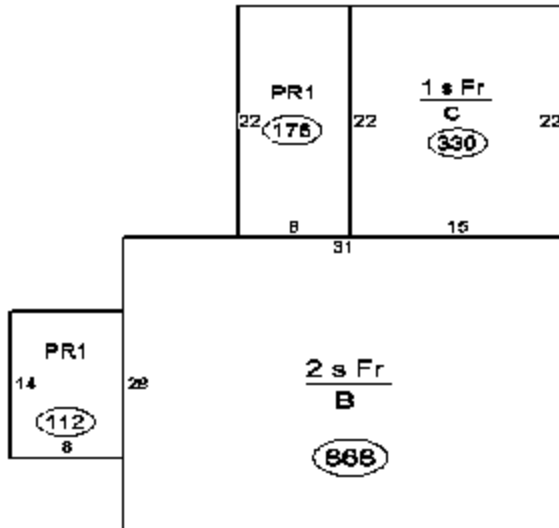
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/27/1992	1	5711	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price
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APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	24,100		129,100
Market approach:			
Trended approach:			
Override approach:			



STYLE OF HOUSE	1	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	6
2 STUCCO		BEDROOMS	4
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	0
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
HEATING	1	FIN LIV AREA	2,066
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	0	YEAR BUILT	1820
0 NONE		EFF YEAR BUILT	1960
1 CENTRAL		YEAR REMOD.	0
BASEMENT	4	CONDITION	4 G
1 NONE		GRADE	C+01
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	Y
4 PT BSMT/PT CRAWL		OPENINGS	1
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA
ADDITIONS		
TYPE	AREA	YR BLT
PR1 Porch Frame - Open	112	0
PR1 Porch Frame - Open	176	0
ENTRY CODE	1	DATA COLLECTION
CONTACT		REVIEWER
		JW
		05/25/2010

IMPROVEMENTS															
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD
1	Frame Garage	24	28	672	1992	1992	3	22.09	R	D 00	100	11,870	35	0	7,700
TOTAL IMPROVEMENT VALUE															7,700

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PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 511			COM/IND TYPE

DEED 0904/0858 ACRES 1.50

LAND INFORMATION

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/ 100	/100	/100	19,000
AS	.500	0.00	19,000.00	N	19,000.00	9,500	S/90	/ 100	/100	/100	8,600

TOTAL ACRES 1.50 TOTAL LAND VALUE 27,600

NOTES

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 FLD DC 1997 SHED PP
 FLD RV 1992 NEW GARAGE 100% 1-1-93.

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	27,600	116,400	144,000

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	27,600	116,400	144,000	120
2005	27,600	110,200	137,800	120
2002	26,000	59,600	85,600	120

TRANSFERS

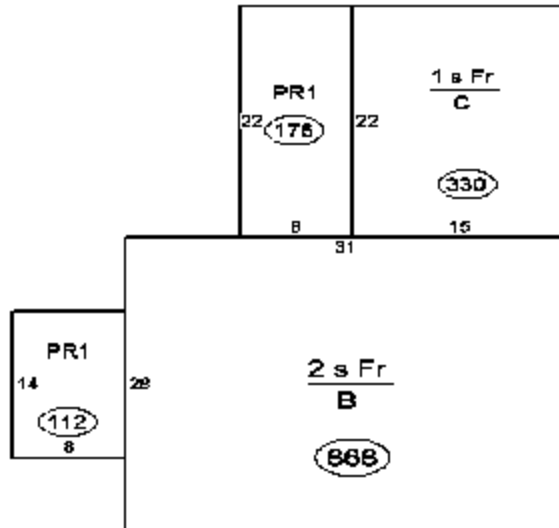
DATE	# PRCLS	SOURCE	SALE PRICE	V
05/27/1992	1	5711	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price
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COMPARABLE SALES

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	27,600		144,000
Market approach:			
Trended approach:			
Override approach:			



STYLE OF HOUSE	1	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	6
2 STUCCO		BEDROOMS	4
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	0
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
HEATING	1	FIN LIV AREA	2,066
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	0	YEAR BUILT	1820
0 NONE		EFF YEAR BUILT	1960
1 CENTRAL		YEAR REMOD.	0
BASEMENT	4	CONDITION	4 G
1 NONE		GRADE	C+01
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	Y
4 PT BSMT/PT CRAWL		OPENINGS	1
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA
ADDITIONS		
TYPE	AREA	YR BLT
PR1 Porch Frame - Open	112	0
PR1 Porch Frame - Open	176	0
ENTRY CODE	1	DATA COLLECTION
CONTACT		REVIEWER
		JW
		05/25/2010

IMPROVEMENTS															
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD
1	24	28	672	1992	1992	3	20.85	O	C 00	100	14,010	15		0	11,910
TOTAL IMPROVEMENT VALUE															11,910

TAX DISTRICT 12
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PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 511			COM/IND TYPE

DEED 0904/0858 ACRES 1.50

LAND INFORMATION

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/ 100	/100	/100	19,000
AS	.500	0.00	19,000.00	N	19,000.00	9,500	S/90	/ 100	/100	/100	8,600

TOTAL ACRES 1.500 TOTAL LAND VALUE 27,600

NOTES

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 FLD RV 2004 P/U OFF PREV NOT ON RECORD HSE HAS NEWER SIDING/WINDOWS ROOF SY 11-4-04
 FLD DC 1997 SHED PP
 FLD RV 1992 NEW GARAGE 100% 1-1-93.

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	27,600	116,400	144,000

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	27,600	116,400	144,000	120
2005	27,600	110,200	137,800	120
2002	26,000	59,600	85,600	120

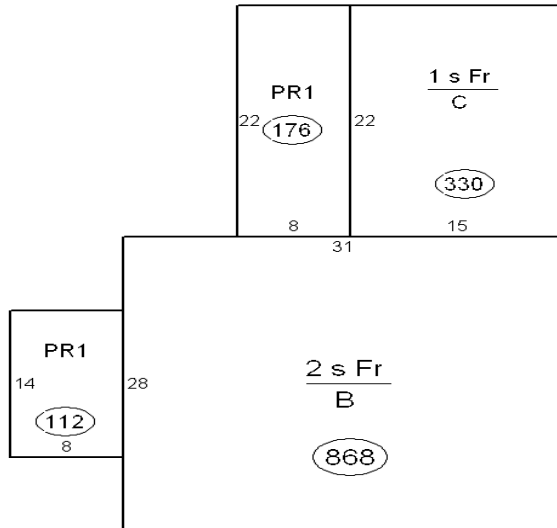
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/27/1992	1	5711	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price
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APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	27,600		144,000
Market approach:			
Trended approach:			
Override approach:			



STYLE OF HOUSE	1	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	6
2 STUCCO		BEDROOMS	4
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		PLUMBING	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	2,066
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1820
AIR CONDITIONING	0	EFF YEAR BUILT	1960
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	4 G
BASEMENT	4	GRADE	C+01
1 NONE		BSMT GAR CAR CAP	0
2 PART CRAWL		FIREPLACE	Y
3 PART BASEMENT		OPENINGS	1
4 PT BSMT/PT CRAWL		STACKS	1
5 CRAWL			

FEATURES		
CODE	GRADED	AREA

ADDITIONS		
TYPE	AREA	YR BLT
PR1 Porch Frame - Open	112	0
PR1 Porch Frame - Open	176	0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			05/25/2010

IMPROVEMENTS																
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD	
1 Frame Garage	24	28	672	1992	1992	A	20.85	O	C 00	100	14,010	15		0	11,910	
TOTAL IMPROVEMENT VALUE															11,910	

TAX DISTRICT 12
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PROPERTY DESC
 LOT- 1

13146 TAYLOR WELLS RD

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
LUC 511	NEIGHBORHOOD TREND	3	COM/IND NBHD
			COM/IND TYPE

DEED 0904/0858 ACRES 1.50

LAND INFORMATION

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
AH	1.000	0.00	19,000.00	Y	19,000.00	19,000	X/100	/ 100	/100	/100	19,000
AS	.500	0.00	19,000.00	Y	19,000.00	9,500	S/90	/ 100	/100	/100	8,600

TOTAL ACRES 1.500 **TOTAL LAND VALUE** 27,600

NOTES

FLD DC 2004 001 2004 SHED-PP 3-2-04
 FLD RV 2004 001 2004 P/U OFP PREV NOT ON RECORD HSE HAS NEWER SIDING/WINDOWS
 2004 001 ROOF SY 11-4-04
 FLD DC 1997 001 1997 SHED PP
 FLD RV 1992 001 NEW GARAGE 100% 1-1-93.

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	27,600	110,200	137,800

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2005	27,600	110,200	137,800	120
2002	26,000	59,600	85,600	120
1999	23,200	51,800	75,000	120

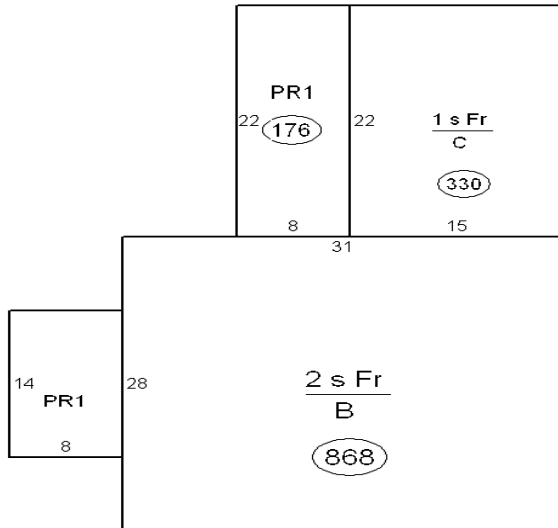
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
05/27/1992	1	5711	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price
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APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	27,600		135,700
Market approach:			
Trended approach:			
Override approach:			



STYLE OF HOUSE	1	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	6
2 STUCCO		BEDROOMS	4
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		PLUMBING	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	2,066
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1820
AIR CONDITIONING	0	EFF YEAR BUILT	1960
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	4 G
BASEMENT	4	GRADE	C+01
1 NONE		BSMT GAR CAR CAP	0
2 PART CRAWL		FIREPLACE	Y
3 PART BASEMENT		OPENINGS	1
4 PT BSMT/PT CRAWL		STACKS	1
5 CRAWL			

FEATURES		
CODE	GRADED	AREA

ADDITIONS		
TYPE	AREA	YR BLT
PR1 Porch Frame - Open	112	0
PR1 Porch Frame - Open	176	0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			

IMPROVEMENTS															
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD
1 Frame Garage	24	28	672	1992	1992	A	20.85	O	C 00	100	14,010	15	Y	0	11,900
TOTAL IMPROVEMENT VALUE															
11,900															

OWNERSHIP / PROPERTY DESCRIPTION

G E A U G A Co. (REVAL2005)
 OWNER: SHANTZ WILLIAM J &
 PATRICIA
 LEGAL: LOT- 1

05-Nov-2005

PARCEL IDENTIFICATION

12--07-10-00-047-00 1/ 1

13146 TAYLOR WELLS RD

TAX ACCT: 12-065500

NEIGHBORHOOD 102-00
 PROP CLASS R/511 NEIGH DSRBTY 4
 PROP TYPE 2 PROP DSRBLTY 3

DEED 0904/0858 1.500 ACRES

LST, ROL, EL, WL, SP, DEV

ENTRY 6 SY 11/04/2004

LAND DATA AND COMPUTATIONS

TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
AS		0.500 ACRES		19000	S 90	8550			8550
AH		1.000 ACRES		19000	X 100	19000			19000
TOTAL ACRES						1.500	TOTAL LAND VALUE		27600

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL R
05	27,600	110,200	137,800 7
02	26,000	59,600	85,600 7
99	23,200	51,800	75,000 7
96	16,800	47,100	63,900 0
96	16,800	47,100	63,900 7
95	15,200	42,800	58,000

STORY HEIGHT DESIGN

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

HOUSING DATA AND COMPUTATIONS

HOUSING DATA AND COMPUTATIONS										CALCULATIONS (CONT)									
TOTAL RMS 6 BED RM 4 FAM RM 0 DIN RM 0 FULL BATH 1 HALF BATH 0 ADD FX 0 DESIGN 1 CONVERT 0 NO OF UNITS TYPE DWG UNIT DESIGN DETACH CONVERT SEMI-DET DETACH 1 SEMI-DET 1 CONVEN STORY HT / STYLE BASE AREA 1198 STORY HGT 1.0 WALLS 1 ADJ BASE 1198 RCN 74600 868 1.0 1 868 40000 ATTIC 3 BASEMENT 0 15500 1 CRAWL 2400 TOTAL BASE 2.0 1 2066 132500										ROW FACT 132500 EXTR UNITS 0+0 UNF INT HEAT 1 AIR CON 0 PLUMB 2 REC RM FIREPLACE 1 1 4000 SUB TOT 136500 X NO UNITS 1 136500 GAR / CP EXT FEAT 23 7600 SUB TOT 144100 GD / DES C + 1 1.05 WEL / SPT 3 CF / AL RCN 151300 YR BLT / EFF 1820/1960 YR REM COND G DEPR NML (*) 35 52955 DEPR OBS 0 RCNLD 0 98300									

SUMMARY OTHER IMPROVEMENTS

ID	TYPE	USE	YR BLT	RMOL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE
2	01	GARAGE-D	92	AV	24X028		67220.85	100			14000	15	11900
TOTAL OTHER IMPROVEMENTS												11900	

FLD DC 1997 1997 SHED PP
 FLD DC 2004 2004 SHED-PP 3-2-04
 FLD RV 1992 NEW GARAGE 100% 1-1-93.
 FLD RV 2004 2004 P/U OFF PREV NOT ON RECORD HSE HAS NEWER SIDING/WINDOWS ROOF SY 11-4-04

NEW CONSTRUCTION

N/C ADD N/C DEDUCT RECHECK YEAR

CURRENT VALUE RECORD

LAND IMPROVEMENTS TOTAL
 27600 110200 137800

SALES HISTORY

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

COMPARABLE SALES

VALUATION

COST APPROACH	LAND	IMPROVEMENT	TOTAL
	27600	110200	137800
11/15/2004	98300	FINAL VALUE CONCLUSION	137800

OWNER: SHANTZ WILLIAM J & PATRICIA
 LEGAL: LOT- 1

DEED 0904/0858 1.500 ACRES

13146 TAYLOR WELLS RD
 TAX ACCT: 12-065500
 NEIGHBORHOOD 102-00
 PROP CLASS R/511 NEIGH DSRBTY 3
 PROP TYPE 2 PROP DSRBLTY 3

LST.ROL.EL.WL.SP.DEV

ENTRY 6 FV 11/10/1997

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL	R
02	26,000	59,600	85,600	7
99	23,200	51,800	75,000	7
96	16,800	47,100	63,900	0
96	16,800	47,100	63,900	7
95	15,200	42,800	58,000	

FLD DC 1997 1997 SHED PP
 FLD RV 1992 NEW GARAGE 100% 1-1-93.

LAND DATA AND COMPUTATIONS									
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
AS		0.500 ACRES		17920	S 90	8064			8060
AH		1.000 ACRES		17920	X 100	17920			17920
TOTAL ACRES						1.500	TOTAL LAND VALUE		26000

DWELLING DATA AND COMPUTATIONS				CALCULATIONS (CONT)			
STORY HEIGHT DESIGN				ROW FACT			110500
1 = CONVENTIONAL				EXTR UNITS	0+0		
2 = BI-LEVEL				UNF INT			
3 = MULTI-LEVEL				HEAT	1		
-- LEVEL 275 --				AIR CON	0		
				PLUMB	2		
				REC RM			
				FIREPLACE	1 1		3300
				SUB TOT			113800
				X NO UNITS	1		113800
				GAR / CP			
				EXT FEAT	14		3900
				SUB TOT			117700
				GD / DES	D + 2		0.90
				WTR / SWR	3		
				CF / AL			1.00
				RCN			105900
				YR BLT / EFF	1820 / 1820		
				YR REM			
				COND	F		
				DEPR NML	(*) 60		63540
				DEPR OBS	0		0
				RCNLD			42400

TOTAL RMS	6	BED RM	4	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					
				STORY HT / STYLE									

BASE AREA	STORY HGT	WALLS	ADJ BASE	RCN	WTR / SWR
1198	1.0	1	1198	62200	
868	1.0	1	868	33400	
1820 / 1820					
YR REM					
COND					
DEPR NML (*) 60					
DEPR OBS 0					
RCNLD					
ATTIC					
BASEMENT			0	12900	
CRAWL				2000	
TOTAL BASE	2.0	1	2066	110500	

ID	TYPE	USE	YR BLT	RMOL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE
2	01	GARAGE-D	92		AV	24X028	672	19.61	100		13178	15	11200

TOTAL OTHER IMPROVEMENTS 11200

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

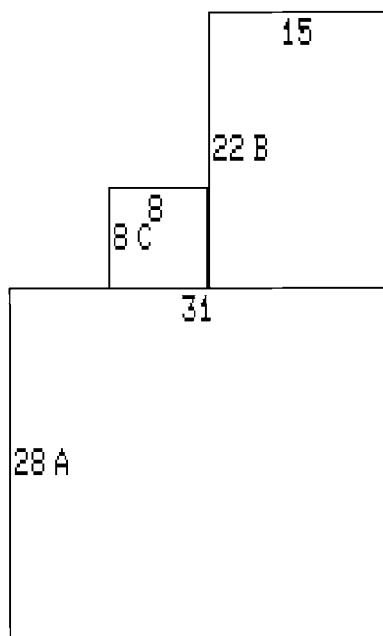
CURRENT VALUE RECORD		
LAND	IMPROVEMENTS	TOTAL
26000	59600	85600

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

COMPARABLE SALES	

VALUATION		
COST APPROACH	LAND	IMPROVEMENT
	26000	53600
		TOTAL
		79600
		MARKET APPROACH
		PREDICTED VALUE
01/01/2002		48400
		FINAL VALUE CONCLUSION
		85600

ID	DESCRIPTION	AREA	PTS
A	1SFR/1SFR/B	868	
B	1SFR/C	330	
C	EFP	64	14



G E A U G A County (Reval)
 OWNER: SHANTZ WILLIAM J &
 PATRICIA
 LEGAL: LOT- 1
 H

16-Apr-1999

12--07-10-00-047-00 1 / 1

DEED 0904/0858 1.500 ACRES

13146 TAYLOR WELLS RD
 TAX ACCT: 12-065500
 NEIGHBORHOOD 102-00
 PROP CLASS R/511 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	ADJUSTED VALUE	VALUE
AS		0.500 ACRES		16000	S 90	7200			7200
AH		1.000 ACRES		16000	X 100	16000			16000
TOTAL ACRES 1.500									23200

LST.ROL.EL.WL.SP.DEV
 ENTRY 6 FV 11/10/1997
 FLD DC 1997 1997 SHED PP
 FLD RV 1992 NEW GARAGE 100% 1-1-93.

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									
TOTAL RMS 6 BED RM 4 FAM RM 0 DIN RM 0 FULL BATH 1 HALF BATH 0 ADD FX 0										PLUMB 2									
DESIGN 1 CONVERT 0 NO OF UNITS DESIGN CONVERT										REC RM 1 1									
DETACH 1 SEMI-DET 1 TYPE DWG UNIT DETACH SEMI-DET										FIREPLACE 1 1									
BASE AREA STORY HGT WALLS ADJ BASE RCN										SUB TOT 113800									
1198 1.0 1 1198 62200										KNO UNITS 1 113800									
868 1.0 1 868 33400										GAR / CP									
3 ATTIC										EXT FEAT 14 3900									
1 BASEMENT 0 12900										SUB TOT 117700									
TOTAL BASE 2.0 1 2066 110500										GD / OBS D + 2 0.90									
										WTR / DWR 3 1.00									
										CF / AL 105900									
										RON 1820/1820									
										YR BLT / OFF (*) F 60 63540									
										YR REM 0 0									
										COND 0 42400									
										DEPR-ANAL 0 0									
										DEPR-OBS 0 0									
										RONLD 0 0									

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

CURRENT VALUE RECORD		
LAND	IMPROVEMENTS	TOTAL
16800	47100	63900

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

SUMMARY OTHER IMPROVEMENTS												
ID	TYPE	USE	YR BLT	IML COND	SIZE	AREA	RATE	GRADE	CVAL	RCN	DEPR	TRUE VALUE
2	01	GARAGE-D	92	AV	24X028	672	17.05	100		11500	15	9800

COMPARABLE SALES		

VALUATION		
COST APPROACH	LAND IMPROVEMENT	TOTAL
23200	52200	75400
		MARKET APPROACH
		PREDICTED VALUE
09/15/1998	42000	FINAL VALUE CONCLUSION 75000

ID	DESCRIPTION	AREA	PTS
A	1SFR/1SFR/B	868	
B	1SFR/C	330	
C	EFP	64	14

