

LOT 21
PT OR 1269/358
HERON OAKS #2 PB 6/10 & 11

THE CARDINAL TRUST 2/MACLEOD BARBARA B TRUSTEE
3716 BLOSSOM HEATH
DAYTON, OH 45429

2023

01-6N-29-0850-0021-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		14	WD SHINGLE 100	
Roof Structur		08	IRREGULAR 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 80	
Interior Wall		08	DECORATIVE 20	
Interior Floo		11	CLAY TILE 60	
Interior Floo		14	CARPET 40	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			3.5 100	
Frame		02	WOOD FRAME 100	
Stories		2.	2. 100	
Units			0 100	
Quality		05	Quality Level 05	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	10
NEIGHBORHOOD/LOC		10001.010		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	331,557
FEP	95	80	76	14,840
FGR	304	55	167	32,609
FOP	220	30	66	12,888
FST	8	55	4	781
FST	24	55	13	2,539
FUS	777	100	777	151,720
UOP	30	20	6	1,171
UOP	148	20	30	5,858
UOP	304	20	61	11,911
TOTALS	3,608		2,898	565,873

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,898	155.7091	221.89	643,037	1998	1998	0	0	12.00	88.00
1 SFR CUST - 0% - 0											
Heated Area: 2475											
HX Base Yr											

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