

WILSON TOBY S & PEGGY A
4391 WILLOW CREEK CIRCLE
BELLBROOK, OH 45305

37-2N-28-5000-0033-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		7			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 7								Tax Dist:							
BUILDING MARKET VALUE								1,849,012							
TOTAL MARKET OB/XF VALUE								116,159							
TOTAL LAND VALUE - MARKET								467,500							
TOTAL MARKET VALUE								2,432,671							
SOH/AGL Deduction								332,519							
ASSESSED VALUE								2,100,152							
TOTAL EXEMPTION VALUE								0							
BASE TAXABLE VALUE								2,100,152							
TOTAL JUST VALUE								2,432,671							
NCON VALUE								0							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								2,354,031							
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
R10260				REPAIR/RRF				1,000		04/01/2007					
B0108962				NEW CONSTR				440,000		11/01/2001					
B0108714				FOUNDATION				30,000		08/01/2001					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
2071/0815		9/12/2016		WD	Q	I	01	1,567,000							
GRANTOR:CHISM WAYNE R & LORIE															
GRANTEE:WILSON TOBY S & PEG															
1012/0235		10/10/2001		WD	Q	V		250,000							
GRANTOR:SIMMONS LOU J															
GRANTEE:CHISM WAYNE & LORIE															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2002] W10 N4 L4 U4 W5 D4 L4 PT0=[YR=2002] W61 S75 E10 FOP=[YR=2002] S17 FST=[YR=2002] W9 S8 FGR=[YR=2002] W7 S26 E6 S2 E13 N2 E6 N26 W18\$ E20 N8 W11 \$ E11 N17 W11 \$N20 W1 N6 E1 N12W5 U4 L4 N5 R4 U4 E5 N20E20 FOP=[YR=2002] S10 E20 N10 W20 \$E31N4\$S4 W11S10W20N10W20 S20W5 D4 L4 S5 R4 D4 E5S12W1S6E1 S20 E15 N3 FOP=[YR=2002] E50 FOP=[YR=2002] S19 FST=[YR=2002] S8E2 FGR=[YR=2002] S26 E6 S1 E13 N1 E6 N26 W25 \$ E18 N8 W20 \$ E8 N19 W8 \$ E8 N10 W28 S1 W14 N1 W16 S10 \$ N10 E16 S1 E14 N1 E16 N5 U2 R2 N5 L2 U2 N5 E3 N17 E10 N22 \$ PTR= E20 FUS=[YR=2002] E19 N2 E21 S2 E21 S45 FOP=[YR=2002] S10 W16 S1 W14 N1 W16 N10 E16 S1 E14 N1 E16 \$ W16 S1 W14 N1 W16 N14 W15 N31 \$ W20 \$ PTR= S105 W115 FUS=[YR=2002] N3 E8															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
67,500															
Common: 467,500															
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