

LOT 8
IN OR 904/1764
LIGHTHOUSE CIRCLE SUB PB 3/49

TIFFIN JAMES LOUIS & SUSAN R
837 E LOWER SPRINGBORO ROAD
SPRINGBORO, OH 45066-9388

2026

00-00-31-1420-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1993	1,265	105,407
FOP	36	30	1993	11	917
FST	80	55	1993	44	3,666
FUS	1,125	100	1993	1,125	93,742
UGR	506	45	1993	228	18,998
TOTALS	3,012			2,673	222,731

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	1242	WD DECK A	0	0	49	8	392.00	SF	10.00	10.00	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
5	1241	WD DECK G	0	0	41	7	287.00	UT	14.95	14.95	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		R-1	100.00	175.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,673	130.1000	136.60	365,132	1967	1967	0	0	0 39.00	61.00
1 SINGLE FAM 0% - 0 Heated Area: 2390 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/09/2025 MLU											

TOTAL OB/XF											
4,232											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		222,731	
TOTAL MARKET OB/XF VALUE		4,232	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		526,963	
SOH/AGL Deduction		47,866	
ASSESSED VALUE		479,097	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		479,097	
TOTAL JUST VALUE		526,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5923	REMODEL	5,000	04/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0904/1764	10/26/1999	WD	Q	I		200,000	
GRANTOR: GARVIN VICTOR & MARTH							
GRANTEE: TIFFIN JAMES LOUIS							
0821/0261	1/30/1998	WD	U	I		180,000	
GRANTOR: HARRIS DAVID O & MARY							
GRANTEE: GARVIN VICTOR & MAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W47 FST=[YR=1993] W8 S10 UGR=[YR=1993] S23 E22 N23 W22 \$ E8 N10 \$ S10 E14 S23 E12 S4 FOP=[YR=1993] S4 E9 N4 W9 \$ E9 N4 E12 N33 \$ PTR= E15 FUS=[YR=1993] E33 S33 W12 S4 W9 N4 W12 N33 \$ W15 \$.											