

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			
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 7				Tax Dist:				
BUILDING MARKET VALUE				2,023,348				
TOTAL MARKET OB/XF VALUE				71,334				
TOTAL LAND VALUE - MARKET				412,500				
TOTAL MARKET VALUE				2,507,182				
SOH/AGL Deduction				0				
ASSESSED VALUE				2,507,182				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				2,507,182				
TOTAL JUST VALUE				2,507,182				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				2,622,116				
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 UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
12,500								
Common: 412,500 PRINTED 07/09/2026 BY SYS								