

Key: 486

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 557

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
SEARS POINT SUMMER LLC MICHAEL COOMBE 8905 OLD INDIAN HILL ROAD CINCINNATI, OH 45243		11A-2-J14		65 SEARS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		07/12/2012	B	1 26493-173	
		09/22/1964	QS	37,000	1272-212

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-1038	01/30/2023	3	Renovations	1,200,000	03/22/2023	NF	0 30
14-591	10/06/2014	11	Window Rplc	130,000	05/05/2015	MW	100 100
	05/11/2007	50	Meas & List			RRC	100 100

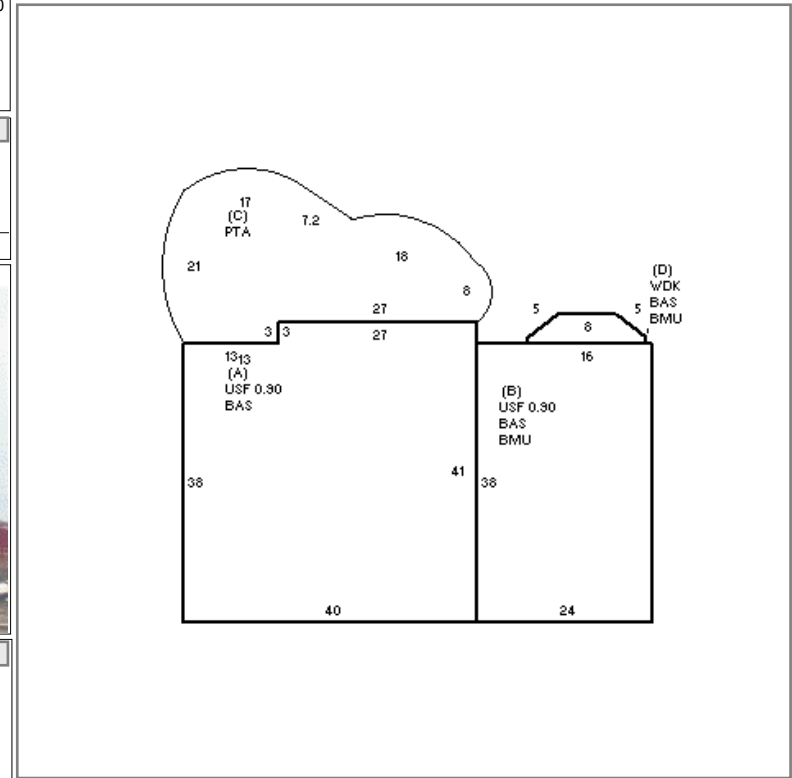
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	4,031,500	1.00	100	11.00	CF5		3,702,020
300	A	3,911	CH	1.00	100	211,200	1.00	100	11.00	CF5		826,000

TOTAL	4.829 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM		NOTE ROCK REVETMENT/GRANITE STEPS TO BEACH			LAND	4,528,000	3,773,200	
Inf1	100			BUILDING	1,313,000	1,108,800			
Inf2	100			DETACHED	1,600	1,600			
				OTHER	0	0			
					TOTAL	5,842,600	4,883,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	60 0.40	1972	384	10.60	1,600



BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS 5/12/2023



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2019	APK
MODEL	1		RESIDENTIAL	LIST	3/22/2023	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/13/2023	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,827	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	2,513	1957	515.62	1,295,760
\$NLA(RCN)	\$533	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	2,262	1957	437.52	989,677
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	964		171.57	165,398
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	PTA	N	PATIO/STOOP	751		42.07	31,591
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BAS AREA	52	2022	515.64	26,814
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	52		137.25	7,137
				HEATING/COOL	2	HOT WATER	1.00	F21	O		FPL 2S 10P	1		24,383.60	24,384
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	2,574,599	
CONDITION ELEM CD		
EXTERIOR		V
INTERIOR		V
KITCHEN		V
BATHS		V
HEAT		U
ELECT		U
EFF.YR/AGE 2012 / 10		
COND	10	10 %
FUNC	39	UC
ECON	0	
DEPR	49	% GD 51
RCNLD	\$1,313,000	