

Key: 7419

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.911

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ELIZABETH K MANNION LIV TRUST MANNION ELIZABETH K & BRIAN TRSTES 3647 FAWN RUN DR CINCINNATI, OH 45241		9D-33-5		66 YOUNGS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ELIZABETH K MANNION LIV T		12/07/2022	A	100	35525-292
MANNION ELIZABETH K		09/10/2010	QS	650,000	24817-308
VAN DUINEN ROGER & JULIE		06/12/2006	QS	700,000	21084-69

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 %
23-249	03/14/2023	11	Window Rplc	30,000			0 0
14-582	10/03/2014	10	Reroof	16,000	04/15/2015	MW	100 100
	02/10/2010	50	Meas & List			RRC	100 100
1991170	12/19/1991	99	n/a				100 100
92-69		14	DECK	1,165			100 100

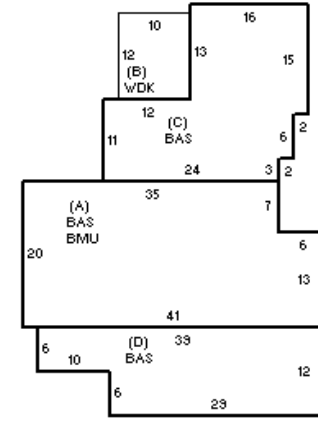
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WC	1.00	100	513,100	1.00	100	1.00	R04	1.40	471,170
300	A	0.081	WC	1.00	100	26,880	1.00	100	1.00	R04	1.40	2,180

TOTAL	43,522 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E	2lots Pcl G4&5			LAND	473,400	394,400
Inf1	100		BUILDING	372,000	338,700			
Inf2	100		DETACHED	12,800	12,200			
			OTHER	0	0			
			TOTAL	858,200	745,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 20X24	1981	480	44.54	12,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/14/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453.663			
NET AREA	1,678	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	778		77.12	59,997	CONDITION ELEM	CD			
\$NLA(RCN)	\$270	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	120		58.40	7,008	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,678	1925	221.34	371,404	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477	KITCHEN	V			
				FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00									HEAT	U			
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2004 / 18	
																		COND	18 18 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	18 % GD 82	
																		RCNLD	\$372,000	