



SUMMARY

Deeded Name	SELLARDS BROCK W		Taxpayer	SELLARDS BROCK W	
Owner	SELLARDS BROCK W 8673 CRUM RD SE SHERRODSVILLE OH 44675-9063			8673 CRUM RD SE SHERRODSVILLE OH 44675-9063	
Tax District	19-FRANKLIN TWP-STRASBURG-FRANKLIN SD		Land Use	499-OTHER COMMERCIAL STRUCTURES	
			Class	Commercial	
School District	7907-STRASBURG-FRANK SD		Subdivision		
Neighborhood	03950-FRANKLIN TOWNSHIP				
Location	10965 NW MUSHROOM RD		Legal	3 10 1 PR TR 17 1.442A	
CD Year		Map Number	24	Routing Number	17000
Acres	1.4420	Sold	05/10/2005	Sales Amount	0.00

VALUE

District	19-FRANKLIN TWP-STRASBURG-FRANKLIN SD
Land Use	499-OTHER COMMERCIAL STRUCTURES

	Appraised	Assessed
Land	36,600	12,810
Improvement	47,420	16,600
Total	84,020	29,410
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	84,020	29,410

CURRENT CHARGES

Full Rate	79.200000			
Effective Rate	45.438940			
Qualifying Rate	41.120001			
	Prior	First	Second	Total
Tax	0.00	668.18	668.18	1,336.36
Special	0.00	16.00	16.00	32.00
Total	0.00	684.18	684.18	1,368.36
Paid	0.00	684.18	0.00	684.18
Due	0.00	0.00	684.18	684.18

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	32.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/10/2005	SELLARDS BROCK W	90605	QUIT CLAIM	\$0.00	N	1
03/20/2000	SELLARDS MARCUS R	356	WARRANTY DEED	\$48,000.00	Y	1
07/17/1998	FEARON JAMES E & RANDALL J	90955	QUIT CLAIM	\$0.00	N	1
08/29/1995	FEARON JAMES E & RANDALL J FEA	2429	DEED OF TRUST	\$0.00	N	2
06/02/1995	DREHER MARJORIE L TRUST U/A 11	1425	WARRANTY DEED	\$0.00	N	1
11/20/1992	DREHER MARJORIE L TRUST U/A 11	3327	QUIT CLAIM	\$0.00	N	2
12/09/1991	DREHER MARJORIE L	3308	CERTIFICATE OF TRANSFER	\$0.00	N	2

LAND

Type	Dimensions	Description	Value
PS-PRIMARY SITE	1.0000	Acres	30,000
RS1-RESIDUAL .001-2.999	0.4400	Acres	6,600
RW-RIGHT OF WAY	0.0020	Acres	0
Total			36,600

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	FENCECL-FENCE CHAIN LINK	2013		A-AVERAGE		Length x Width (Optional)	210	2,390
1	MH LOT	1970		A-AVERAGE		Length x Width (Optional)	2	6,030
1	MOBILE HM-MOBILE HOME	1979		A-AVERAGE	12 X 48	Width x Length (Optional)	576	0
1	MOBILE HM-MOBILE HOME	1972		A-AVERAGE	14 X 64	Width x Length (Optional)	896	0
1	SHED	1990		A-AVERAGE	10 X 16	Length x Width (Optional)	160	0
1	TWDDK-TRAILER WOOD DECK	1997		A-AVERAGE	8 X 16	Length x Width (Optional)	128	0
1	WHSEMINI-MINI WAREHOUSE	1998		A-AVERAGE	24 X 100	Length x Width (Optional)	2,400	39,000
							Total	47,420

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
1	WHSEMINI-MINI WAREHOUSE	2,400	Total	0	0
2	MOBILE HM-MOBILE HOME	576			
3	MOBILE HM-MOBILE HOME	896			
4	SHED	160			
5	MH LOT	2			
6	TWDDK-TRAILER WOOD DECK	128			
7	FENCECL-FENCE CHAIN LINK	210			

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7

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