



SUMMARY									
Deeded Name		MISTY MOUNTAIN LLC			Taxpayer		MISTY MOUNTAIN LLC		
Owner		MISTY MOUNTAIN LLC 10516 SOEHNLEN RD NW BEACH CITY OH 44608-9436					10516 SOEHNLEN RD NW BEACH CITY OH 44608-9436		
Tax District		19-FRANKLIN TWP-STRASBURG-FRANKLIN SD			Land Use		415-TRAILER OR MOBILE HOME PARK		
					Class		Commercial		
School District		7907-STRASBURG-FRANK SD			Subdivision				
Neighborhood		03950-FRANKLIN TOWNSHIP							
Location		4625 NW YACKEY DR			Legal		3 10 22 S/2 1.171A		
CD Year		Map Number		18		Routing Number		57000	
Acres		1.1710		Sold		01/08/2008		Sales Amount	
								122,000.00	
VALUE									
District		19-FRANKLIN TWP-STRASBURG-FRANKLIN SD			Full Rate		79.200000		
Land Use		415-TRAILER OR MOBILE HOME PARK			Effective Rate		45.438940		
					Qualifying Rate		41.120001		
		Appraised	Assessed			Prior	First	Second	Total
Land		35,100	12,290		Tax	0.00	697.03	697.03	1,394.06
Improvement		52,530	18,390		Special	0.00	4.00	4.00	8.00
Total		87,630	30,680		Total	0.00	701.03	701.03	1,402.06
CAUV	N	0	0		Paid	0.00	701.03	0.00	701.03
Homestead	N	0	0		Due	0.00	0.00	701.03	701.03
OOC	N	0	0						
Taxable		87,630	30,680						
FUTURE CHARGES									
Type		Description						Amount	
Special Assessments		C980000000 MWCD						8.00	
TRANSFER HISTORY									
Date		Buyer		Conveyance		Deed Type		Sales Amount	Valid # of Properties
01/08/2008		MISTY MOUNTAIN LLC		35		WARRANTY DEED		\$122,000.00	N 1
04/15/2003		WOOD KYLE L & BETH A		493		JOINT SURVIVORSHIP		\$110,000.00	N 1
08/18/1997		KENNEDY DONALD K & LILLIAN L		2384		JOINT SURVIVORSHIP		\$83,000.00	N 1
12/29/1995		MURPHY ANNA E		3674		CERTIFICATE OF TRANSFER		\$0.00	N 2
LAND									
Type		Dimensions		Description		Value			
PS-PRIMARY SITE		1.1700		Acres		35,100			
RW-RIGHT OF WAY		0.0010		Acres		0			
						Total		35,100	
DWELLING									
Card 1									
Style		01-SINGLE FAMILY	Family Rooms		0	Heating		Y	
Stories		1.00	Condition		F-FAIR	Cooling		N	
Rec Room Area		0	Year Built		1965	Grade		C-3	
Finished Basement		0	Year Remodeled			Fireplace Openings		0	
Rooms		5	Full Baths		1	Fireplace Stacks		0	
Bed Rooms		2	Half Baths		0	Living Area		768	
Dining Rooms		1	Other Fixtures		0	Total Area		1,536	
						Value		40,140	
OTHER IMPROVEMENT									

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	MH LOT	1965		A-AVERAGE		Length x Width (Optional)	4	12,060
1	MOBILE HM-MOBILE HOME	1981		F-FAIR	14 X 66	Width x Length (Optional)	924	0
1	MOBILE HM-MOBILE HOME	1997		A-AVERAGE	14 X 68	Width x Length (Optional)	952	0
1	MOBILE HM-MOBILE HOME	1987		A-AVERAGE	14 X 68	Width x Length (Optional)	952	0
1	MOBILE HM-MOBILE HOME	1997		A-AVERAGE	16 X 72	Width x Length (Optional)	1,152	0
1	SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
1	SHED	OLD		A-AVERAGE	8 X 12	Length x Width (Optional)	96	0
1	TOP-TRAILER OPEN PORCH	2002		F-FAIR	8 X 16	Length x Width (Optional)	128	0
1	TWDDK-TRAILER WOOD DECK	1992		A-AVERAGE	6 X 8	Length x Width (Optional)	48	330
1	TWDDK-TRAILER WOOD DECK	1992		A-AVERAGE	8 X 8	Length x Width (Optional)	64	0
1	TWDDK-TRAILER WOOD DECK	2002		A-AVERAGE	10 X 24	Length x Width (Optional)	240	0
							Total	12,390

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SFR/B+3CB SG (1 STORY FRAME / BASEMENT + 3 CAR BASEMENT GARAGE)	768	First Floor	768	768
			Basement	768	0
B	FOH (FRAME OVERHANG 1S)	64	Total	1,536	768
C	EFP (ENCLOSED FRAME PORCH)	112			
D	MST=NV (MASONARY STOOP (NO VALUE))	25			
1	MOBILE HM-MOBILE HOME	952			
10	TWDDK-TRAILER WOOD DECK	240			
11	MH LOT	4			
2	TWDDK-TRAILER WOOD DECK	48			
3	MOBILE HM-MOBILE HOME	952			
4	TWDDK-TRAILER WOOD DECK	64			
5	MOBILE HM-MOBILE HOME	924			
6	SHED	96			
7	MOBILE HM-MOBILE HOME	1,152			
8	SHED	80			
9	TOP-TRAILER OPEN PORCH	128			

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