

Preble County, Ohio - Property Record Card, Page 1  
Parcel: G23001402800032000

**GENERAL PARCEL INFORMATION**

Owner BAUMBACH THOMAS H & WENDY L  
 Property Address 617 S WASHINGTON ST  
 Mailing Address BAUMBACH THOMAS H  
 2604 LEXINGTON RD  
 EATON OH 45320  
 Land Use 430 RESTAURANT, CAFETERIA OR BAR  
 Legal Description S 40' PT LOT 222 PLUS  
 SW COR PT OL 50 (150')  
 School District NATIONAL TRAIL SD  
 Tax District G23 New Paris Village - CR Coblentz School District

**VALUATION**

	Appraised	Assessed
Market Land Value	\$33,650.00	\$11,780.00
CAUV Land Value	\$0.00	\$0.00
Improvements Value	\$127,300.00	\$44,560.00
Total Value	\$160,950.00	\$56,340.00
Taxable Value	\$56,340.00	

**MAP**



**AGRICULTURAL**

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
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**LAND**

Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
F - FRONT LOT	150	116/0	180	9800%	180	\$26,400.00	\$26,400.00	0.3994
F - FRONT LOT	35	165/0	180	11500%	180	\$7,250.00	\$7,250.00	0.1326

**SALES**

Sale Date	Sale Amount	Buyer	Conveyance	Notes
12/12/2005	\$170,000.00	BAUMBACH	2070	
11/8/2004	\$160,000.00	DAVIS TINA	1982	
4/16/1998	\$68,500.00		605	

# Preble County, Ohio - Property Record Card, Page 2

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Card: 1

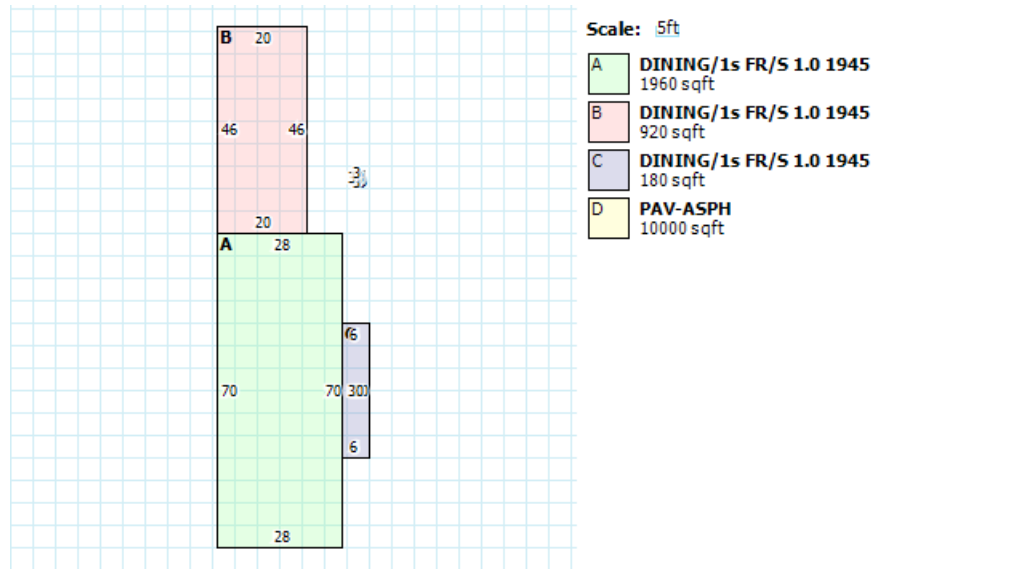
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## SKETCH



## COMMERCIAL - Card 1

Business Name BAUMBACH'S PIT BAR-B-QUE  
 Description DINING  
 Construction AREA  
 # of Floors 0  
 Price Code 430.000  
 Height 0  
 Length 70  
 Width 28  
 Area 1960  
 Year Built 1945  
 Value \$81,540.00  
 Grade A  
 Condition G  
 HVAC  
 Exterior Wall  
 Framing  
 Roofing  
 Window  
 Foundation  
 Canopy  
 Doors  
 Plumbing

## COMMERCIAL DETAIL - Card 1

Description	Construction	Area	Year Built	Condition	Value
AREA		920	1945	G	\$38,270
AREA		180	1945	G	\$7,490

## YARD ITEMS - Card 1

Description	Construction	Area	Year Built	Condition	Value
A PAVING: ASPHALT		10000	1960	F	\$0