

# Property Record Card (Fairfield County, Ohio)

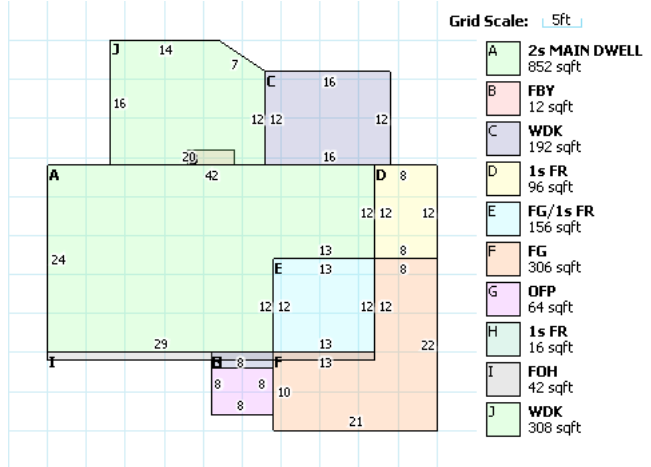
Parcel: 0360330100 Card: 1 of 1

**Owner** WEAVER MELVIN E & DOROTHY TRUSTEES WEAVER REV TRUST  
**Address** 13601 CAPETOWN AVE NW  
**Land Use** (510) R - SINGLE FAMILY DWELLING, PLATTE  
**Class** RESIDENTIAL  
**Legal Description** EASTWOOD VILLAGE SEC 3 LOT 47

## MAP



## SKETCH



## RESIDENTIAL

|                            |                |                |                              |
|----------------------------|----------------|----------------|------------------------------|
| Building Style             | COLONIAL       | FullBaths      | 2                            |
| Sq.Ft.                     | 2026           | Half Baths     | 1                            |
| Year Built                 | 1980           | Basement       | FULL                         |
| Stories                    | 2              | Basement Area  | 618                          |
| Exterial Wall              | ALUMINUM/VINYL | Rec Room Area  | 0                            |
| Rooms                      | 8              | Heat Fuel Type | GAS                          |
| Bedrooms                   | 4              | Heat/Cool      | CENTRAL HEAT / AIR CONDITION |
| Family Rooms               | 0              | Attic          | NONE                         |
| Fireplace Openings(Stacks) | 1(1)           | Trim           | 300                          |

## LAND

| Desc.         | Front | Depth | Acreage | SqFt | Value    |
|---------------|-------|-------|---------|------|----------|
| BUILDING SITE | 80    | 152   | N/A     | N/A  | \$43,010 |

## VALUATION

|                | Appraised | Assessed |
|----------------|-----------|----------|
| Land Value     | \$43,010  | \$15,050 |
| Building Value | \$170,570 | \$59,700 |
| Total Value    | \$213,580 | \$74,750 |
| CAUV Value     |           | \$0      |
| Taxable Value  |           | \$74,750 |

## PERMITS

## IMPROVEMENTS

## SALES

| Date       | Buyer                              | Seller          | Price         | Validity        |
|------------|------------------------------------|-----------------|---------------|-----------------|
| 11/26/1996 | WEAVER MELVIN E & DOROTHY TRUSTEES | WEAVER MELVIN E | \$0.00        | 8 - UNVALIDATED |
| 6/10/1993  | WEAVER MELVIN E                    | GREEN ROBERT J  | \$130,000.000 | - VALID         |

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**DWELLING COMPUTATIONS**

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|                   |         |                |         |
|-------------------|---------|----------------|---------|
| Base Price        | 151,970 | % Good         | 66      |
| Plumbing          | 4,500   | Market Adj.    |         |
| Basement          | 0       | Functional     |         |
| Heating           | 5,330   | Economic       |         |
| Attic             | 0       | % Complete     |         |
| Other Features    | 30,000  | C&D Factor     |         |
|                   |         | Adj. Factor    | 1       |
| Subtotal          | 239,300 | Additions      | 42,700  |
| Ground Floor Area | 852     | Dwelling Value | 170,570 |
| Total Living Area | 2,026   |                |         |

Building Notes

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**OUTBUILDING DATA**

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| Type | YrBlt | EffYr | Size | Area | Gr | Qty | ModCd | PH | FV | %Comp | Value |
|------|-------|-------|------|------|----|-----|-------|----|----|-------|-------|
|------|-------|-------|------|------|----|-----|-------|----|----|-------|-------|