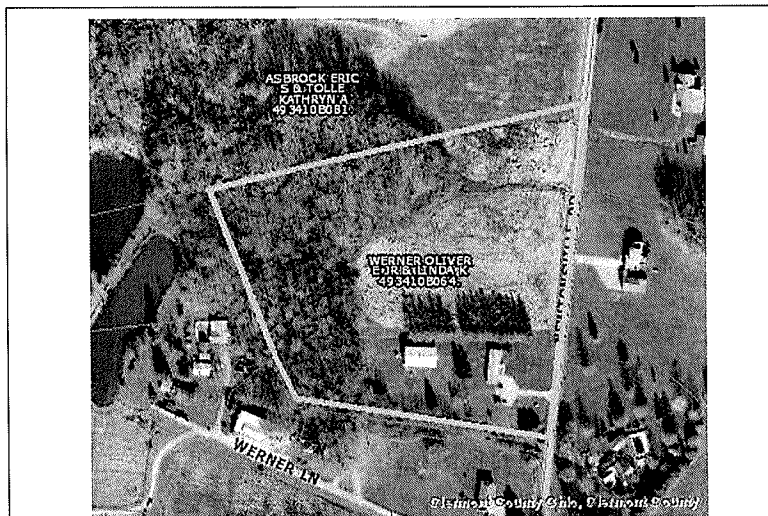


## MAP

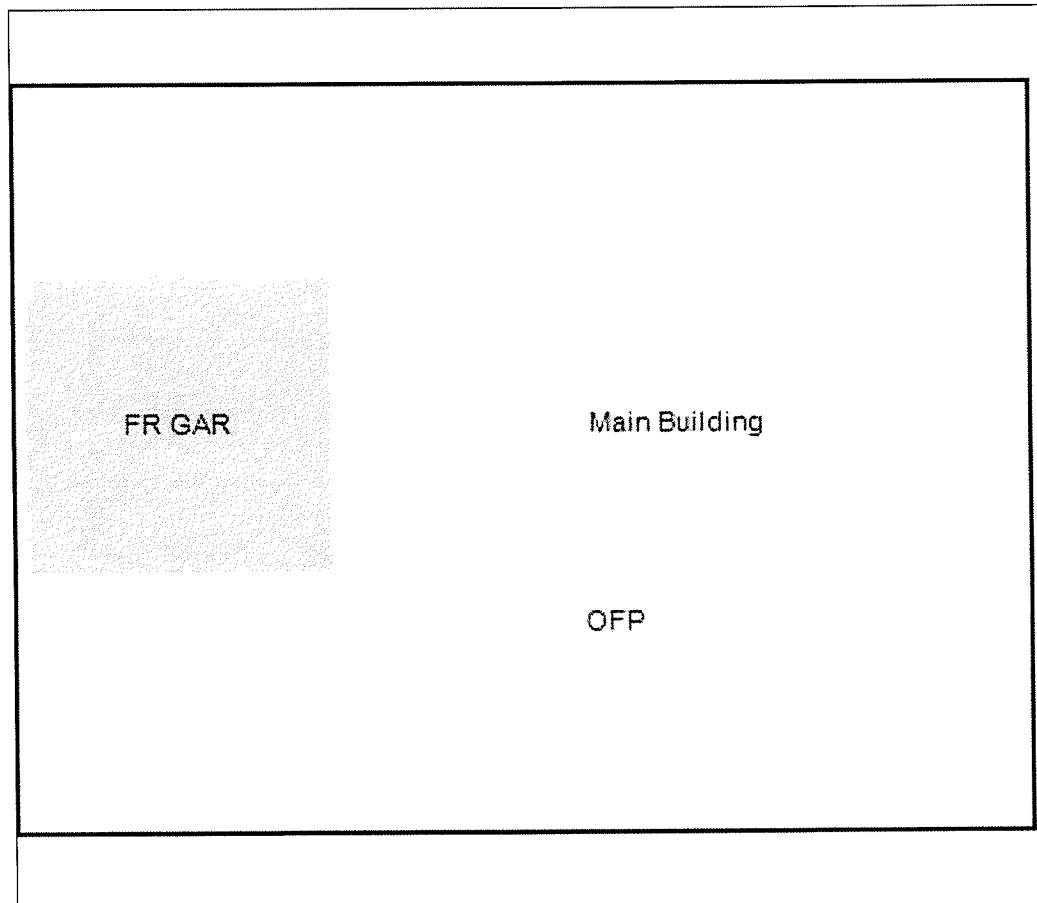


## PHOTO



493410B064. 03/12/2019

## SKETCH



## Sketch Legend

0 Main Building 1404 Sq. Ft.  
1 FR GAR - 13:FR GR FRAME  
GARAGE 576 Sq. Ft.  
2 OFF - 11:OFF OPEN FRAME  
PORCH 72 Sq. Ft.  
1 - 4 SIDES CLOSED, METAL P  
BLDG 3240 Sq. Ft.  
2 - FRAME UTILITY SHED 144 Sq.  
Ft.

PARID: 493410B064.

WERNER OLIVER E JR &amp; LINDA K

6025 NEWTONSVILLE RD

## Parcel

Address 6025 NEWTONSVILLE RD  
 Unit #  
 Class RESIDENTIAL  
 Land Use Code 510-R - SINGLE FAMILY DWELLING, PLATTED LOT  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Tax Roll RP\_OH  
 Neighborhood 03921R49  
 Total Acres 10.73  
 Taxing District 49  
 District Name WAYNE TWP / CLERMONT NE LSD  
 Gross Tax Rate 59.6  
 Effective Tax Rate 40.923613  
 Non-Business Credit 9.5713  
 Owner Occupancy Credit 2.3928

## Owner

Owner 1 WERNER OLIVER E JR & LINDA K  
 Owner 2

## Tax Mailing Name and Address

Mailing Name 1 WERNER OLIVER E JR & LINDA K  
 Mailing Name 2  
 Address 1 6025 NEWTONSVILLE RD  
 Address 2  
 Address 3 GOSHEN OH 45122  
 Mortgage Company  
 Mortgage Company Name

## Legal

Legal Desc 1  
 Legal Desc 2  
 Legal Desc 3

## Taxes Charged

| Tax Roll | Delq Taxes | 1ST Taxes  | 2ND Taxes  | Total Charged |
|----------|------------|------------|------------|---------------|
| RP_OH    | \$0.00     | \$1,829.13 | \$1,829.10 | \$3,658.23    |

## Taxes Due

| Tax Roll | Delq Taxes | 1ST Taxes | 2ND Taxes  | Total Due  |
|----------|------------|-----------|------------|------------|
| RP_OH    | \$0.00     | \$0.00    | \$1,829.10 | \$1,829.10 |

## Homestead Credits

Homestead Exemption NO  
 Owner Occupancy Credit NO

PARID: 493410B064.

WERNER OLIVER E JR &amp; LINDA K

6025 NEWTONSVILLE RD

Residential

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|                    |                |
|--------------------|----------------|
| Stories            | 1              |
| Construction       | ALUMINUM/VINYL |
| Style              | MODULAR        |
| Square Feet        | 1404           |
| Basement           | FULL           |
| Attic              | NONE           |
| PCT Complete       | 100            |
| Year Built         | 1999           |
| Year Remodeled     |                |
| Bedrooms           | 3              |
| Full Baths         | 2              |
| Half Baths         |                |
| Family Rooms       |                |
| Unfinished Area    |                |
| Rec Room           |                |
| Finished Basement  |                |
| WBFP Stacks        |                |
| Fireplace Openings |                |
| Prefab Fireplace   |                |
| Heat System        | CENTRAL A/C    |

PARID: 493410B064.

WERNER OLIVER E JR &amp; LINDA K

6025 NEWTONSVILLE RD

## Sales/Transfers

1 of 4

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|                |                              |
|----------------|------------------------------|
| Sale Date      | 11-OCT-2007                  |
| Sale Type      | LAND & BUILDING              |
| Sale Amount    |                              |
| Deed Book/Page | 2089/961                     |
| Trans #        | E2302                        |
| Source         | OTHER - DEED OR OTHER SOURCE |
| Seller         | WERNER OLIVER E JR           |
| Buyer          | WERNER OLIVER E JR & LINDA K |

## Sales History

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| Date      | Amount | Seller                  | Buyer                        |
|-----------|--------|-------------------------|------------------------------|
| 11-OCT-07 |        | WERNER OLIVER E JR      | WERNER OLIVER E JR & LINDA K |
| 09-OCT-06 |        | WERNER OLIVER E TRUSTEE | WERNER OLIVER E JR           |
| 05-NOV-99 |        | WERNER OLIVER & GANELLE | WERNER OLIVER E TRUSTEE      |
| 05-NOV-99 |        | WERNER OLIVER E TRUSTEE | WERNER OLIVER E TRUSTEE      |

**PARID: 493410B064.**  
**WERNER OLIVER E JR & LINDA K**

**6025 NEWTONSVILLE RD**

Other Building and Yard Improvements

| Code | Description | Year Built | Effective Year | Condition | Width | Length | Area | Units | Make | Model |
|------|-------------|------------|----------------|-----------|-------|--------|------|-------|------|-------|
| RS1  | SHED (ALL)  | 2009       |                | AVERAGE   | 12    | 12     | 144  | 1     |      |       |
| AP1  | POLE BLDG   | 1982       |                | AVERAGE   | 45    | 72     | 3240 | 1     |      |       |

PARID: 493410B064.

WERNER OLIVER E JR &amp; LINDA K

6025 NEWTONSVILLE RD

## Value History

| Tax Year | Tax Roll | Land      | Building  | Total     | CAUV     |
|----------|----------|-----------|-----------|-----------|----------|
| 1995     | RP_OH    | \$12,600  | \$12,400  | \$25,000  | \$2,450  |
| 1996     | RP_OH    | \$13,950  | \$12,000  | \$25,950  | \$1,710  |
| 1997     | RP_OH    | \$13,950  | \$12,000  | \$25,950  | \$1,710  |
| 1998     | RP_OH    | \$13,950  | \$12,000  | \$25,950  | \$1,710  |
| 1999     | RP_OH    | \$17,440  | \$12,000  | \$29,440  | \$3,300  |
| 2000     | RP_OH    | \$33,310  | \$49,390  | \$82,700  | \$20,730 |
| 2001     | RP_OH    | \$33,310  | \$105,360 | \$138,670 | \$20,730 |
| 2002     | RP_OH    | \$37,460  | \$108,770 | \$146,230 | \$19,860 |
| 2003     | RP_OH    | \$37,460  | \$108,770 | \$146,230 | \$19,860 |
| 2004     | RP_OH    | \$37,460  | \$108,770 | \$146,230 | \$19,860 |
| 2005     | RP_OH    | \$42,700  | \$123,990 | \$166,690 | \$21,490 |
| 2006     | RP_OH    | \$42,700  | \$123,990 | \$166,690 | \$21,490 |
| 2007     | RP_OH    | \$42,700  | \$123,990 | \$166,690 | \$21,490 |
| 2008     | RP_OH    | \$47,400  | \$127,500 | \$174,900 | \$26,820 |
| 2009     | RP_OH    | \$47,400  | \$127,500 | \$174,900 | \$26,820 |
| 2010     | RP_OH    | \$47,400  | \$127,500 | \$174,900 | \$26,820 |
| 2011     | RP_OH    | \$47,400  | \$106,500 | \$153,900 | \$33,180 |
| 2012     | RP_OH    | \$47,400  | \$106,500 | \$153,900 | \$33,180 |
| 2013     | RP_OH    | \$47,400  | \$106,500 | \$153,900 | \$33,180 |
| 2014     | RP_OH    | \$60,900  | \$115,900 | \$176,800 | \$45,500 |
| 2015     | RP_OH    | \$55,300  | \$115,900 | \$171,200 | \$41,630 |
| 2016     | RP_OH    | \$55,300  | \$115,900 | \$171,200 | \$41,630 |
| 2017     | RP_OH    | \$63,600  | \$142,600 | \$206,200 | \$32,840 |
| 2018     | RP_OH    | \$63,600  | \$142,600 | \$206,200 | \$32,840 |
| 2019     | RP_OH    | \$63,600  | \$142,600 | \$206,200 | \$32,840 |
| 2020     | RP_OH    | \$69,100  | \$64,900  | \$134,000 | \$33,030 |
| 2021     | RP_OH    | \$69,100  | \$64,900  | \$134,000 | \$33,030 |
| 2022     | RP_OH    | \$109,900 | \$69,200  | \$179,100 | \$0      |

**PARID: 493410B064.****WERNER OLIVER E JR & LINDA K****6025 NEWTONSVILLE RD***Appraised Value 2022 (100%)*

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|                |           |
|----------------|-----------|
| Land Value     | \$109,900 |
| Building Value | \$69,200  |
| Total Value    | \$179,100 |
| CAUV           | \$0       |

*Assessed Value 2022 (35%)*

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|                |          |
|----------------|----------|
| Land Value     | \$38,470 |
| Building Value | \$24,220 |
| Total Value    | \$62,690 |
| CAUV           | \$0      |

**PROFILE**

|                      |                              |                         |                                |
|----------------------|------------------------------|-------------------------|--------------------------------|
| <b>Parcel:</b>       | 493410B064.                  | <b>Land Use Code:</b>   | 510                            |
| <b>Alternate ID:</b> |                              | <b>LUC Description:</b> | RESIDENTIAL                    |
| <b>Address:</b>      | 6025 NEWTONSVILLE RD         | <b>District:</b>        | 49                             |
| <b>Owner</b>         | WERNER OLIVER E JR & LINDA K | <b>NBHD:</b>            | 03921R49                       |
|                      |                              | <b>Tax District:</b>    | WAYNE TWP / CLERMONT NE<br>LSD |
| <b>Mailing</b>       | 6025 NEWTONSVILLE RD         | <b>Land Acres:</b>      | 10.73                          |
|                      | GOSHEN OH 45122              |                         |                                |
| <b>Description:</b>  |                              |                         |                                |

**VALUE SUMMARY**

|                            |        |                           |
|----------------------------|--------|---------------------------|
| <b>Appraised Land:</b>     | 109900 | <b>Assessed Land:</b>     |
| <b>Appraised Building:</b> | 69200  | <b>Assessed Building:</b> |
| <b>Total:</b>              | 179100 | <b>Assessed Total:</b>    |

**PRIMARY RESIDENTIAL CARD**

|                      |                |                      |             |                         |     |
|----------------------|----------------|----------------------|-------------|-------------------------|-----|
| <b>Card:</b>         | 1              | <b>Basement:</b>     | FULL        | <b>Fireplace Pref.:</b> |     |
| <b>Stories:</b>      | 1              | <b>Square Feet:</b>  | 1404        | <b>Basement Gar.:</b>   |     |
| <b>Construction:</b> | ALUMINUM/VINYL | <b>HT/AC:</b>        | CENTRAL A/C | <b>Fireplace OP/ST:</b> |     |
| <b>Style:</b>        | MODULAR        | <b>Fuel:</b>         | ELECTRIC    | <b>Grade:</b>           | D+  |
| <b>Year Built:</b>   | 1999           | <b>Attic:</b>        | NONE        | <b>Cond (CDU):</b>      | AV  |
| <b>Year Remod.:</b>  |                | <b>Fin Basement:</b> |             | <b>% Complete:</b>      | 100 |
| <b>Total Rooms:</b>  | 6              | <b>Rec Room:</b>     |             | <b>Family Room:</b>     |     |
| <b>Bedrooms:</b>     | 3              | <b>Half Bath:</b>    |             |                         |     |
| <b>Full Bath:</b>    | 2              |                      |             |                         |     |

**COMMERCIAL CARD**

|                        |                         |
|------------------------|-------------------------|
| <b>Year Built:</b>     | <b>Gross Flr. Area:</b> |
| <b>Eff. Yr. Built:</b> |                         |
| <b>Units:</b>          |                         |

**SALES HISTORY**

| <b>Date</b> | <b>Book-Page</b> | <b>Seller</b>           | <b>Buyer</b>                 | <b>Amount</b> |
|-------------|------------------|-------------------------|------------------------------|---------------|
| 11-OCT-2007 | 2089--961        | WERNER OLIVER E JR      | WERNER OLIVER E JR & LINDA K |               |
| 09-OCT-2006 | 2013--1232       | WERNER OLIVER E TRUSTEE | WERNER OLIVER E JR           |               |
| 05-NOV-1999 | --               | WERNER OLIVER E TRUSTEE | WERNER OLIVER E TRUSTEE      |               |
| 05-NOV-1999 | --               | WERNER OLIVER & GANELLE | WERNER OLIVER E TRUSTEE      |               |

PARID: 493410B064.

WERNER OLIVER E JR &amp; LINDA K

6025 NEWTONSVILLE RD

## Tax History

| Year | Project Number | Delinquent Amount | 1st Half Amount | 2nd Half Amount | Total      |
|------|----------------|-------------------|-----------------|-----------------|------------|
| 1995 | REAL           | \$0.00            | \$90.87         | \$90.87         | \$181.74   |
| 1996 | REAL           | \$0.00            | \$79.87         | \$79.87         | \$159.74   |
| 1997 | REAL           | \$0.00            | \$80.94         | \$80.94         | \$161.88   |
| 1998 | REAL           | \$0.00            | \$85.72         | \$85.72         | \$171.44   |
| 1999 | REAL           | \$0.00            | \$94.19         | \$94.19         | \$188.38   |
| 2000 | FARM           | \$0.00            | \$21.94         | \$21.94         | \$43.88    |
| 2000 | REAL           | \$0.00            | \$431.02        | \$431.02        | \$862.04   |
| 2001 | REAL           | \$0.00            | \$802.75        | \$802.70        | \$1,605.45 |
| 2002 | REAL           | \$0.00            | \$787.20        | \$787.20        | \$1,574.40 |
| 2003 | REAL           | \$0.00            | \$801.52        | \$801.52        | \$1,603.04 |
| 2004 | REAL           | \$0.00            | \$796.40        | \$796.40        | \$1,592.80 |
| 2005 | REAL           | \$0.00            | \$867.28        | \$867.28        | \$1,734.56 |
| 2006 | REAL           | \$0.00            | \$881.28        | \$881.28        | \$1,762.56 |
| 2007 | REAL           | \$0.00            | \$903.39        | \$903.39        | \$1,806.78 |
| 2008 | REAL           | \$0.00            | \$956.42        | \$956.42        | \$1,912.84 |
| 2009 | REAL           | \$0.00            | \$958.68        | \$958.68        | \$1,917.36 |
| 2010 | REAL           | \$0.00            | \$1,042.61      | \$1,042.61      | \$2,085.22 |
| 2011 | REAL           | \$0.00            | \$1,002.74      | \$1,002.74      | \$2,005.48 |
| 2012 | REAL           | \$0.00            | \$998.21        | \$998.21        | \$1,996.42 |
| 2013 | REAL           | \$0.00            | \$965.39        | \$965.39        | \$1,930.78 |
| 2014 | REAL           | \$0.00            | \$1,056.58      | \$1,056.58      | \$2,113.16 |
| 2015 | REAL           | \$0.00            | \$1,031.44      | \$1,031.44      | \$2,062.88 |
| 2016 | REAL           | \$0.00            | \$1,079.63      | \$1,079.63      | \$2,159.26 |
| 2017 | REAL           | \$0.00            | \$1,151.48      | \$1,151.48      | \$2,302.96 |
| 2018 | REAL           | \$0.00            | \$1,150.91      | \$1,150.91      | \$2,301.82 |
| 2019 | REAL           | \$0.00            | \$1,150.51      | \$1,150.51      | \$2,301.02 |
| 2020 | REAL           | \$0.00            | \$634.38        | \$634.38        | \$1,268.76 |
| 2021 | REAL           | \$0.00            | \$634.76        | \$634.76        | \$1,269.52 |

PARID: 493410B064.

WERNER OLIVER E JR &amp; LINDA K

6025 NEWTONSVILLE RD

## Tax Summary

| Rolltype | Effective Year | Project | Cycle | Original Charge | Adjustments | Payments    | Total      |
|----------|----------------|---------|-------|-----------------|-------------|-------------|------------|
| RP_OH    | 2022           |         | 1     | \$1,159.98      | \$669.15    | -\$1,829.13 | \$ .00     |
| RP_OH    | 2022           |         | 2     | \$1,159.98      | \$669.12    | \$ .00      | \$1,829.10 |
| Total:   |                |         |       | \$2,319.96      | \$1,338.27  | -\$1,829.13 | \$1,829.10 |

## Adjustment Description

| Prior Year | Effective Date | Form  | Reason                        |
|------------|----------------|-------|-------------------------------|
| 2022       | 10-OCT-22      | 38231 | 22TY NO INCOME PROOF PROVIDED |

## Full Year Charges as of Duplicate

|                                  |             |
|----------------------------------|-------------|
| Original Charge                  | \$3,736.36  |
| Reduction                        | -\$1,170.84 |
| Adjusted Charge                  | \$2,565.52  |
| Non Business Credit              | -\$245.56   |
| Homestead Exemption              | \$ .00      |
| Owner Occupancy Credit           | \$ .00      |
| Farm Recoupment                  | \$1,338.27  |
| Total Full Year Real Estate Only | \$3,658.23  |
| Special Assessment               | \$ .00      |
| Total Full Year Current Charges  | \$3,658.23  |

## 1st Half Current Charges (includes adjustments)

|                                 |            |
|---------------------------------|------------|
| Original Charge                 | \$1,868.18 |
| Reduction                       | -\$585.42  |
| Adjusted Charge                 | \$1,282.76 |
| Non Business Credit             | -\$122.78  |
| Homestead Exemption             | \$ .00     |
| Owner Occupancy Credit          | \$ .00     |
| Penalty                         | \$ .00     |
| Farm Recoupment                 | \$669.15   |
| Total 1st Half Real Estate Only | \$1,829.13 |
| Special Assessment              | \$ .00     |
| Total 1st Half Current Charges  | \$1,829.13 |

## 2nd Half Current Charges (includes adjustments)

|                                 |            |
|---------------------------------|------------|
| Original Charge                 | \$1,868.18 |
| Reduction                       | -\$585.42  |
| Adjusted Charge                 | \$1,282.76 |
| Non Business Credit             | -\$122.78  |
| Homestead Exemption             | \$ .00     |
| Owner Occupancy Credit          | \$ .00     |
| Penalty                         | \$ .00     |
| Farm Recoupment                 | \$669.12   |
| Total 2nd Half Real Estate Only | \$1,829.10 |
| Special Assessment              | \$ .00     |
| Total 2nd Half Current Charges  | \$1,829.10 |

Delinquent Charges

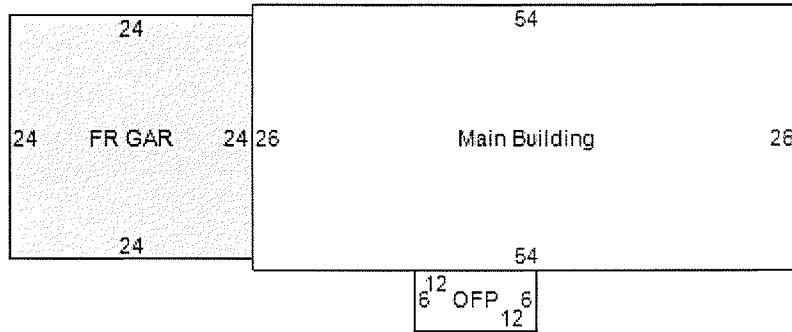
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|                                       |        |
|---------------------------------------|--------|
| Original Delinquent                   | \$ .00 |
| Original Interest                     | \$ .00 |
| Total Original Delinquent Real Estate | \$ .00 |
| Only                                  |        |
| Special Assessment Delq               | \$ .00 |
| Special Assessment Interest           | \$ .00 |
| Total Original Delinquent             | \$ .00 |
| Current Delinquent                    | \$ .00 |
| Current Interest                      | \$ .00 |
| Total Current Delinquent Real Estate  | \$ .00 |
| Only                                  |        |
| Special Assessment Delq+int           | \$ .00 |
| Total Current Delinquent              | \$ .00 |

PARID: 493410B064.

WERNER OLIVER E JR &amp; LINDA K

6025 NEWTONSVILLE RD



| Item                              | Area |
|-----------------------------------|------|
| Main Building                     | 1404 |
| FR GAR - 13:FR GR FRAME GARAGE    | 576  |
| - 4 SIDES CLOSED, METAL POLE BLDG | 3240 |
| OFP - 11:OFP OPEN FRAME PORCH     | 72   |
| - FRAME UTILITY SHED              | 144  |

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