

Preble County, Ohio - Property Record Card, Page 1

Parcel: L39823620000003000

Map Number: L39-36-200

GENERAL PARCEL INFORMATION

Owner BAUMBACH THOMAS H & WENDY L
 Property Address 2580 LEXINGTON RD
 Mailing Address BAUMBACH THOMAS H
 2580 LEXINGTON RD
 EATON OH 45320
 Land Use 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES
 Legal Description NE COR NE

 School District EATON SD
 Tax District L39 Washington Twp. - Eaton City School District

VALUATION

	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$145,100.00	\$50,790.00
Total Value	\$170,100.00	\$59,540.00
Taxable Value		\$59,540.00
Net Annual Tax:		\$1,692.30
Tot Amt Collected:		(\$895.82)

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
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Totals:

LAND

Code	Frontage	Depth	Rate	Total	Value	Acres
RD - ROAD	0	0/0	0	\$0.00	\$0.00	0.069
HS - HOME SITE	0	0/0	23700	\$23,700.00	\$23,700.00	1
SM - SMALL ACREAGE	0	0/0	9000	\$1,300.00	\$1,300.00	0.143

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
1/3/2012	\$88,000.00	BAUMBACH THOMAS H &	2	
10/11/2007	\$0.00	WOODBURY CHARLES L &	1592	
	\$0.00	WOODBURY CHARLES L &	0	

COMMENTS

Type	Description
Transfer	RECORD:
Front of Card	REVAL 17 MAILER- ADDED A/C, ADDED GAS FIREPLACE, RMVD 3 FIX BTH, RMV #1:2 AND #1:3 PP'S
Transfer	Number of parcels this sale: 0
Transfer	RECORD:
Administrative	OFC FM 1999 - CORRECTING ACREAGE & R/W PER DEED 7-15-99 REM

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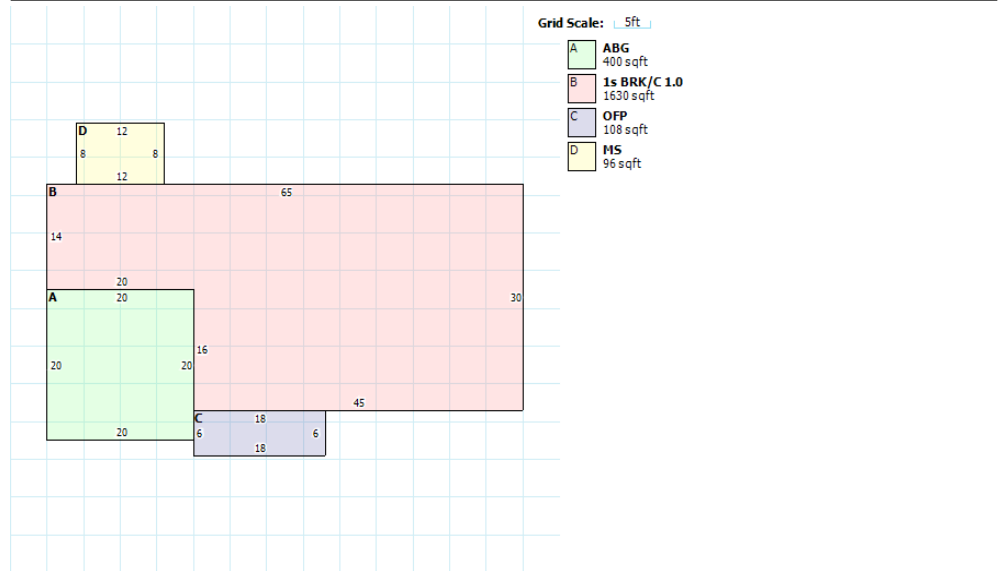
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RESIDENTIAL

Number Of Stories 1
 Year Built 1971
 Year Remodelled
 Grade C
 Condition A
 Occupancy SINGLE FAMILY
 Construction BRICK
 RoofType GABLE
 RoofMaterial SHINGLES
 Total Area 1630
 Living Area 1630
 Finished Basement Area 0
 Air Conditioned Area 1630
 Unheated Area 0
 Total Rooms 6
 Total Bedrooms 3
 Total Full Baths (Including Base Plumbing) 1
 Total Half Baths 1
 Extra Plumbing Fixtures 0
 Value \$135,000.00

SKETCH



RESIDENTIAL DETAIL

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
1	1630	BRK	6	3	1	1	1

IMPROVEMENTS

Description	Stories	Area	Grade	Year Built	Value
PB POLE BUILDING		1200	C	1993	\$10,100