Washington County, Ohio - Property Record Card, Page 1 Parcel: 240031688000

GENERAL PARC	CEL INFORMATION		MAP
Owner	HENSLER JAMES PAUL & MC BRIDE M ISTY		240024712100
Property Address	645 PHILLIPS ST		240011040g0 / 240018392000 - 240008
Mailing Address	645 PHILLIPS ST		24002470400
Owner Address	ISTY		240624700,000
	645 PHILLIPS ST		
Land Use	520 2-FAM DWELLING		
Legal Description	BLK 19 LOT 326 NORWOOD 2N D ADD		240000516000 240006936000
			621 529 40019618000 240019618000 240031682000 05 05
VALUATION			40031688040 240031688040 240087140
	Appraised	Assessed	337 41 2400\$7800000

	Appraised	Assessed		
Land Value	\$13,400.00	\$4,690.00		
Improvements Value	\$72,200.00	\$25,270.00		
Total Value	\$85,600.00	\$29,960.00		
CAUV Value	\$0.00	\$0.00		
Taxable Value	\$29,960.00			



LAND						
Description	Acreage/FrontaEffective		Depth Depth Factor		Actual Value	
FRONT LOT	0	50	145	110	13400	

AGRICULTURAL	
AGRICULIURAL	
Soil Code	

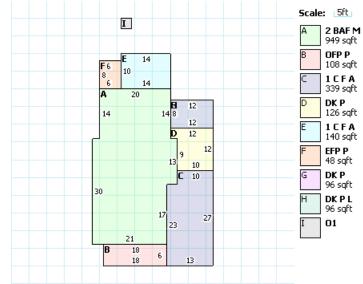
Acreage

SALES					ТАХ	
Sale Number	Sale Date	Sale Price	Sale Type	Buyer	Gross Charge	\$1,922.54
0000487	5/7/2004	53000	1WD	HENSLER JAMES PAUL &	Reduction Factor 10% Rollback	(\$712.88)
0000298	2/12/1998	0	2ED	HAYNES DARREL A	2.5% Homesite Rollback	(\$120.02) \$0.00
0001096	10/21/1996	0	2JS	HAYNES ROSELLYN &	Homestead Reduction	\$0.00
0000129	1/29/1996	0	1WD	HAYNES ROSELLYN	Penalties And Adjustments Net Annual Tax	\$0.00
0000530	5/30/1995	35000	1SH		Net Annual Tax	\$1,095.64
0000727	7/22/1991	45000	1WD	SECRETARY OF HOUSING		

Washington County, Ohio - Property Record Card, Page 2 Parcel: 240031688000 Card: 0

GENERAL PARCEL INFORMATION SKETCH HENSLER JAMES PAUL & MC BRIDE M ISTY Owner Property Address 645 PHILLIPS ST Ι Mailing Address 645 PHILLIPS ST **Owner Address** ISTY F 14 645 PHILLIPS ST F6 10 8 Land Use 520 2-FAM DWELLING 14 Legal Description BLK 19 LOT 326 NORWOOD 2N D ADD A 20 14 8 14 D VALUATION 19 13 Appraised Assessed 30

Land Value	\$13,400.00	\$4,690.00
Improvements Value	\$72,200.00	\$25,270.00
Total Value	\$85,600.00	\$29,960.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$29,9	60.00



IMPROVEM	IENTS						RESIDENTIA	L DETAIL				
Building Type		Area	Rate	Grade	Year Built	Value		Basement	First Fl	Partial Upper Fl	Full Upper Fl	Attic
DWELLING	2 BAF	1428	0	C+1	0	\$71,770.00	Area (F/Un)	0/949	1428	0	949	0/949
GAR-FR	+SV F	432	0		1930	\$430.00	Value Plaster/Drywall	\$15,200.00	\$65,200.00 X	\$0.00	\$32,700.00 X	\$3,800.00
							Paneling		X		X	
							Fiberboard	Х				Х
							Unfinished					
							Wood Joist Fire-Resist					
							Fire-Proof					
							Hardwood		Х		Х	
							Pine					
RESIDENT	IAL						Carpet					
Year Built						0	Concrete	Х				
Number of Sto						2	Tile/Linoleum Rooms	0	0	0	2	0
Total Living Ar	ea					2377	Bedrooms	0 0	9 3	0	2	0
Total Rooms: Total Bedroom	ne -					11 3	Family Rooms	Ő	0	0	0	Õ
Total Baths	15					2	Dining Rooms	0	0	0	0	0
Total Family R	ooms					0	Insulation					
,							Central Air		Х			
							Heat Pump	٨				
							Central Heat Plumbing	A 0	2	0	0	0
							i lamong	0	2	0	0	0