

## Property Record Card - Sandusky County, Ohio

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| General Parcel Information |   |
|----------------------------|---|
| Parcel                     | 34-50-00-1368-00                            |
| Owner                      | STETZEL, BERNADINE C & FREDERICK P TRSTEEES |
| Address                    | 1002 BIRCHARD AVE                           |
| Mailing Address Line 1     | STETZEL, BERNADINE C                        |
| Mailing Address Line 2     | 1002 BIRCHARD AVE                           |
| Mailing Address Line 3     | FREMONT OH 43420                            |
| Land Use                   | 510 - SINGLE FAMILY DWLG OWNER OCCUP        |
| Legal Description          | 1368 & 1369                                 |
| Tax District               | 34  |
| School District            | FREMONT CSD                                 |
| Township                   |   |
| City                       | CITY OF FREMONT                             |

| Valuation Details    |                     |                              |                             |                      |                     |               |
|----------------------|---------------------|------------------------------|-----------------------------|----------------------|---------------------|---------------|
| Appraised Land Value | Assessed Land Value | Appraised Improvements Value | Assessed Improvements Value | Appraised CAUV Value | Assessed CAUV Value | Taxable Value |
| \$57,500             | \$20,130            | \$163,100                    | \$57,090                    | \$0                  | \$0                 | \$77,220      |

| Land Details     |         |       |          |              |          |
|------------------|---------|-------|----------|--------------|----------|
| Land Type        | Acreage | Depth | Frontage | Depth Factor | Value    |
| L1 - Regular Lot | 0.5298  | 157   | 147      | 113          | \$57,510 |

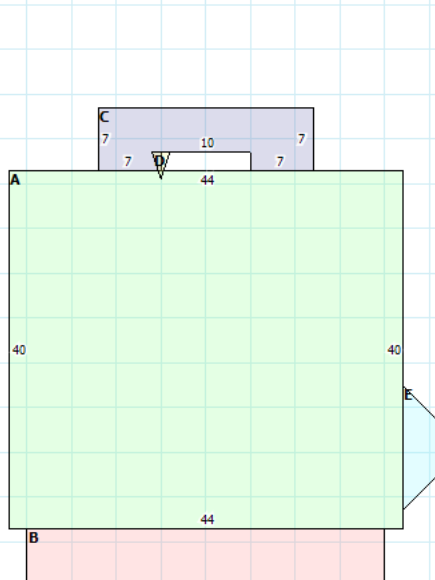
| Agricultural Details                  |            |           |       |       |
|---------------------------------------|------------|-----------|-------|-------|
| Soil Type                             | Land Usage | Land Type | Acres | Value |
| No Agricultural Information Available |            |           |       |       |

| Sales Details |                           |                          |       |
|---------------|---------------------------|--------------------------|-------|
| Date          | Buyer                     | Seller                   | Price |
| 8/1/1993      | STETZEL, BERNADINE C & FR | STETZEL, FREDERICK P. AN | \$0   |
| 12/1/1991     | STETZEL, FREDERICK P. AN  | Unknown                  | \$0   |

| Card 1 - Residential |               |                        |              |                        |    |
|----------------------|---------------|------------------------|--------------|------------------------|----|
| Building Style       | CONVENTIONAL  | Finished Area          | 4454         | Rooms                  | 13 |
| Year Built           | 1900          | First Floor Area       | 1820         | Bedrooms               | 8  |
| Stories              | 2             | Half Floor Area        | 0            | Family Rooms           | 0  |
| Basement             | FULL BSMT     | Upper Floor Area       | 1760         | Full Baths             | 2  |
| Heating              | BASE          | Finished Basement Area | 0            | Half Baths             | 2  |
| Cooling              | CENTRAL       | Exterior Wall          | FRAME/SIDING | No. Fireplace Openings | 2  |
| Attic                | FULL FINISHED | No. Fireplace Stacks   | 2            |                        |    |

| Card 1 - Additions     |      |            |         |
|------------------------|------|------------|---------|
| Description            | Area | Year Built | Value   |
| PR1-Porch Frame - Open | 240  | 0          | \$5,740 |
| PR1-Porch Frame - Open | 148  | 0          | \$4,020 |

| Card 1 - Improvements |                |            |            |      |         |
|-----------------------|----------------|------------|------------|------|---------|
| Code                  | Description    | Year Built | Dimensions | Area | Value   |
| 83                    | CB W/Liner     | 1910       | 17 x 32    | 544  | \$2,000 |
| 112                   | Det Gar w/Loft | 1984       | 20 x 20    | 400  | \$7,100 |



Scale: 5ft

- A** **A (Fin)/2 s Fr/B**  
1760 sqft
- B** **PR1**  
240 sqft
- C** **PR1**  
148 sqft
- D** **15 FR**  
20 sqft
- E** **1 s Fr/B**  
40 sqft
- F** **O1**
- G** **O2**

SKETCH 34-50-00-1368-00 CARD 1