

Parcel ID: 23-18171

KATIE MOLINE - LUCAS COUNTY AUDITOR

RESIDENTIAL/AGRICULTURAL

Owner: BAUDER CHRISTOPHER M
6047 EVERWOOD RD

Card 1 of 1
Assr #: 03634045

Market Area: 314R
DTE #: 00320 - TOLEDO CITY - WASHINGTON L

Tax Year: 2025
LUC: 510 - 1FAM-PLAT

GENERAL INFORMATION

Topo: Spec Use: 510-1 Family-Plat
Street: 1 - Paved Traffic: 6-Resside
Utilities: 22 - City Water / City Sewer Corner Lot: No
Legal: CHESTNUT ESTATES PL 2 LOT 52



2318171 2/14/2024



ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
07/30/07	5-Estimate	5-Doorhang	243-Nc: Rehab., Fp, Ac, F925		9

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01-Residential Land	54	0	8,637	.1983	1-None	1-None

Total SF: 8,637 Total AC: .1983

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
11/16/05	2007	053163	RES ALT - Res Alt	C - Closd Prmt	100

SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
02/10/20	20100838	1	GW	8 - Unrevd		110,000
11/25/03	03110701	1	WD	0 - Validvac / L&B	2 - Land & Building	134,000
03/18/02	02201374	1	QC	8 - Unrevd	2 - Land & Building	
07/14/98	98203450	1	QC	8 - Unrevd	2 - Land & Building	
05/19/93	93103048	1	ST	8 - Unrevd	2 - Land & Building	87,000

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
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VALUE HISTORY

2025			2024			2023			2022			2021			2020			2019		
CLASS		R	CLASS		R	CLASS		R	CLASS		R	CLASS		R	CLASS		R	CLASS		R
100%	L	34,500	100%	L	34,500	100%	L	28,900	100%	L	28,900	100%	L	28,900	100%	L	24,100	100%	L	24,100
	B	108,200		B	108,200		B	89,100		B	89,100		B	89,100		B	74,000		B	74,000
	T	142,700		T	142,700		T	118,000		T	118,000		T	118,000		T	98,100		T	98,100
35%	L	12,080	35%	L	12,080	35%	L	10,120	35%	L	10,120	35%	L	10,120	35%	L	8,440	35%	L	8,440
	B	37,870		B	37,870		B	31,190		B	31,190		B	31,190		B	25,900		B	25,900
	T	49,950		T	49,950		T	41,310		T	41,310		T	41,310		T	34,340		T	34,340

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DWELLING INFORMATION

Occupancy:	2 - Onefam	Style:	17 - Other - Standard Cdu		
Main SH:	1 - One Story	Max SH:	6 - Two Story		
Attic:	1 - None	Grade:	16 - D+		
Basement:	3 - Part	Condition:	AV - Av		
Construction:	7 - Part Masonry	TLA:	1518		
Fin Basement:	0	Year Built:	1964	Eff Yr:	
Pct Complete:	100	Remodel Year:	2006	Type:	12 - Winddoor

CONDO INFORMATION

Complex #:		Condo Type:	
Unit #:		Level:	
		View:	

INTERIOR CHARACTERISTICS

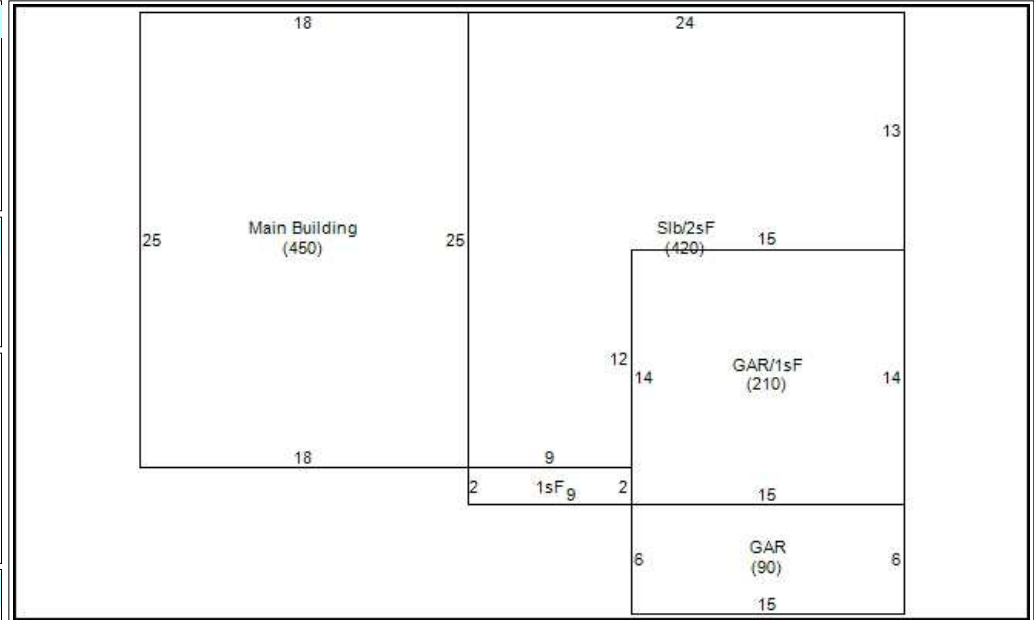
Bedrooms:	3	Full Baths:	2
Total Rooms:	7	Half Baths:	0
HVAC:	C - Forced Air Heat W/C	Additional Fixtures:	2
WB Fire Places:	0		
Gas Fire Places:			
Stacks:	0		

DWELLING CALCULATIONS

Effective Year:		Adjusted Base:	71358	Dwelling RCN:	110220
% Good:		Plumbing:	4200	Total RCN:	110220
% Good Override:		Basement:	4309	RCN/SF:	72.61
C & D:		Heating:	0	Base RCNLD:	78256
C & D Factor:		Attic:	0	Additions RCNLD:	49799
Functional:		Other Features:	0	Total RCNLD:	78256
Reason:		Dwelling Subtotal:	129670	RCNLD/SF:	51.55
Economic:		Base RCN:	110220	Pct Complete:	100
Reason:		Local Multiplier:	1	Dwelling Factor:	1.392
				Dwelling Value:	108930
Roll Pct:	100			Condo Base Value:	
Roll Value:	108930			Condo Adj Value:	

OUTBUILDINGS & YARD ITEMS

LINE	CONDO	CODE	AREA	CONDITION	YEAR BUILT	OBY VALUE
1		SD1 - Shed - R	64	8-Nv	1990	



DWELLING ADDITIONS

LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT
0					450	
1	50-Slb	13-2sF			420	
2		40-GAR	11-1sF		210	
3		40-GAR			90	
4			11-1sF		18	

MEMORANDUM

2007 RHB JFW 7/07*