



PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	MARK LENTZ AND TANYA LENTZ, OR SUCCESS
Owner 2:	TRUSTEES OF THE LENTZ FAMILY TRUST
Owner 3:	
Street 1:	2790 ALLISTON CT
Street 2:	
Twn/City:	COLUMBUS
St/Prov:	OH Cntry Own Occ: N
Postal:	43220-4216 Type:

PREVIOUS OWNER

Owner 1:	LENTZ MARK T -
Owner 2:	TANYA LENTZ -
Street 1:	2790 Alliston Court
Twn/City:	COLUMBUS
St/Prov:	OH Cntry
Postal:	43220

NARRATIVE DESCRIPTION

This Parcel contains 14. ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		11		ACRES EXCESS			0	3,500.	1.000	MW									38,500						38,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	183,000	100	14.000	183,600	366,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 368.17						/Parcel: 368.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	183,000	100	14.	183,600	366,700	366,700	YER	1/26/2018
2017	101	FV	173,100	100	14.	183,600	356,800	356,800	Year End Roll	5/5/2017
2016	101	FV	165,500	100	14.	183,600	349,200	349,200	Year End Roll	2/11/2016
2015	101	FV	99,700	100	14.	188,800	288,600	288,600	year end roll	1/15/2015
2014	101	FV	99,700	100	14.	188,800	288,600	288,600	Year End	8/7/2014
2013	101	FV	101,200	100	14.	188,800	290,100	290,100	COMMITMENT	5/30/2013
2012	101	FV	101,200	100	14.	188,800	290,100	290,100	final value	1/12/2012
2011	101	FV	101,200	100	14.	188,800	290,100	290,100	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LENTZ MARK T,	2474-147		5/29/2018	CONVIENCE		0	No	No		
LEUCHTMANN HUGO	2049-60		4/19/2011	CONVIENCE		0	No	No		
	364-187		2/6/1963			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	MEAS+INSPCTD	500	BOA
12/1/2009	MEASURED	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	14.00000	Total SF/SM:	609840.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	183,555	SpI Credit	Total:	183,600
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