

FT WHITE: ALL BLOCK 30, & THE S
COULTER ST BETWEEN SW WELL ST &
ST. EX N 100 FT.

LACAZE SANDRA KAY
2170 PLANTATION TRL
BELLBROOK, OH 45305

2026

00-00-00-14380-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD OR PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floop	09	PINE WOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	16.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100		1,746	106,034
FOP	80	30		24	1,457
USP	240	35		84	5,101
TOTALS	2,066			1,854	112,592

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,854	83.4200	93.43	173,219	1940	1940	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1746 HX Base Yr 2022													
Diagram showing lot dimensions and area calculations. The lot is irregular with a large central area labeled 'BAS' and two smaller areas labeled 'FOP' and 'USP'. Dimensions are provided for various segments of the lot boundary. Dimensions (clockwise from top-left): 19, 8, 7, 8, 10, 8, 12, 2, 11, 2, 17, 30, 24, 10, 24, 12, 46, 4. Area Calculations: - FOP: 10 x 8 = 80 - USP: 10 x 24 = 240 - BAS: 1746 (Heated Area)													