LOT 6 BLOCK C EASTSIDE VILLAGE U
SW COR OF LOT 6 BLK C E'SIDE VIL
S 19 DEG E ALONG EXTENSION OF W

STEINBERGER THOMAS E/STEINBERGER JO ANN
155 CEDAR HILL LANE
SPRINGBORO, OH 45066

2026

03-4S-17-07592-436

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

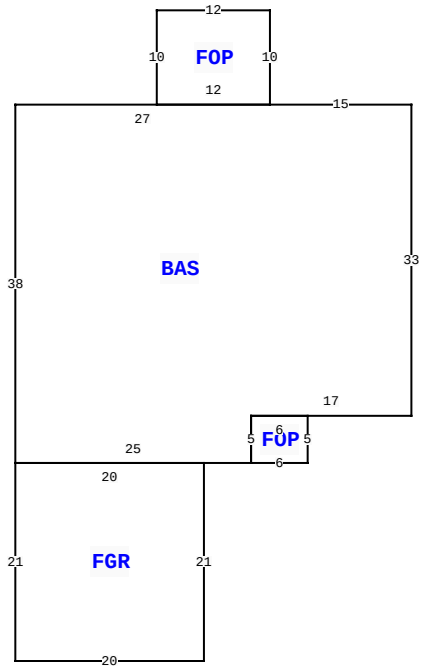
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100		1,511	131,497
FGR	420	55		231	20,103
FOP	30	30		9	783
FOP	120	30		36	3,133
TOTALS	2,081			1,787	155,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,787	107.5140	132.46	236,706	1996	1996	0	0	0	34.30	65.70

1 SINGLE FAM 0% - 0 Heated Area: 1511 HX Base Yr



689 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	155,516
TOTAL MARKET OB/XF VALUE	1,269
TOTAL LAND VALUE - MARKET	30,938
TOTAL MARKET VALUE	187,723
SOH/AGL Deduction	2,564
ASSESSED VALUE	185,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,159
TOTAL JUST VALUE	187,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048796	Remodel	8,350	12/06/2023
32533	REMODEL	250	12/11/2014
11487	SFR	235	08/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1168/0630	2/24/2009	WD	U	I	11	100
GRANTOR: DAVID BERNARD (PR)						
GRANTEE: THOMAS E & JO ANN S						
1168/0628	2/24/2009	WD	U	I	16	60,000
GRANTOR: DAVID BERNARD (PR)						
GRANTEE: THOMAS E & JO ANN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W12 S10 E12$ W27 S38 FGR= S21 E20 N21W20$
E25 FOP= E6 N5 W6 S5$ N5E17 N33$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	579.00	UT	1.50	1.50	100	1996	1996	3	100	869	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,269

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.38	22,500.00	30,937.50	30,938							

REVIEW DATE 02/28/2017 BY DF Total Acres: 0.90 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 09/10/2025 BY SYS