

15-100-1000.000



7/13/2023

Parcel
15-100-1000.000

499 - OTHER COMMERCIAL STR...

Address
739 CO RD 1

PERRY TWP

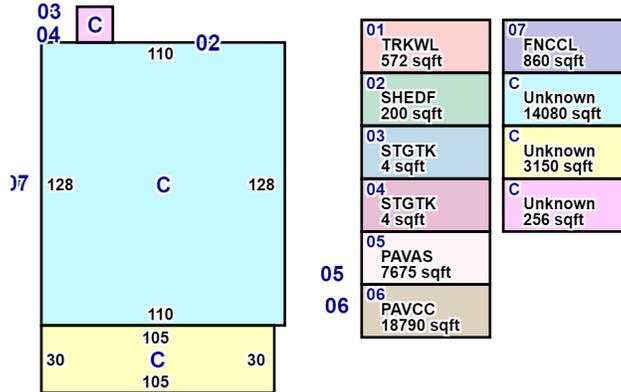
Owner
LIGHTHOUSE PROPERTY MAN...

SOLD: 3/18/2020 \$380,000.00

Appraised
\$367,050.00

ACRES: 1.4000

Sketches



Location

Parcel	15-100-1000.000
Owner	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Address	739 CO RD 1
Municipality	UNINCORPORATED
Township	PERRY TWP
School District	SOUTH POINT LSD

Deeded Owner Address

Mailing Name	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Mailing Address	206 4TH ST EAST
City, State, Zip	SOUTH POINT OH 45680

Tax Payer Address

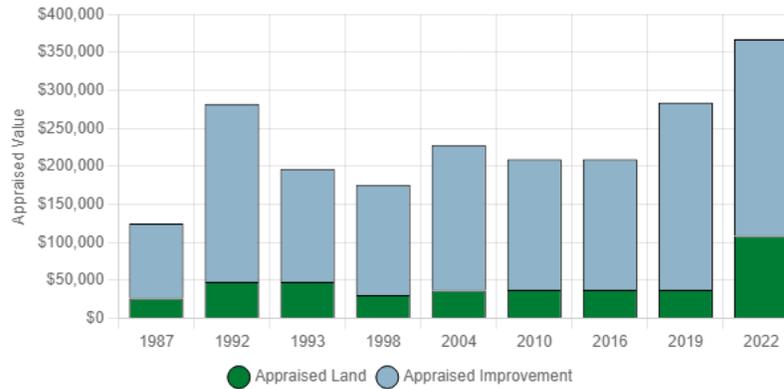
Mailing Name	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Mailing Address	206 4TH ST EAST
City, State, Zip	SOUTH POINT OH 45680

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2022	\$108,350.00	\$258,700.00	\$367,050.00	\$37,920.00	\$90,550.00	\$128,470.00

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2019	\$37,810.00	\$246,270.00	\$284,080.00	\$13,230.00	\$86,190.00	\$99,420.00
2016	\$37,810.00	\$171,700.00	\$209,510.00	\$13,230.00	\$60,100.00	\$73,330.00
2010	\$37,810.00	\$171,700.00	\$209,510.00	\$13,230.00	\$60,100.00	\$73,330.00
2004	\$36,590.00	\$191,620.00	\$228,210.00	\$12,810.00	\$67,070.00	\$79,880.00
1998	\$30,490.00	\$145,490.00	\$175,980.00	\$10,670.00	\$50,920.00	\$61,590.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	1.4000	Homestead Reduction	N
Legal Description	17-02-19 20 2 PT IN W1/2 E O...	Owner Occupied	N
Land Use	499 - Other commercial str...	Foreclosure	N
Neighborhood	1598400	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$4,213.76	Divided Property	N
Routing Number	15-00302-042000		

Notes

VOL 548 PG 635

VOL 548 PG 635 OR 559 PG 141 OR 1026 PG 171

OR 595 PG 743 L/C \$300,000 OR 895 PG 345

12-4-19 RESKETCH USING M&S TX YR 19

2/17/2022 CHANGE FROM IND TO COM, NBHD FROM 1598300 TO 1598400, COR LAND ALLOCATION, COR SEC 1 OCC CODE TX YR 2022

6/15/2022 CHANGE COND FROM FR TO AVG

8-10-22 - CORR LAND ALL 1 AC PS TO 0.80 AC OS AND 0.4 RS TO 0.6 RS TY 22

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

No Agricultural Records Found.

Commercial

Occupancy Type Code	Description	Card	Year Built	Effective Age	Class	Section Number	Section Area	Wall Height	Section Stories
406	Storage Warehouse	3	1950	69	C		14,080	14	1
406	Storage Warehouse	3	1950	69	C		226	24	1
344	Office Building	3	1950	69	C		3,150	10	1
Totals							17,456		

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
3/18/2020	LIGHTHOUSE PROPERTY MANAGEMENT LLC	GRANDVIEW RETAIL STORES LLC	223	WD-WARRANTY DEED		/	YES	1	\$380,000.00
4/27/2017	GRANDVIEW RETAIL STORES LLC	LAWRENCE ECONOMIC DEVELOPMENT CORPORATION	345	WD-WARRANTY DEED		/	YES	1	\$300,000.00
9/16/2009	LAWRENCE ECONOMIC DEVELOPMENT CORPORATION	HASTINGS SHIRLEY A	690	WD-WARRANTY DEED		/	YES	1	\$250,000.00
4/16/1990	HASTINGS SHIRLEY A.	BIRCH, HARRY A. JR.& MURP	301	WD-WARRANTY DEED		/	YES	1	\$140,000.00
1/1/1950	BIRCH, HARRY A. JR.& MURP	unknown		Unknown		/	UNKNOWN	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Appraised Value (100%)
PS - Primary Building Site	0.8000	0	0	0	100%	\$98,500.00	\$98,500.00	\$98,500.00	\$78,800.00
SS - Secondary Site	0.6000	0	0	0	100%	\$49,250.00	\$49,250.00	\$49,250.00	\$29,550.00
Totals	1.4000								\$108,350.00

Improvements

Description	Card	Segment ID	Size (LxW)	Area	Condition	Year Built	Appraised Value (100%)
475 Storage Tank	3	04	0x0	0	F F	1950	\$21,080.00
475 Storage Tank	3	03	0x0	0	F F	1950	\$21,080.00
Concrete Paving	3	06	0x0	18,790	AV AV	1950	\$12,830.00
Asphalt Paving	3	05	0x0	7,675	AV AV	1970	\$4,320.00
TRUCKWELL	3	01	22x26	572	AV AV	1990	\$1,560.00
310 Fencing - Chain Link	3	07	0x0	860	AV AV	1950	\$1,360.00
180 Shed - Frame	3	02	10x20	200	AV AV	1990	\$480.00
Totals							\$62,710.00

Tax

2022 Payable 2023

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$3,503.96	\$2,328.52	\$2,328.52	\$8,161.00
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$221.64	-\$221.64	-\$443.28
NON-BUSINESS CREDIT		\$0.00	\$0.00	\$0.00
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$3,503.96	\$2,106.88	\$2,106.88	\$7,717.72
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$19.51	\$17.60	\$0.00	\$37.11

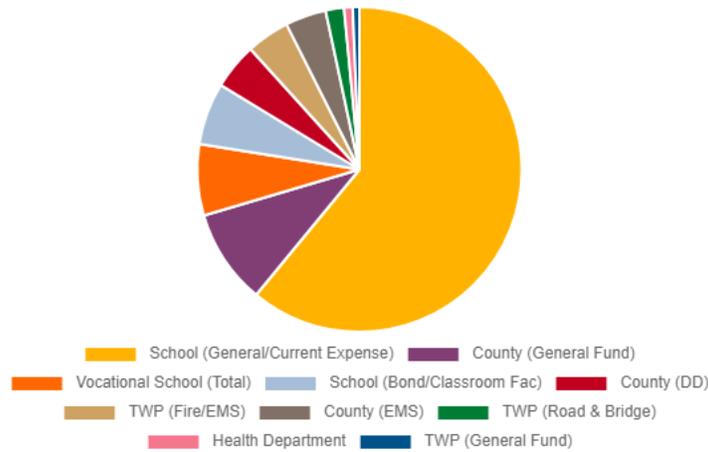
PENALTY / INTEREST	\$573.47	\$210.69	\$0.00	\$784.16
NET OWED	\$4,096.94	\$2,335.17	\$2,106.88	\$8,538.99
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$4,096.94	\$2,335.17	\$2,106.88	\$8,538.99
TAX RATE: 36.250000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 32.799537			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/2/2021	2-20	\$0.00	\$1,919.87	\$1,729.34	\$0.00	PFFMAIL3-07082021-43-1
7/8/2020	2-19	\$0.00	\$172.72	\$1,711.24	\$0.00	len49/HM-07082020-1-131
3/18/2020	2-19	\$0.00	\$1,727.24	\$0.00	\$0.00	Lawanadraw-03182020-3-1
12/5/2019	1-19	\$3,130.49	\$0.00	\$0.00	\$0.00	LKPdrawer-12052019-19-7

Tax Distributions

2022



Levy Name	Amount	Percentage
County (General Fund)	\$1,169.00	9.45%
County (DD)	\$569.48	4.60%
County (EMS)	\$503.06	4.07%
TWP (General Fund)	\$82.96	0.67%
TWP (Road & Bridge)	\$226.26	1.83%
TWP (Fire/EMS)	\$531.54	4.30%
School (General/Current Expense)	\$7,541.98	60.98%
School (Bond/Classroom Fac)	\$763.16	6.17%
Totals	\$12,368.62	100%

Levy Name	Amount	Percentage
Vocational School (Total)	\$875.60	7.08%
Health Department	\$105.58	0.85%
Totals	\$12,368.62	100%

Special Assessments

Project Name	Past		Due				Year Balance		
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
C449999999 LAWRENCE/SCIOTO SOLID WASTE	\$19.51	\$0.00	\$16.00	\$1.60	\$0.00	\$0.00	\$17.60	\$0.00	\$37.11
Totals	\$19.51	\$0.00	\$16.00	\$1.60	\$0.00	\$0.00	\$17.60	\$0.00	\$37.11