

07-051-1000.000



7/13/2023

Parcel	Address	Owner	Appraised
07-051-1000.000	0 4TH ST	LIGHTHOUSE PROPERTY MAN...	\$10,890.00
400 - COMMERCIAL VACANT L...	FAYETTE TWP	SOLD: 12/4/2017 \$150,000.00	ACRES: 0.1664

Location

Parcel	07-051-1000.000
Owner	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Address	0 4TH ST
Municipality	VILLAGE OF SOUTH POINT
Township	FAYETTE TWP
School District	SOUTH POINT LSD

Deeded Owner Address

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

Tax Payer Address

Mailing Name	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Mailing Address	1360 N. GOLDENROD RD STE 7
City, State, Zip	ORLANDO FL 32807

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2022	\$10,890.00	\$0.00	\$10,890.00	\$3,810.00	\$0.00	\$3,810.00
2016	\$8,410.00	\$0.00	\$8,410.00	\$2,940.00	\$0.00	\$2,940.00
2010	\$8,410.00	\$0.00	\$8,410.00	\$2,940.00	\$0.00	\$2,940.00
2004	\$7,980.00	\$0.00	\$7,980.00	\$2,790.00	\$0.00	\$2,790.00
1998	\$7,250.00	\$0.00	\$7,250.00	\$2,540.00	\$0.00	\$2,540.00
1992	\$7,250.00	\$0.00	\$7,250.00	\$2,540.00	\$0.00	\$2,540.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	0.1664	Homestead Reduction	N
Legal Description	-00-00 115 W. P. DAVIDSON'...	Owner Occupied	N
Land Use	400 - Commercial vacant l...	Foreclosure	N
Neighborhood	798406	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$136.00	Divided Property	N
Routing Number	07-00413-029000		

Notes

LOT SIZE: 50X145

VOL 363 PG 489 OR 667 PG 274

OR 750 PG 641 OR 923 PG 676

5/7/2022 CHANGE LAND PI TO FR TX YR 2022

VOL 363 PG 489

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/4/2017	LIGHTHOUSE PROPERTY MANAGEMENT LLC	RADER MARY K	1079	WD-WARRANTY DEED		/	YES	3	\$150,000.00
3/9/2012	RADER MARY K	RADER ROBERT L	195	CT-CERTIFICATE OF TRANSFER		/	NO	5	\$0.00
1/1/1987	RADER ROBERT L.	Unknown	0	Unknown		/	YES	1	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Appraised Value (100%)
FR - Front Lot [DEPTHC]	0.1664	0	50	145	99%	\$220.00	\$220.00	\$217.80	\$10,890.00
Totals	0.1664								\$10,890.00

Improvements

No Improvement Records Found.

Tax

2022 Payable 2023

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$82.01	\$82.01	\$164.02
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$14.01	-\$14.01	-\$28.02
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	\$0.00	\$68.00	\$68.00	\$136.00
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00

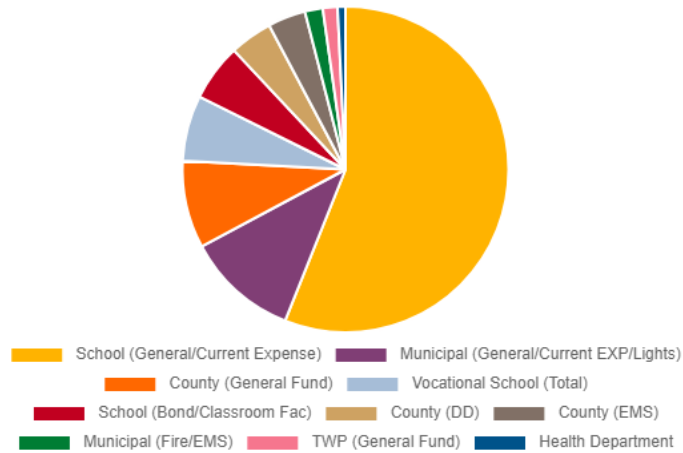
SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00
PENALTY / INTEREST	\$6.31	\$6.80	\$0.00	\$13.11
NET OWED	\$6.31	\$74.80	\$68.00	\$149.11
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$6.31	\$74.80	\$68.00	\$149.11
TAX RATE: 43.050000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.697268			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
3/28/2022	2-21	\$0.00	\$56.88	\$56.88	\$0.00	LPmail-03282022-26-1
2/17/2021	1-20	\$0.00	\$56.39	\$56.39	\$0.00	Lawana/1-02172021-115-1
3/4/2020	1-19	\$0.00	\$55.87	\$55.87	\$0.00	LKPmail-03042020-16-4

Tax Distributions

2022



Levy Name	Amount	Percentage
County (General Fund)	\$12.90	8.68%
County (DD)	\$6.28	4.23%
County (EMS)	\$5.56	3.74%
TWP (General Fund)	\$2.16	1.45%
Municipal (General/Current EXP/Lights)	\$16.54	11.13%
Municipal (Fire/EMS)	\$2.64	1.78%
School (General/Current Expense)	\$83.30	56.05%
School (Bond/Classroom Fac)	\$8.42	5.67%
Totals	\$148.62	100%

Levy Name	Amount	Percentage
Vocational School (Total)	\$9.66	6.50%
Health Department	\$1.16	0.78%
Totals	\$148.62	100%

Special Assessments

No Special Assessment Records Found.

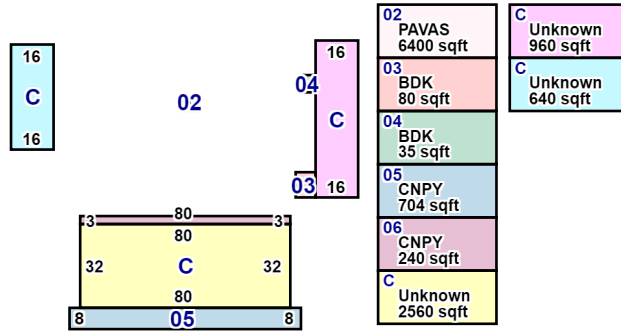
07-051-1100.000



7/13/2023

Parcel	Address	Owner	Appraised
07-051-1100.000	206 4TH ST	LIGHTHOUSE PROPERTY MAN...	\$110,480.00
429 - OTHER RETAIL STRUCTUR...	FAYETTE TWP	SOLD: 12/4/2017 \$150,000.00	ACRES: 0.1831

Sketches



Location

Parcel	07-051-1100.000
Owner	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Address	206 4TH ST
Municipality	VILLAGE OF SOUTH POINT
Township	FAYETTE TWP
School District	SOUTH POINT LSD

Deeded Owner Address

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

Tax Payer Address

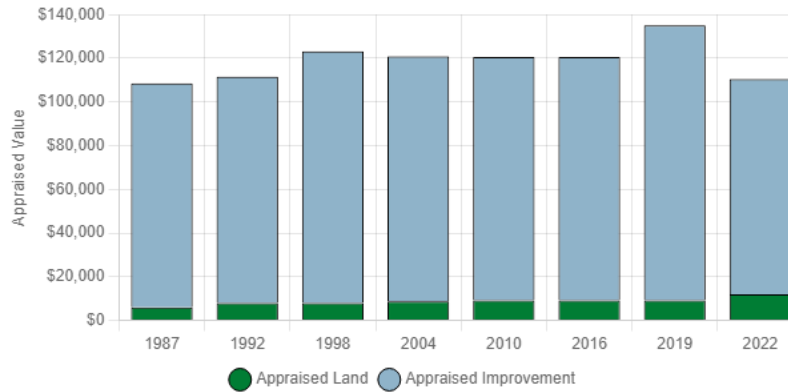
Mailing Name	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Mailing Address	1360 N. GOLDENROD RD STE 7
City, State, Zip	ORLANDO FL 32807

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2022	\$11,980.00	\$98,500.00	\$110,480.00	\$4,190.00	\$34,480.00	\$38,670.00

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2019	\$9,250.00	\$125,810.00	\$135,060.00	\$3,240.00	\$44,030.00	\$47,270.00
2016	\$9,250.00	\$111,280.00	\$120,530.00	\$3,240.00	\$38,950.00	\$42,190.00
2010	\$9,250.00	\$111,280.00	\$120,530.00	\$3,240.00	\$38,950.00	\$42,190.00
2004	\$8,770.00	\$112,170.00	\$120,940.00	\$3,070.00	\$39,260.00	\$42,330.00
1998	\$7,980.00	\$115,280.00	\$123,260.00	\$2,790.00	\$40,350.00	\$43,140.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	0.1831	Homestead Reduction	N
Legal Description	-00-00 116 W. P. DAVIDSON'...	Owner Occupied	N
Land Use	429 - Other retail structures	Foreclosure	N
Neighborhood	798406	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,380.40	Divided Property	N
Routing Number	07-00413-030000		

Notes

LOT SIZE: 55X145 SOUTH POINT MEDICAL/STALEY'S PHARMACY (VACANT)

VOL 363 PG 489 OR 667 PG 274

OR 750 PG 641 OR 923 PG 676

12-10-19 RESKETCH USING M&S, REMOVE PAVAS PHYDEP OR, ADD BLDG FROM 07-051-1200.000 HERE WHERE IT SITS, ADD MATERIAL SHELTER TX YR 19

5/7/2022 CHANGE LAND PI TO FR, CHANGE OPF TO CNPY-COR SZ, ADD CNPY, CHANGE SEC 2 OCC CODE TO 473, CHANGE PAVAS COND FROM AVG TO FR TX YR 2022

Residential

No Residential Records Found.

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
CNPY	Canopy Atch to Dwelling	2	704	0	\$4,820.00
CNPY	Canopy Atch to Dwelling	2	240	0	\$1,640.00
BDK	Br Deck	2	80	0	\$1,050.00
BDK	Br Deck	2	35	0	\$460.00
Totals					\$7,970.00

Agricultural

No Agricultural Records Found.

Commercial

Occupancy Type Code	Description	Card	Year Built	Effective Age	Class	Section Number	Section Area	Wall Height	Section Stories
353	Retail Store	2	1970	49	C		2,560	10	1
344	Office Building	2	1970	44	D		960	8	1
473	Material Shelter	2	1970	4	D		640	10	1
Totals							4,160		

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/4/2017	LIGHTHOUSE PROPERTY MANAGEMENT LLC	RADER MARY K	1079	WD-WARRANTY DEED		/	YES	3	\$150,000.00
3/9/2012	RADER MARY K	RADER ROBERT L	195	CT-CERTIFICATE OF TRANSFER		/	NO	5	\$0.00
1/1/1987	RADER ROBERT L	Unknown	0	Unknown		/	YES	1	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Appraised Value (100%)
FR - Front Lot [DEPTHC]	0.1831	0	55	145	99%	\$220.00	\$220.00	\$217.80	\$11,980.00
Totals	0.1831								\$11,980.00

Improvements

Description	Card	Segment ID	Size (LxW)	Area	Condition	Year Built	Appraised Value (100%)
Asphalt Paving	2	02	0x0	6,400	F F	1970	\$2,740.00
Totals							\$2,740.00

Tax

2022 Payable 2023

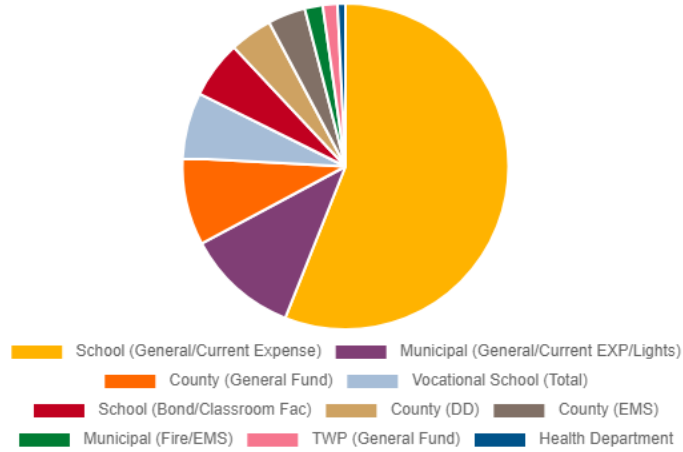
	Delinquency	First Half	Second Half	Year Total
CHARGE	\$1,829.30	\$832.37	\$832.37	\$3,494.04
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$142.17	-\$142.17	-\$284.34
NON-BUSINESS CREDIT		\$0.00	\$0.00	\$0.00
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$1,829.30	\$690.20	\$690.20	\$3,209.70
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$19.51	\$17.60	\$0.00	\$37.11
PENALTY / INTEREST	\$299.41	\$69.02	\$0.00	\$368.43
NET OWED	\$2,148.22	\$776.82	\$690.20	\$3,615.24
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$2,148.22	\$776.82	\$690.20	\$3,615.24
TAX RATE: 43.050000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.697268			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
3/1/2021	1-20	\$0.00	\$922.77	\$906.77	\$0.00	LP/Mail3-03012021-30-1
3/4/2020	1-19	\$0.00	\$914.40	\$898.40	\$0.00	LKPmail-03042020-16-2

Tax Distributions

2022



Levy Name	Amount	Percentage
County (General Fund)	\$489.60	8.68%
County (DD)	\$238.52	4.23%
County (EMS)	\$210.68	3.74%
TWP (General Fund)	\$82.12	1.46%
Municipal (General/Current EXP/Lights)	\$627.42	11.13%
Municipal (Fire/EMS)	\$100.22	1.78%
School (General/Current Expense)	\$3,158.72	56.03%
School (Bond/Classroom Fac)	\$319.62	5.67%
Vocational School (Total)	\$366.70	6.50%
Health Department	\$44.22	0.78%
Totals	\$5,637.82	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

07-051-1200.000



7/13/2023

Parcel	Address	Owner	Appraised
07-051-1200.000	206 4TH ST E	LIGHTHOUSE PROPERTY MAN...	\$11,710.00
400 - COMMERCIAL VACANT L...	FAYETTE TWP	SOLD: 12/4/2017 \$150,000.00	ACRES: 0.1680

Location

Parcel	07-051-1200.000
Owner	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Address	206 4TH ST E
Municipality	VILLAGE OF SOUTH POINT
Township	FAYETTE TWP
School District	SOUTH POINT LSD

Deeded Owner Address

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

Tax Payer Address

Mailing Name	LIGHTHOUSE PROPERTY MANAGEMENT LLC
Mailing Address	1360 N. GOLDENROD RD STE 7
City, State, Zip	ORLANDO FL 32807

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2022	\$11,710.00	\$0.00	\$11,710.00	\$4,100.00	\$0.00	\$4,100.00
2019	\$8,480.00	\$0.00	\$8,480.00	\$2,970.00	\$0.00	\$2,970.00
2016	\$12,770.00	\$50,840.00	\$63,610.00	\$4,470.00	\$17,790.00	\$22,260.00
2015	\$12,770.00	\$33,290.00	\$46,060.00	\$4,470.00	\$11,650.00	\$16,120.00
2010	\$12,770.00	\$33,290.00	\$46,060.00	\$4,470.00	\$11,650.00	\$16,120.00
2007	\$11,700.00	\$36,260.00	\$47,960.00	\$4,100.00	\$12,690.00	\$16,790.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	0.1680	Homestead Reduction	N
Legal Description	-00-00 117 W. P. DAVIDSON'S...	Owner Occupied	N
Land Use	400 - Commercial vacant l...	Foreclosure	N
Neighborhood	798406	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$146.36	Divided Property	N
Routing Number	07-00413-031000		

Notes

LOT SIZE: 55X132 & 7.5X7

07-21-03: CHANGED FROM COM TO RES TX YR 2003 TOTAL LEASE AREA: 960 SQ FT VOL 363 PG 489 OR 667 PG 274

OR 750 PG 641 OR 923 PG 676

NOTE: THIS BLDG SETS ON 07-051-1100.000

7-14-16 CHANGE OFF'S TO BDK'S-COR SZ, CHANGE COND FROM AVG TO FR, ADD DFG PER ARC REVIEW TX YR 16

12-10-19 CHANGE FROM RES TO CO, LAND FROM RES TO COM, MOVE BLDG TO 07-051-1100.000 TX YR 19

5/7/2022 CHANGE LAND PI TO FR TX YR 2022

VOL 363 PG 489

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/4/2017	LIGHTHOUSE PROPERTY MANAGEMENT LLC	RADER MARY K	1079	WD-WARRANTY DEED		/	YES	3	\$150,000.00
3/9/2012	RADER MARY K	RADER ROBERT L	195	CT-CERTIFICATE OF TRANSFER		/	NO	5	\$0.00
1/1/1987	RADER ROBERT L.	Unknown	0	Unknown		/	YES	1	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Appraised Value (100%)
FR - Front Lot [DEPTHC]	0.1667	0	55	132	95%	\$220.00	\$220.00	\$209.00	\$11,500.00
FR - Front Lot [DEPTHC]	0.0013	0	8	7	12%	\$220.00	\$220.00	\$26.40	\$210.00
Totals	0.1680								\$11,710.00

Improvements

No Improvement Records Found.

Tax

2022 Payable 2023

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$88.25	\$88.25	\$176.50
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$15.07	-\$15.07	-\$30.14
NON-BUSINESS CREDIT		\$0.00	\$0.00	\$0.00
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00

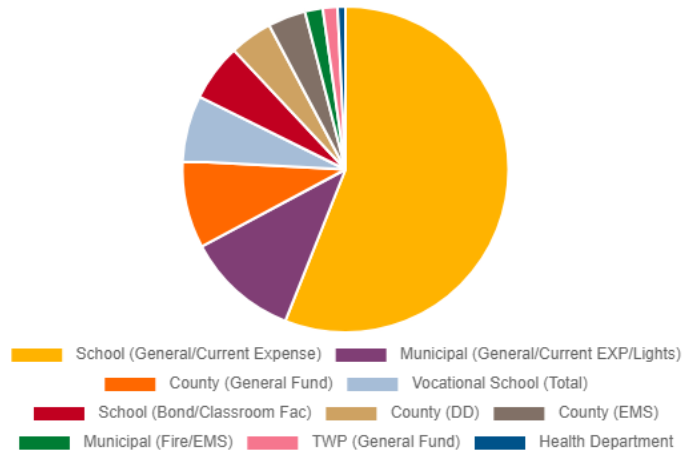
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$73.18	\$73.18	\$146.36
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00
PENALTY / INTEREST	\$6.38	\$7.32	\$0.00	\$13.70
NET OWED	\$6.38	\$80.50	\$73.18	\$160.06
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$6.38	\$80.50	\$73.18	\$160.06
TAX RATE: 43.050000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.697268			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
3/28/2022	2-21	\$0.00	\$57.46	\$57.46	\$0.00	LPmail-03282022-27-1
2/17/2021	1-20	\$0.00	\$56.97	\$56.97	\$0.00	Lawana/1-02172021-114-1
3/4/2020	1-19	\$0.00	\$56.44	\$56.44	\$0.00	LKPmail-03042020-16-3

Tax Distributions

2022



Levy Name	Amount	Percentage
County (General Fund)	\$13.82	8.69%
County (DD)	\$6.74	4.24%
County (EMS)	\$5.94	3.73%
Totals	\$159.12	100%

Levy Name	Amount	Percentage
TWP (General Fund)	\$2.32	1.46%
Municipal (General/Current EXP/Lights)	\$17.72	11.14%
Municipal (Fire/EMS)	\$2.82	1.77%
School (General/Current Expense)	\$89.14	56.02%
School (Bond/Classroom Fac)	\$9.02	5.67%
Vocational School (Total)	\$10.36	6.51%
Health Department	\$1.24	0.78%
Totals	\$159.12	100%

Special Assessments

No Special Assessment Records Found.