

63-03085.002

6/19/2025



Russell Robertson
County Auditor
Wayne County, Ohio
waynecountyauditor.org

Parcel

63-03085.002

499-OTHER COMMERCIAL STRU...

Owner

HADDONFIELD HOLDINGS LLC

SOLD: 8/16/2021 \$400,000.00

Address

359 E SUNSET DR RITTMAN OH 44270

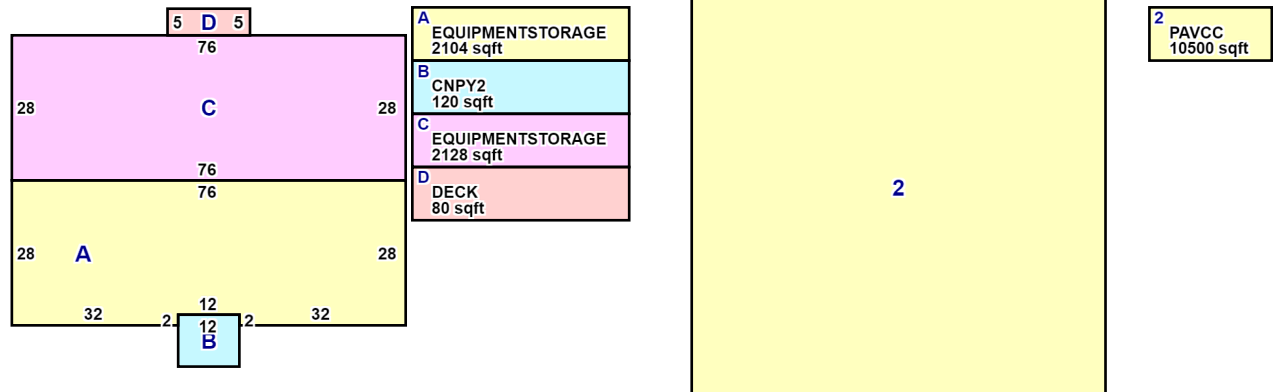
RITTMAN EVSD

Appraised

\$152,660.00

ACRES: 0.48

Sketches



Location

Parcel	63-03085.002
Owner	HADDONFIELD HOLDINGS LLC
Address	359 E SUNSET DR RITTMAN OH 44270
City / Township	RITTMAN CITY RITTMAN TWP
School District	RITTMAN EVSD

Owner Address

Mailing Name	HADDONFIELD HOLDINGS LLC
Mailing Address	359 E SUNSET DR
City, State, Zip	RITTMAN OH 44270

Tax Mailing Address

Mailing Name	HADDONFIELD HOLDINGS LLC
Mailing Address	359 E SUNSET DR
City, State, Zip	RITTMAN OH 44270

Valuation

Appraised (100%)

Assessed (35%)

Year	Land	Improvements	Total	Land	Improvements	Total
2024	\$41,990.00	\$110,670.00	\$152,660.00	\$14,700.00	\$38,730.00	\$53,430.00

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2023	\$41,990.00	\$110,670.00	\$152,660.00	\$14,700.00	\$38,730.00	\$53,430.00
2022	\$41,990.00	\$110,670.00	\$152,660.00	\$14,700.00	\$38,730.00	\$53,430.00
2021	\$41,990.00	\$110,670.00	\$152,660.00	\$14,700.00	\$38,730.00	\$53,430.00
2020	\$41,990.00	\$110,670.00	\$152,660.00	\$14,700.00	\$38,730.00	\$53,430.00
2019	\$36,740.00	\$100,240.00	\$136,980.00	\$12,860.00	\$35,080.00	\$47,940.00

Historic Appraised (100%) Values



Legal

Legal Acres	0.48	Land Use	499-OTHER COMMERCIAL STRUCTURES
Legal Description	LOT 2888 RAMSIER ALT NO 1 .482A 131.14' MP 48	Neighborhood	36301-N/A
Agricultural District	NO	Special Assessments	YES
In Foreclosure	YES	In Bankruptcy	NO
In Sheriff Sale	NO	On Contract	NO
On Escrow	NO	On CAUV	NO
Has Homestead Reduction	NO	Has Owner Occupancy Reduction	NO
Lender		Certified Delinquent Year	2023

Commercial

Commercial 1			
Number of Stories	2	Area	4232 sqft
Year Built	1991	Appraised Value (100%)	\$97,810.00

Year Remodeled	2015	Assessed Value (35%)	\$34,230.00
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Sections

Section ID	Use Type	Stories
1	Building	1
2	Building	1

Improvements

#	Code	Description	Size (LxW)	Area	Year Built	Appraised Value	Assessed Value
2	PAVCC	CONCRETE PAVING	0x0	0	1991	\$12,860.00	\$4,500.00
Totals						\$12,860.00	\$4,500.00

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Valid	Parcels In Sale	Amount
8/16/2021	HADDONFIELD HOLDINGS LLC	WILGING DAVID J	2878	WD-WARRANTY DEED	True	1	\$400,000.00
2/14/2012	WILGING DAVID J	VILLAGE SERVICES INC	370	WD-WARRANTY DEED	True	1	\$55,000.00
7/15/2011	VILLAGE SERVICES INC	CLEARVIEW INVESTMENTS LTD	1917	WD-WARRANTY DEED	True	1	\$45,000.00
11/24/2010	CLEARVIEW INVESTMENTS LTD	STRAUB HOMER E	3221	ED-EXECUTOR DEED	False	1	\$25,990.00
1/1/1987	STRAUB HOMER E	UNKNOWN		NONE	True	1	\$0.00

Land

Code	Type	Dim 1	Dim 2	Dim 3	Unit Rate	Rate Factor	Adjustment Factor	Appraised Value
P2	BUILDING SITE	20,995.000	0.000	0.000	2	100	100	\$41,990.00
Totals		0.480 Acres						\$41,990.00

Tax

Online Tax Payments may be made on the Wayne County Treasurer's website at

Please note, refunds will not be reflected in the payment history.

Due Dates

- First half due date for banks February 3, 2025

- First half taxes are due February 27, 2025
- Second half due date for banks July 7, 2025
- Second half taxes are due July 31, 2025

2024

	Delinquent	First Half	Second Half	Year Total
CHARGE	\$8,727.38	\$2,199.21	\$2,199.21	\$13,125.80
REDUCTION		-\$255.29	-\$255.29	-\$510.58
EFFECTIVE TAX	\$8,727.38	\$1,943.92	\$1,943.92	\$12,615.22
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
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
NET TAX	\$8,727.38	\$1,943.92	\$1,943.92	\$12,615.22
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$52.93	\$8.23	\$8.23	\$69.39
SA PENALTY	\$2.26	\$0.84	\$0.00	\$3.10
SA INTEREST	\$2.96	\$0.00	\$0.00	\$2.96
OTHER PENALTY	\$403.54	\$194.40	\$0.00	\$597.94
OTHER INTEREST	\$469.77	\$0.00	\$0.00	\$469.77
NET OWED	\$9,658.84	\$2,147.39	\$1,952.15	\$13,758.38
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$9,658.84	\$2,147.39	\$1,952.15	\$13,758.38
			SURPLUS	\$0.00

Yearly Tax Value Summary

Year	Effective Tax	Delinquency	Net Tax	Taxes Billed
2024	\$12,615.22	\$8,727.38	\$12,615.22	\$12,684.61
2023	\$8,056.01	\$4,212.87	\$8,056.01	\$8,104.74
2022	\$6,231.88	\$2,219.62	\$6,231.88	\$6,272.89

Payment Date	Amount
10/3/2022	\$111.73
7/29/2022	\$2,234.17
3/11/2022	\$2,031.07
7/22/2021	\$2,047.50
2/25/2021	\$2,047.50
7/2/2020	\$2,042.56
2/20/2020	\$2,042.56
7/8/2019	\$2,045.08
2/12/2019	\$2,045.08
6/22/2018	\$2,046.44
2/12/2018	\$2,046.44
7/7/2017	\$2,058.68
2/21/2017	\$2,058.68
6/28/2016	\$1,562.59
2/3/2016	\$1,562.59
6/25/2015	\$1,568.05
2/13/2015	\$1,568.05
7/9/2014	\$1,334.78
2/27/2014	\$1,334.78
7/3/2013	\$1,033.00
3/1/2013	\$1,033.01
7/30/2012	\$1,022.62
2/16/2012	\$1,153.14
8/12/2011	-\$799.64
7/15/2011	\$1,424.69
2/25/2011	\$1,424.70
7/8/2010	\$1,421.88
2/22/2010	\$879.36
2/19/2010	\$879.35
6/4/2009	\$1,399.04
2/18/2009	\$1,299.04
7/21/2008	\$1,230.15
3/3/2008	\$1,130.15
7/23/2007	\$1,114.57
7/20/2007	\$0.00
3/1/2007	\$1,112.47

Tax Distribution

2024



Tax Unit Name	Levy Name	Amount	Percentage
WAYNE COUNTY	GENERAL FUND	\$112.20	2.75%
WAYNE COUNTY	1976 MRDD	\$7.88	0.19%
WAYNE COUNTY	1981 MRDD	\$20.31	0.50%
WAYNE COUNTY	1999 MRDD	\$165.59	4.06%
WAYNE COUNTY	2003 CHILDREN SERVICES	\$81.17	1.99%
WAYNE COUNTY	2008 COUNTY HOME	\$35.51	0.87%
WAYNE COUNTY	2010 CHILDREN SERVICES	\$10.14	0.25%
WAYNE COUNTY	2016 MRDD	\$50.76	1.24%
WAYNE COUNTY	2020 MEDWAY DRUG ENFORCEMENT	\$30.45	0.75%
WAYNE COUNTY PUBLIC LIBRARY	2005 BOND (\$6,000,000)	\$6.74	0.17%
WAYNE COUNTY PUBLIC LIBRARY	2008 CURRENT EXPENSE	\$49.98	1.22%
WAYNE COUNTY PUBLIC LIBRARY	2018 CURRENT EXPENSE	\$5.00	0.12%
WAYNE COUNTY PUBLIC LIBRARY	2023 CURRENT EXPENSE	\$11.19	0.27%
WAYNE & HOLMES MENTAL HEALTH D	2018 CURRENT EXPENSE	\$48.97	1.20%
RITTMAN CITY	GENERAL FUND	\$190.74	4.67%
RITTMAN CITY	POLICE PENSION	\$16.82	0.41%
RITTMAN CITY	2010 FIRE	\$48.97	1.20%
RITTMAN CITY	2015 AMBULANCE & E.M.S.	\$112.58	2.76%
WAYNE COUNTY JVSD	GENERAL FUND	\$207.59	5.09%
WAYNE COUNTY JVSD	1976 CURRENT EXPENSE	\$1,190.22	29.16%
WAYNE COUNTY JVSD	1976 PERMANENT IMPROVEMENT	\$83.54	2.05%
WAYNE COUNTY JVSD	1978 CURRENT EXPENSE	\$122.85	3.01%
WAYNE COUNTY JVSD	1979 CURRENT EXPENSE	\$28.73	0.70%
WAYNE COUNTY JVSD	1984 PERMANENT IMPROVEMENT	\$88.49	2.17%
WAYNE COUNTY JVSD	1987 CURRENT EXPENSE	\$43.32	1.06%
Totals		\$4,082.24	100%

Tax Unit Name	Levy Name	Amount	Percentage
WAYNE COUNTY JVSD	1990 CURRENT EXPENSE	\$329.36	8.07%
WAYNE COUNTY JVSD	1995 CURRENT EXPENSE	\$422.77	10.36%
WAYNE COUNTY JVSD	2003 BOND (\$9,500,000)	\$168.32	4.12%
WAYNE COUNTY JVSD	2007 CLASSROOM FACILTIES	\$24.59	0.60%
WAYNE COUNTY JVSD	2011 EMERGENCY (\$950,000)	\$342.22	8.38%
WAYNE COUNTY JVSD	2017 PERMANENT IMPROVEMENT	\$25.24	0.62%
Totals		\$4,082.24	100%

Special Assessments

Project Name	Year	Due			Collected		Balance		Total
		Delinquent	First Half	Second Half	First Half	Second Half	First Half	Second Half	
C990000001 CHIPPEWA WATERSHED - DIRECT	2024	\$2.93	\$0.66	\$0.60	\$0.00	\$0.00	\$3.59	\$0.60	\$4.19
C990000002 CHIPPEWA WATERSHED - INDIRECT	2024	\$12.10	\$5.65	\$5.13	\$0.00	\$0.00	\$17.75	\$5.13	\$22.88
C990000022 CHIPPEWA WATERSHED - INDIRECT	2024	\$12.36	\$0.00	\$0.00	\$0.00	\$0.00	\$12.36	\$0.00	\$12.36
C980000000 MUSKINGUM WATERSHED COUNTYWIDE	2024	\$30.76	\$2.76	\$2.50	\$0.00	\$0.00	\$33.52	\$2.50	\$36.02
C990000001 CHIPPEWA WATERSHED - DIRECT	2023	\$1.41	\$0.66	\$0.60	\$0.00	\$0.00	\$2.07	\$0.60	\$2.67
C990000002 CHIPPEWA WATERSHED - INDIRECT	2023	\$0.00	\$5.65	\$5.13	\$0.00	\$0.00	\$5.65	\$5.13	\$10.78
C990000022 CHIPPEWA WATERSHED - INDIRECT	2023	\$11.43	\$0.00	\$0.00	\$0.00	\$0.00	\$11.43	\$0.00	\$11.43
C980000000 MUSKINGUM WATERSHED COUNTYWIDE	2023	\$17.55	\$5.50	\$5.00	\$0.00	\$0.00	\$23.05	\$5.00	\$28.05
C990000001 CHIPPEWA WATERSHED - DIRECT	2022	\$0.70	\$0.66	\$0.60	\$0.70	\$0.00	\$0.66	\$0.60	\$1.26
C990000022 CHIPPEWA WATERSHED - INDIRECT	2022	\$0.00	\$0.00	\$10.26	\$0.00	\$0.00	\$0.00	\$10.26	\$10.26
C990000002 CHIPPEWA WATERSHED - INDIRECT	2022	\$5.93	\$0.00	\$0.00	\$5.93	\$0.00	\$0.00	\$0.00	\$0.00
C980000000 MUSKINGUM WATERSHED COUNTYWIDE	2022	\$8.67	\$8.25	\$7.50	\$8.67	\$0.00	\$8.25	\$7.50	\$15.75