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7/7/2025

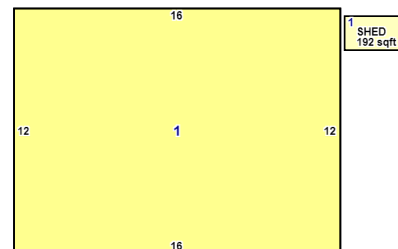
Address
3333 OWL CREEK RD OH
TWIN TWP
Appraised
\$230,730.00
DEEDED ACRES: 6.090

Photos



05/21/2012

Sketches



Special Notice

None at this time.

Location

Parcel	351305121000
Owner	IMMELL, JUSTIN M & TARA E JTLE
Address	3333 OWL CREEK RD OH
City / Township	TWIN TWP
School District	PAINT VALLEY LSD

Mailing Address

Mailing Name	JUSTIN M & TARA E IMMELL
Mailing Address	3333 OWL CREEK RD
City, State, Zip	FRANKFORT OH 45628

Valuation

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2024	\$33,260.00	\$197,470.00	\$230,730.00	\$11,640.00	\$69,110.00	\$80,750.00
2023	\$33,260.00	\$197,470.00	\$230,730.00	\$11,640.00	\$69,110.00	\$80,750.00
2022	\$33,260.00	\$197,470.00	\$230,730.00	\$11,640.00	\$69,110.00	\$80,750.00
2021	\$14,430.00	\$162,740.00	\$177,170.00	\$5,050.00	\$56,960.00	\$62,010.00
2020	\$14,430.00	\$162,740.00	\$177,170.00	\$5,050.00	\$56,960.00	\$62,010.00
2019	\$14,430.00	\$162,740.00	\$177,170.00	\$5,050.00	\$56,960.00	\$62,010.00

Historic Appraised (100%) Values



Legal

Legal Description Line 1	3333 OWL CREEK RD	Map Number	83
Legal Description Line 2	RES 6.09 AC 13-5-121	Roads	Paved
Legal Description Line 3	NS JOHNSON 6822 PT 13-5-75 JOHNSON	Topography	Rolling
Land Use Code	511 Single family dwelling - Unplatted 0 to 9.99 Acres	Standard Utilities	Unknown
Acres	6.090	Electric Utilities	Public
On CAUV	False	Gas Utilities	Unknown
Neighborhood	9355 - TWIN TWP DEFAULT ZONE	Water Utilities	Private
Sidewalks / Curbs	False / False	Sewer Utilities	Private
Homestead Reduction	False	Owner Occupied Reduction	True
Non-Business Reduction	True		

Residential

Dwelling 1

Year Built	1991	Living Area	2,100
Year Remodeled		Finished Basement Area	0
Grade	C-	Air Conditioned Area	2,100
Condition	A	Unheated Area	0
Occupancy	Single Family	Total Rooms	5
Exterior	Stucco	Total Bedrooms	0
Roof Type		Total Full Baths	2
Roof Material	Shingles	Total Half Baths	0
Value	\$196,800.00	Plumbing Fixtures	3
Number of Stories	1H	Number of Fireplaces	0

Improvements

Description	Size (LxW)	Area	Grade	Year Built	Value
Shed	16x12	192	D	1998	\$670.00
Totals					\$670.00

Yard Items

No Yard Item Records Found.

Land

Land Type	Code	Frontage	Depth (F/R)	Depth %	Acres	Rate	Adj. Rate	Adj.	Total	Value
SM - Small Acres	SM - Small Acres	0	0 / 0	0	5.0900	\$2,440.00	\$0.00	0	\$17,640.00	\$17,640.00
SM - Small Acres	HS - Homesite	0	0 / 0	0	1.0000	\$11,000.00	\$0.00	0	\$15,620.00	\$15,620.00
Totals					6.0900				\$33,260.00	\$33,260.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Commercial Additions

No Commercial Addition Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Instrument	Deed Type	Valid	Book/Page	Parcels In Sale	Amount
8/22/2013	IMMELL, JUSTIN M & TARA E JTLE	MCALLISTER, PAUL D & MIC	912	{ }	WD	True	/	1	\$148,000.00
9/30/2002	MCALLISTER, PAUL D & MIC		0	{ }	N/C	True	/	0	\$180,000.00

Tax

2024 Payable 2025			
	First Half	Second Half	Year Total
Gross Tax	\$2,329.64	\$2,329.64	\$4,659.28
Credit-HB 920 (1977)	-\$745.17	-\$745.17	-\$1,490.34
Effective Tax	\$1,584.47	\$1,584.47	\$3,168.94
Non-Business Credit	-\$133.90	-\$133.90	-\$267.80
Owner Occupancy Credit	-\$30.82	-\$30.82	-\$61.64
Homestead Reduction	\$0.00	\$0.00	\$0.00
Net General	\$1,419.75	\$1,419.75	\$2,839.50
Net Special Assessment	\$0.00	\$0.00	\$0.00
CAUV Recoupment	\$0.00	\$0.00	\$0.00
Penalty General	\$0.00	\$0.00	\$0.00
Penalty Special Assessment	\$0.00	\$0.00	\$0.00
Interest General	\$0.00	\$0.00	\$0.00
Interest Special Assessment	\$0.00	\$0.00	\$0.00
Adjustment General	\$0.00	\$0.00	\$0.00
Adjustment Special Assessment	\$0.00	\$0.00	\$0.00
Taxes Billed	\$1,419.75	\$1,419.75	\$2,839.50
Penalties and Delinquencies	\$0.00	N/A	N/A
Prior Interest	\$0.00	N/A	N/A
Balance	\$1,419.75	\$1,419.75	\$2,839.50
Payments & Adjustments	-\$1,419.75	\$0.00	-\$1,419.75

Owed	\$0.00	\$1,419.75	\$1,419.75
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Yearly Tax Value Summary

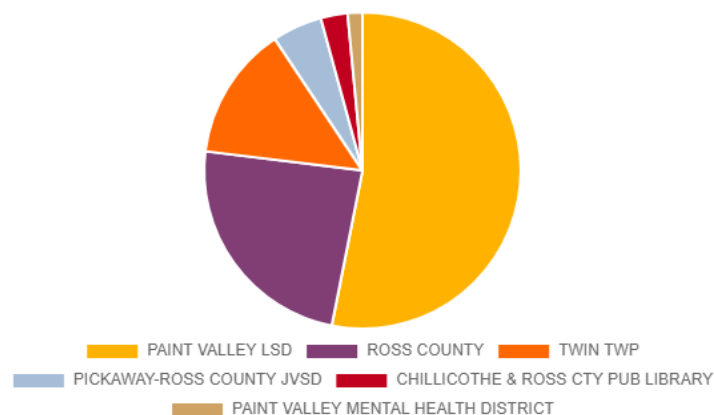
Year	Effective Tax	Net General	Taxes Billed
2024	\$3,168.94	\$2,839.50	\$2,839.50
2023	\$3,230.56	\$2,893.50	\$2,893.50
2022	\$3,118.22	\$2,780.16	\$2,780.16
2021	\$2,554.54	\$2,280.06	\$2,280.06
2020	\$2,551.64	\$2,277.46	\$2,277.46
2019	\$0.00	\$0.00	\$0.00

Tax Payments

Payment Date	Receipt Number	Amount
2/6/2025	865800	\$1,419.75
6/27/2024	763117	\$1,446.75
2/1/2024	671042	\$1,446.75
6/29/2023	560192	\$1,390.08
2/2/2023	465256	\$1,390.08
6/30/2022	349724	\$1,140.03
2/3/2022	252830	\$1,140.03
6/25/2021	142330	\$1,138.73
2/4/2021	31622	\$1,138.73

Tax Distributions

2024



Tax Unit Name	Levy Name	Amount	Percentage
CHILLICOTHE & ROSS CTY PUB LIBRARY	2015 CURRENT EXPENSE*	\$86.99	2.75%
PAINT VALLEY LSD	1976 CURRENT EXPENSE	\$907.67	28.64%
PAINT VALLEY LSD	1977 CURRENT EXPENSE	\$360.11	11.36%
PAINT VALLEY LSD	1981 PERMANENT IMPROVEMENT	\$68.17	2.15%
PAINT VALLEY LSD	GENERAL FUND	\$347.23	10.96%
PAINT VALLEY MENTAL HEALTH DISTRICT	2012 CURRENT EXPENSE	\$47.66	1.50%
PICKAWAY-ROSS COUNTY JVSD	1976 CURRENT EXPENSE	\$56.60	1.79%
PICKAWAY-ROSS COUNTY JVSD	1981 CURRENT EXPENSE	\$55.25	1.74%
PICKAWAY-ROSS COUNTY JVSD	2006 CURRENT EXPENSE	\$49.68	1.57%
ROSS COUNTY	2003 CHILDREN SERVICES	\$45.77	1.44%
ROSS COUNTY	2007 SENIOR CITIZENS	\$24.55	0.77%
ROSS COUNTY	2010 MENTAL HEALTH & RETARDATION	\$207.77	6.56%
ROSS COUNTY	2015 SENIOR CITIZENS*	\$17.40	0.55%
ROSS COUNTY	2016 MENTAL HEALTH & RETARDATION*	\$174.04	5.49%
ROSS COUNTY	2017 HEALTH DISTRICT*	\$61.07	1.93%
ROSS COUNTY	2019 PARK DISTRICT*	\$30.67	0.97%
ROSS COUNTY	GENERAL FUND	\$193.80	6.12%
TWIN TWP	2013 FIRE & E.M.S.	\$111.82	3.53%
TWIN TWP	2023 FIRE & E.M.S.*	\$120.81	3.81%
TWIN TWP	FIRE AND POLICE	\$8.08	0.25%
TWIN TWP	GENERAL FUND	\$88.82	2.80%
TWIN TWP	ROAD AND BRIDGE	\$104.98	3.31%
Totals		\$3,168.94	100%

Special Assessments

No Special Assessment Records Found.