

A0530660002000



Brad Washburn
County Auditor
Pickaway County, Ohio
auditor.pickawaycountyohio.gov

11/5/2025

Parcel

A0530660002000

(510) R - SINGLE FAMILY DWELL...

Owner

SIAS FAMILY HOLDINGS LLC

SOLD: 10/3/2024 \$0.00

Address

128 W CORWIN ST

CIRCLEVILLE CITY LSD

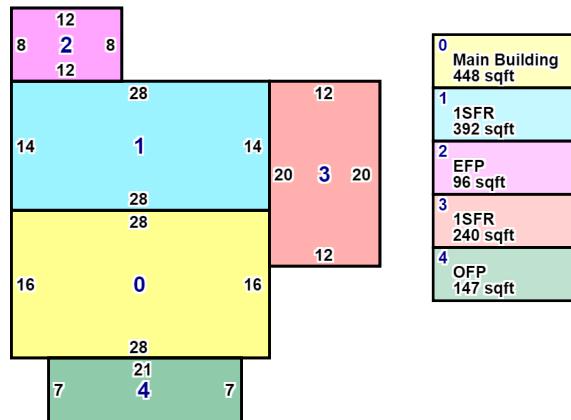
Appraised

\$134,620.00

ACRES: 0.000

Sketches

Sketch 1



Location

View In



Parcel	A0530660002000
Owner	SIAS FAMILY HOLDINGS LLC
Address	128 W CORWIN ST
City / Township	YAMARICK TWP - CIRCLEVILLE CORP
School District	CIRCLEVILLE CITY LSD

Deeded Owner Address

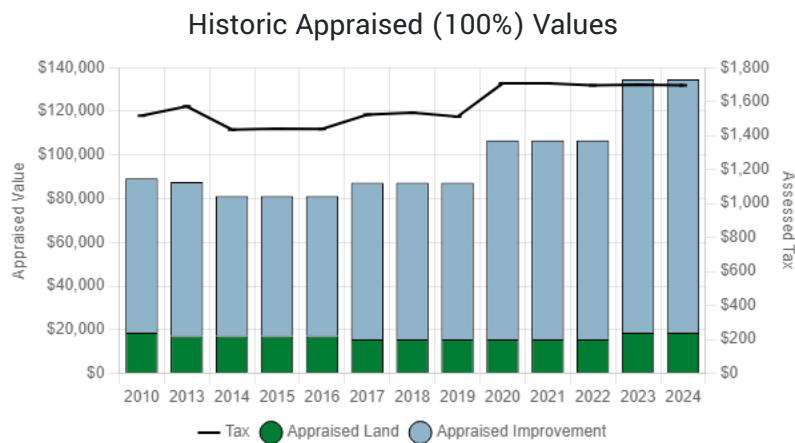
Mailing Name	SIAS FAMILY HOLDINGS LLC
Mailing Address	128 W CORWIN ST
City, State, Zip	CIRCLEVILLE OH 43113

Tax Payer Address

Mailing Name	SIAS FAMILY HOLDINGS LLC
Mailing Address	4602 GROVE CITY RD
City, State, Zip	GROVE CITY OH 43123

Valuation

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2024	\$18,650.00	\$115,970.00	\$134,620.00	\$6,530.00	\$40,590.00	\$47,120.00
2023	\$18,650.00	\$115,970.00	\$134,620.00	\$6,530.00	\$40,590.00	\$47,120.00
2022	\$15,620.00	\$91,150.00	\$106,770.00	\$5,470.00	\$31,900.00	\$37,370.00
2021	\$15,620.00	\$91,150.00	\$106,770.00	\$5,470.00	\$31,900.00	\$37,370.00
2020	\$15,620.00	\$91,150.00	\$106,770.00	\$5,470.00	\$31,900.00	\$37,370.00
2019	\$15,620.00	\$71,740.00	\$87,360.00	\$5,470.00	\$25,110.00	\$30,580.00



Legal

Legal Acres	0.000	Homestead Reduction	NO
Legal Description	LT-1434 EX 54 FT 6 IN X 55 1/2 FT N END (Not to be used on legal documents)	Owner Occupied Reduction	NO
Land Use	(510) R - SINGLE FAMILY DWELLING, PLATTED LOT	Neighborhood	00250000
Section	Town		
Range	Appraisal ID		
Card Count	1	Annual Tax	\$5,874.67

Owners

Name	Ownership
SIAS FAMILY HOLDINGS LLC	100%

Residential

Dwelling 1

Number Of Stories	2.0	Exterior Wall	ALUMINUM/VINYL
Style	OLD STYLE TWO STORY	Heating	GAS
Year Built	1900	Cooling	CENTRAL
Year Remodeled		Attic	NONE
Number of Rooms	6	Basement	CRAWL
Number of Bedrooms	3	Total Living Area	1,528 sqft
Number of Full Baths	2	Ground Floor Area	448 sqft
Number of Half Baths	0	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C-	Fireplace Openings / Stacks	0 / 0

Sales

Conveyance							
Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
10/3/2024	SIAS FAMILY HOLDINGS LLC	SIAS SETH	10464 (/)	QC - QUIT CLAIM DEED	4 - RELATED INDIVIDUALS OR CORPORATIONS	1	\$0.00
7/10/2023	SIAS SETH	BROWN SONNY	7274 (/)	GW - GENERAL WARRANTY	0 - VALID	1	\$106,770.00
5/30/2013	BROWN SONNY	BANK WELLS FARGO NA TRUSTEE	405 (/)	SW - SPECIAL WARRANTY DEED	5 - LIQUIDATION/FORECLOSURE	1	\$35,599.00
12/20/2012	BANK WELLS FARGO NA TRUSTEE	WILLIAMS ERIC	830 (/)	SD - SHERIFF'S DEED	5 - LIQUIDATION/FORECLOSURE	1	\$43,334.00
7/13/2006	WILLIAMS ERIC		645 (/)	SV - SURVIVORSHIP	0 - VALID	1	\$99,900.00
11/26/2001	WHARTON RANDAL B	SECRETARY OF HOUSING &	E724 (/)	- Unknown	4 - RELATED INDIVIDUALS OR CORPORATIONS	0	\$0.00
6/20/2001	SECRETARY OF HOUSING &	CASSADY GRAYLING A	E367 (/)	- Unknown	4 - RELATED INDIVIDUALS OR CORPORATIONS	0	\$0.00
6/13/1994	CASSADY GRAYLING A	FAUSNAUGH JEFFREY S	455 (/)	- Unknown	0 - VALID	0	\$52,900.00
1/28/1991	FAUSNAUGH JEFFREY S	HAYWARD WHALEY L	55 (/)	- Unknown	0 - VALID	0	\$41,600.00
1/1/1991			(/)	- Unknown	0 - VALID	0	\$41,600.00
11/1/1988			(/)	- Unknown	0 - VALID	0	\$35,500.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
FRONT FOOT	REGULAR LOT	55	110	0.139	6,050.00	\$18,650.00
Totals				0.139	6,050	\$18,650.00

Tax

Please Note: Payments made after the second half collection due date will be shown both against the relevant tax year and as a paid discrepancy on the following tax year.

2024 Payable 2025

	Delinquent	First Half	Second Half	Total
Gross Tax	\$3,728.36	\$1,769.13	\$1,769.13	\$7,266.62
Reduction		-\$828.26	-\$828.26	-\$1,656.52
Effective Tax	\$3,728.36	\$940.87	\$940.87	\$5,610.10
Non-Business Credit		-\$93.33	-\$93.33	-\$186.66
Owner Occupancy Credit		\$0.00	\$0.00	\$0.00
Homestead Reduction		\$0.00	\$0.00	\$0.00
Net General	\$3,728.36	\$847.54	\$847.54	\$5,423.44
Special Assessments		\$0.00	\$0.00	\$0.00
CAUV Recoupment		\$0.00	\$0.00	\$0.00
Penalty And Adjustments	\$188.50	\$84.75	\$177.98	\$451.23
Taxes Billed	\$3,916.86	\$932.29	\$1,025.52	\$5,874.67
Payments Made	\$0.00	\$0.00	\$0.00	\$0.00
Taxes Due	\$3,916.86	\$932.29	\$1,025.52	\$5,874.67
GROSS TAX RATE: 75.09			OTHER CREDITS	\$0.00

EFFECTIVE TAX RATE: 39.93

Yearly Tax Value Summary

Year	Effective Tax	Net General	Taxes Billed
2024	\$5,610.10	\$5,423.44	\$5,874.67
2023	\$2,725.48	\$2,538.40	\$3,728.36
2022	\$1,882.56	\$1,696.00	\$1,772.32
2021	\$1,894.54	\$1,706.78	\$1,706.78
2020	\$1,894.28	\$1,706.54	\$1,706.54
2019	\$1,677.48	\$1,511.24	\$2,072.89
2018	\$1,702.82	\$1,534.04	\$1,534.04
2017	\$1,690.04	\$1,522.54	\$1,598.67
2016	\$1,598.84	\$1,438.96	\$1,438.96
2015	\$1,600.54	\$1,440.48	\$1,440.48
2014	\$1,594.38	\$1,434.94	\$1,434.94
2013	\$1,746.56	\$1,571.90	\$1,571.90
2012	\$1,746.52	\$1,528.24	\$1,528.24
2011	\$1,712.28	\$1,498.28	\$1,498.28
2010	\$3,170.71	\$2,954.05	\$2,965.18
2009	\$2,216.02	\$2,029.00	\$2,237.13
2008	\$2,027.74	\$1,840.84	\$1,931.26

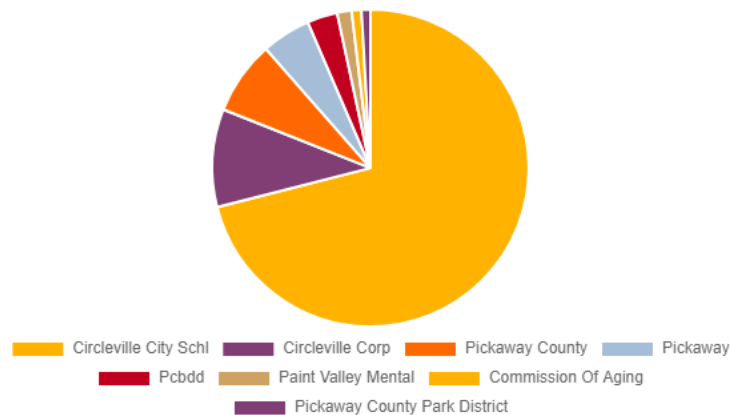
Tax Payments

Payment Date	Tax Year	Amount
2/17/2023	2023	\$932.80
7/13/2022	2021	\$853.39
2/16/2022	2021	\$853.39
7/16/2021	2020	\$853.27
2/18/2021	2020	\$853.27
7/23/2020	2017	\$761.27
7/16/2020	2019	\$1,803.46
6/29/2020	2016	\$719.48
2/28/2020	2017	\$837.40
2/18/2020	2019	\$1,036.45
2/17/2020	2016	\$719.48
2/13/2020	2013	\$785.95

Payment Date	Tax Year	Amount
2/12/2020	2018	\$767.02
5/16/2013	2012	\$359.74
12/17/2012	2012	\$1,168.50
7/12/2012	2011	\$749.14
2/6/2012	2011	\$749.14
7/11/2011	2010	\$758.46
1/21/2011	2010	\$758.46
12/20/2010	2010	\$848.26
10/28/2010	2010	\$300.00
8/12/2010	2010	\$300.00
4/30/2010	2009	\$600.00
2/17/2010	2009	\$200.00
4/22/2009	2009	\$118.56
2/9/2009	2009	\$546.53

Tax Distribution

2024



Tax Unit Name	Levy Name	Amount	Percentage
Circleville City Schl	Circleville City Schl	\$1,203.72	71.01%
Circleville Corp	Circleville Corp	\$169.60	10.01%
Commission Of Aging	Commission Of Aging	\$16.86	0.99%
Paint Valley Mental	Paint Valley Mental	\$25.03	1.48%
Pcbdd	Pcbdd	\$52.37	3.09%
Pickaway	Pickaway-Ross Jnt Voc	\$84.82	5.00%
Pickaway County	Pickaway County	\$127.20	7.50%
Pickaway County Park District	Pickaway County Park District	\$15.48	0.91%
Totals		\$1,695.08	100%