

Parcel: 227757**KENDEL NICHOLE MARIE****4221 2ND ST NW****Parcel**

Address	4221 2ND ST NW
Unit	
City, State, Zip	CANTON OH 44708-5403
Routing Number	02050 111600
Class	R - RESIDENTIAL
Land Use Code	510 - R - 1-FAMILY DWELLING
Tax Roll	RP_OH
Neighborhood	RS12328 - HARTER HEIGHTS
Acres	.198
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
Gross Tax Rate	104.3
Effective Tax Rate	47.022731
Non-Business Credit	7.4255
Owner Occupancy Credit	1.8563

[Link to GIS Map Application](#)**Auditor Alerts**

Exempt Status	-
Sewer Flag	-
One Year Note	-

Owner

Owner 1	KENDEL NICHOLE MARIE
Address	4221 2ND ST NW
	CANTON OH 44708-5403

Tax Mailing Name and Address

Mailing Name 1	NICHOLE MARIE KENDEL
Mailing Name 2	
Address 1	4221 2ND ST NW
Address 2	
Address 3	CANTON OH 44708-5403

Click Here for Address Change Form

Mortgage Company	34
Mortgage Company Name	LERETA LLC
Mortgage Company Address	POMONA CA 91768
Treas Code	-

Legal

Legal Desc 1	33620 WH
Legal Desc 2	
Legal Desc 3	
Notes	

Taxing District
District Name

00020
CANTON CITY - CANTON CSD
[Tax Map](#)

Credits & Programs

Homestead Exemption	NO
Disabled Veteran Benefit	NO
Owner Occupancy Credit	YES
Non-Business Credit	YES
CAUV Reduction	NO
Agriculture District	NO

Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
26-JUL-22	4:EXTERIOR (NO ACCESS)	A:APPRAISER	JMJ
03-MAY-17	10:PICTOMETRY	A:APPRAISER	JMJ
11-JAN-16	4:EXTERIOR (NO ACCESS)	A:APPRAISER	JMJ
21-JUL-10	10:PICTOMETRY	A:APPRAISER	MTB
17-OCT-05	10:PICTOMETRY	A:APPRAISER	BEO
17-OCT-05	4:EXTERIOR (NO ACCESS)	A:APPRAISER	BEO

Appraised Value (100%)

Year	2025
Appraised Land	\$36,800
Appraised Building	\$112,300
Appraised Total	\$149,100
CAUV Land	
CAUV Total	

Assessed Value (35%)

Assessed Land	\$12,880
Assessed Building	\$39,310
Assessed Total	\$52,190
CAUV Land	
CAUV Total	

Value History

Year	Land	Building	Total	CAUV
2025	\$36,800	\$112,300	\$149,100	
2024	\$36,800	\$112,300	\$149,100	
2023	\$30,200	\$94,500	\$124,700	
2022	\$30,200	\$94,500	\$124,700	
2021	\$30,200	\$94,500	\$124,700	
2020	\$24,900	\$79,700	\$104,600	
2019	\$24,900	\$79,700	\$104,600	
2018	\$24,900	\$79,700	\$104,600	
2017	\$24,900	\$75,700	\$100,600	
2016	\$24,900	\$75,700	\$100,600	
2015	\$24,900	\$75,200	\$100,100	
2014	\$25,400	\$76,400	\$101,800	
2013	\$25,400	\$76,400	\$101,800	
2012	\$25,400	\$76,400	\$101,800	

2011	\$28,400	\$74,200	\$102,600
2010	\$28,400	\$74,200	\$102,600

Sales Summary

Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
17-JUN-2022	\$171,000	202207403	Y	0-QUALIFIED - ARMSLENGTH	WD-General Warranty Deed	1
15-DEC-2015	\$97,500	2015014436	Y	0-QUALIFIED - ARMSLENGTH	FD-Fiduciary Deed	1

Sales History

1 of 2

Sale Date	17-JUN-2022
Sale Price	\$171,000
Sale Type	2 - LAND & BUILDING
Conveyance #	202207403
Instrument #	
Seller	VANSICKLE LANCE L
Buyer	KENDEL NICHOLE MARIE
Instrument Type	WD-General Warranty Deed
Armslength	Y
Sale Validity Code	0 - QUALIFIED - ARMSLENGTH
# of Parcels	1

Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2024	51720	1	\$1.00	\$0.00	-\$1.00	\$0.00
RP_OH	2024		1	\$1,113.17	\$0.00	-\$1,113.17	\$0.00
RP_OH	2024	51720	2	\$1.00	\$0.00	-\$1.00	\$0.00
RP_OH	2024		2	\$1,113.17	\$0.00	-\$1,113.17	\$0.00
Total:				\$2,228.34	\$0.00	-\$2,228.34	\$0.00

Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2022	08-FEB-23	08-FEB-23	\$1,265.83
RP_OH	2022	11-JUL-23	11-JUL-23	\$1,265.83
RP_OH	2023	09-FEB-24	09-FEB-24	\$1,304.35
RP_OH	2023	08-JUL-24	09-JUL-24	\$1,304.35
RP_OH	2024	06-FEB-25	07-FEB-25	\$1,114.17
RP_OH	2024	10-JUL-25	10-JUL-25	\$1,114.17
Total:				\$7,368.70

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

[Previous Years Taxes](#)

Special Assessments

Year	Project	Desc	Delq	Current	Total
2024	51720	MUSKINGUM WATERSHED		\$0.00	\$0.00

2024 51720 MUSKINGUM WATERSHED \$.00 \$.00

Special Assessment Payoff Totals

Project	Description	Taxes	Fee	Penalty/Interest	Paid	Total
51720	MUSKINGUM WATERSHED	\$2.00	\$.00	\$0.00	-\$2.00	\$0.00
53225	MUSKINGUM WATERSHED	\$2.00	\$.00	\$0.00	\$0.00	\$2.00
Total:		\$4.00	\$.00	\$0.00	-\$2.00	\$2.00

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	8,610	.20	760	\$36,800
Total:			8,610	.20		\$36,800

Land

Line #	1
Land Type	F - FRONT FOOT
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	8,610
Acres	.20
Land Units	
Actual Frontage	70.0
Effective Frontage	70.0
Override Size	
Actual Depth	123
Table Rate	760.00
Override Rate	
Depth Factor	.81
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.85344
Value	\$36,800
Exemption %	
Homesite Value	\$36,800

Residential

Card	1
Stories	1.75
Construction	1 - FRAME
Style	15 - BUNGALOW
Square Feet	1,680
Year Built	1947
Effective Year	1976
Year Remodeled	
% Complete	100
Dwelling Value	\$112,300
Grade	C+ - AVERAGE +
CDU	GD - GOOD

Bedrooms	4
Basement	1 - FULL
Basement Quality	0 - NONE
Rec Room	0
Finished Basement	0
Full Baths	1
Half Baths	1
Central Air	1 - AC/HEAT
Heating Fuel Type	1 - GAS
WBFP Stacks	1
Fireplace Openings	1
Rental Units	
Monthly Rents	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						960			\$0
1	1		GF				252			\$6,800
1	2		LF				168			\$4,200
1	3		PB				12			\$900
Total:										\$11,900

Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	920	PERSONAL PROPERTY BLDG	2007	6	8	48	0
Total:								0

Other Building and Yard Improvement

Card	1
Line #	1
Code	920
Description	PERSONAL PROPERTY BLDG
Construction Type	-
# Stories	S1 - 0 STORY
Common Walls	-
Year Built	2007
Width x Length	8 X 6
Wall Height	
Area	48
Units	1
Grade	C
Rate	.0000
Condition	A - AVERAGE
Functional Reason	0 - LEGACY
Functional %	
Economic Reason	0 - LEGACY
Economic %	
OVR Depr	
Depr	37
Make	
Model	
Serial No.	
Title No.	
% Complete	100
Value	0

