

231112055000



Jeff Lehner
County Auditor
Ross County, Ohio
auditor.rosscountyohio.gov

12/8/2025

Parcel

231112055000

435 - DRIVE-IN RESTAURANT O...

Owner

WAITE, ASTON & JILLIAN

SOLD: 9/1/2020 \$60,000.00

Address

134 E MAIN ST OH

BAINBRIDGE - PAXTON TWP

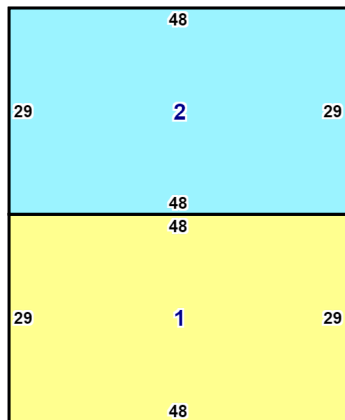
Appraised

\$36,400.00

DEEDED ACRES: 0.000

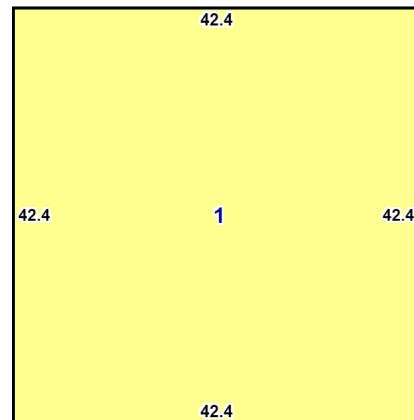
Sketches

Sketch 1



1	COMM 1392 sqft
2	COMM 1392 sqft

Sketch 2



1	Paving: Asphalt 1800 sqft
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Special Notice

None at this time.

Location

Parcel	231112055000
Owner	WAITE, ASTON & JILLIAN
Address	134 E MAIN ST OH
City / Township	BAINBRIDGE - PAXTON TWP
School District	PAINT VALLEY LSD

Mailing Address

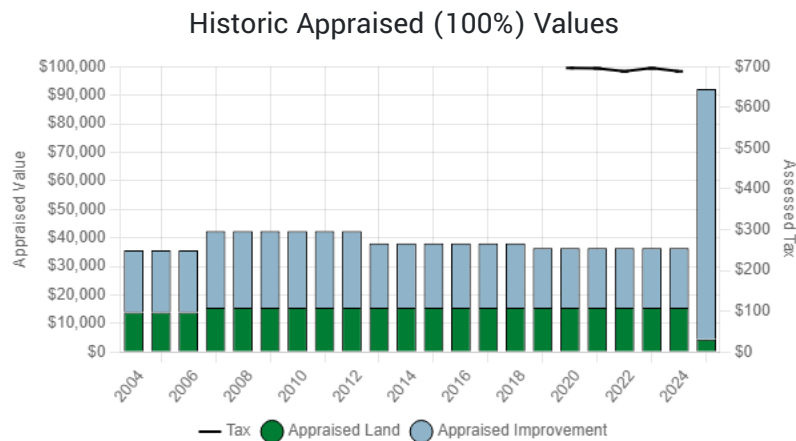
Mailing Name	ASTON & JILLIAN WAITE
Mailing Address	PO BOX 443
City, State, Zip	UNION CITY IN 47390

Valuation

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2025 *	\$4,500.00	\$87,620.00	\$92,120.00	\$1,580.00	\$30,670.00	\$32,250.00
2024	\$15,550.00	\$20,850.00	\$36,400.00	\$5,440.00	\$7,300.00	\$12,740.00

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2023	\$15,550.00	\$20,850.00	\$36,400.00	\$5,440.00	\$7,300.00	\$12,740.00
2022	\$15,550.00	\$20,850.00	\$36,400.00	\$5,440.00	\$7,300.00	\$12,740.00
2021	\$15,540.00	\$20,860.00	\$36,400.00	\$5,440.00	\$7,300.00	\$12,740.00
2020	\$15,540.00	\$20,860.00	\$36,400.00	\$5,440.00	\$7,300.00	\$12,740.00

* Preliminary Valuation



Legal			
Legal Description Line 1	134 E MAIN ST	Map Number	618
Legal Description Line 2	COM 30 11-12-55	Roads	Paved
Legal Description Line 3	0055/0165	Topography	Level
Land Use Code	435 Drive-in restaurant or food service facility	Standard Utilities	Unknown
Acres	0.000	Electric Utilities	Public
On CAUV	False	Gas Utilities	Public
Neighborhood	4444 - UNFACTORED COM PCLS	Water Utilities	Public Private
Sidewalks / Curbs	False / False	Sewer Utilities	Public
Homestead Reduction	False	Owner Occupied Reduction	False
Non-Business Reduction	False		

Residential	
No Residential Records Found.	
Improvements	

No Improvement Records Found.

Yard Items										
Description	Construction	Width	Length	Height	Area	Year Built	Year Remodeled	Condition	Grade	Income
A PAVING		0	0	0	1,800	0	0	Poor		.00
Totals					1,800					\$

Land										
Land Type	Code	Frontage	Depth (F/R)	Depth %	Acres	Rate	Adj. Rate	Adj.	Total	Value
IC - Industrial/Commercial	F - Front	50	80 / 0	72	0.0000	\$432.00	\$311.00	0	\$15,550.00	\$15,550.00
Totals					0.0000				\$15,550.00	\$15,550.00

Agricultural										
No Agricultural Records Found.										

Commercial											
Description	Construction	Width	Length	Height	Area	Year Built	Floors	Price Code	Grade	Value	Market Value
_COMM		48	29	0	1,392	1956	1.00	999.999		Fair	\$20,200.00
Totals					1,392						\$20,200.00

Commercial Additions										
No Commercial Addition Records Found.										

Sales										
Date	Buyer	Seller	Conveyance Number	Instrument	Deed Type	Valid	Book/Page	Parcels In Sale	Amount	
9/1/2020	WAITE, ASTON & JILLIAN	MAVIS, BRET A & ANGELA M	971	{ }	WD	True	/	1	\$60,000.00	
3/12/1997	MAVIS, BRET A & ANGELA M		0	{ }	N/C	True	/	0	\$35,000.00	

Tax		
2024 Payable 2025		
First Half		Year Total

Gross Tax	\$447.18	\$447.18	\$894.36
Reduction	-\$102.99	-\$102.99	-\$205.98
Effective Tax	\$344.19	\$344.19	\$688.38
Non-Business Credit	\$0.00	\$0.00	\$0.00
Owner Occupancy Credit	\$0.00	\$0.00	\$0.00
Homestead Reduction	\$0.00	\$0.00	\$0.00
Net General	\$344.19	\$344.19	\$688.38
Net Special Assessment	\$0.00	\$0.00	\$0.00
CAUV Recoupment	\$0.00	\$0.00	\$0.00
Penalty General	\$0.00	\$34.42	\$34.42
Penalty Special Assessment	\$0.00	\$0.00	\$0.00
Interest General	\$0.00	\$10.11	\$10.11
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	\$344.19	\$388.72	\$732.91
Penalties and Delinquencies	\$0.00	N/A	N/A
Prior Interest	\$0.00	N/A	N/A
Balance	\$344.19	\$388.72	\$732.91
Payments & Adjustments	-\$344.19	\$0.00	-\$344.19
Owed	\$0.00	\$388.72	\$388.72

Yearly Tax Value Summary

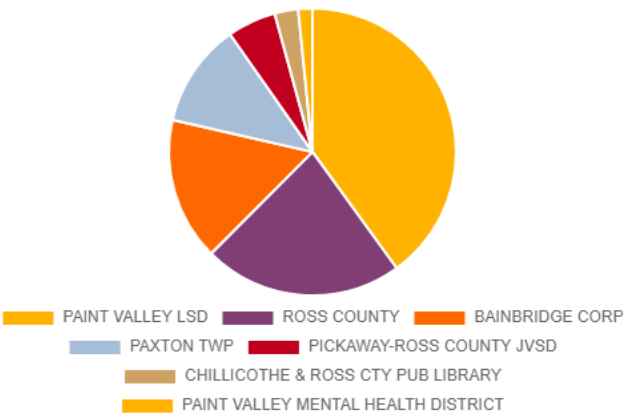
Year	Effective Tax	Net General	Taxes Billed
2024	\$688.38	\$688.38	\$732.91
2023	\$696.14	\$696.14	\$696.14
2022	\$688.36	\$688.36	\$688.36
2021	\$695.54	\$695.54	\$695.54
2020	\$696.30	\$696.30	\$696.30
2019	\$0.00	\$0.00	\$0.00

Tax Payments

Payment Date	Receipt Number	Amount
2/21/2025	902403	\$344.19
7/12/2024	795661	\$348.07
2/22/2024	692455	\$348.07
7/14/2023	575719	\$344.18
2/14/2023	474741	\$344.18
3/22/2022	309290	\$347.77
2/11/2022	264290	\$347.77
2/26/2021	65524	\$696.30

Tax Distributions

2024



Tax Unit Name	Levy Name	Amount	Percentage
BAINBRIDGE CORP	1981 CURRENT EXPENSE	\$13.09	1.90%
BAINBRIDGE CORP	1983 FIRE	\$16.43	2.39%
BAINBRIDGE CORP	2006 CURRENT EXPENSE	\$31.06	4.51%
BAINBRIDGE CORP	2019 FIRE*	\$31.13	4.52%
BAINBRIDGE CORP	GENERAL FUND	\$19.11	2.78%
CHILLICOTHE & ROSS CTY PUB LIBRARY	2015 CURRENT EXPENSE*	\$18.28	2.66%
PAINT VALLEY LSD	1976 CURRENT EXPENSE	\$145.17	21.09%
PAINT VALLEY LSD	1977 CURRENT EXPENSE	\$57.60	8.37%
PAINT VALLEY LSD	1981 PERMANENT IMPROVEMENT	\$18.04	2.62%
PAINT VALLEY LSD	GENERAL FUND	\$54.78	7.96%
PAINT VALLEY MENTAL HEALTH DISTRICT	2012 CURRENT EXPENSE	\$10.96	1.59%
Totals		\$688.38	100%

Tax Unit Name	Levy Name	Amount	Percentage
PAXTON TWP	1988 AMBULANCE & E.M.S.	\$9.14	1.33%
PAXTON TWP	2006 AMBULANCE & E.M.S.	\$16.30	2.37%
PAXTON TWP	2015 FIRE & E.M.S.*	\$16.52	2.40%
PAXTON TWP	2016 CURRENT EXPENSE*	\$16.93	2.46%
PAXTON TWP	2023 CEMETERY*	\$10.19	1.48%
PAXTON TWP	GENERAL FUND	\$11.46	1.66%
PICKAWAY-ROSS COUNTY JVSD	1976 CURRENT EXPENSE	\$12.37	1.80%
PICKAWAY-ROSS COUNTY JVSD	1981 CURRENT EXPENSE	\$13.50	1.96%
PICKAWAY-ROSS COUNTY JVSD	2006 CURRENT EXPENSE	\$11.86	1.72%
ROSS COUNTY	2003 CHILDREN SERVICES	\$12.16	1.77%
ROSS COUNTY	2007 SENIOR CITIZENS	\$6.09	0.88%
ROSS COUNTY	2010 MENTAL HEALTH & RETARDATION	\$46.31	6.73%
ROSS COUNTY	2015 SENIOR CITIZENS*	\$3.66	0.53%
ROSS COUNTY	2016 MENTAL HEALTH & RETARDATION*	\$37.11	5.39%
ROSS COUNTY	2017 HEALTH DISTRICT*	\$12.37	1.80%
ROSS COUNTY	2019 PARK DISTRICT*	\$6.19	0.90%
ROSS COUNTY	GENERAL FUND	\$30.57	4.44%
Totals		\$688.38	100%

Special Assessments

No Special Assessment Records Found.