



Parcel: 56-01055.000
RICHARD H. JEFFREY
Erie County Auditor | Erie County, Ohio

Year: 2025



SUMMARY

Deeded Name	TIPPIE NICOLE R	Taxpayer	TIPPIE NICOLE R
Owner	TIPPIE NICOLE R 430 E ADAMS ST SANDUSKY OH 44870		430 E ADAMS ST SANDUSKY OH 44870
Tax District	55-SANDUSKY CITY	Land Use	510-SINGLE FAMILY DWELLING
		Class	Residential
School District	SANDUSKY CSD	Subdivision	
Neighborhood	5655607-HURON PARK AREA-HANCOCK-ADAMS	Lender	LERETA
Location	430 ADAMS SANDUSKY OH 44870	Legal	21 23 WARREN ST E 1/2 OF CEN 1/3
CD Year		Map Number	56094213003
Acres	0.0000	Sold	08/03/2022
		Routing Number	56-00011-162000
		Sales Amount	94,500.00

VALUE

District	55-SANDUSKY CITY
Land Use	510-SINGLE FAMILY DWELLING
Enrolled Programs	

	Appraised	Assessed
Land	7,910	2,770
Improvement	82,930	29,030
Total	90,840	31,800
CAUV	N	0
Homestead	N	0
OOCC	N	0
Taxable	90,840	31,800

CURRENT CHARGES

Full Rate	95.810000			
Effective Rate	42.632022			
Qualifying Rate	36.266091			
	Prior	First	Second	Total
Tax	0.00	620.20	620.20	1,240.40
Special	0.00	0.00	0.00	0.00
Total	0.00	620.20	620.20	1,240.40
Paid	0.00	0.00	0.00	0.00
Due	0.00	620.20	620.20	1,240.40

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
08/03/2022 Buyer: TIPPIE NICOLE R Seller: FERGUSON JOHN W III	GENERAL WARRANTY DEED 202207458/	94,500.00 C935	Y	1
09/13/2019 Buyer: FERGUSON JOHN W III Seller: CLAES MARK S	GENERAL WARRANTY DEED 201907504/	29,000.00 1204J	N	1
12/22/1995 Buyer: CLAES MARK S Seller: SHAW ALICE H BILES	GENERAL WARRANTY DEED	0.00 01804	Y	1
11/20/1995 Buyer: SHAW ALICE H BILES Seller: SHAW ALICE H BILES & NATH	UN - UNKNOWN	0.00 41220	N	1
01/01/1950 Buyer: SHAW ALICE H BILES & NATH Seller: UNKNOWN	UN - UNKNOWN	0.00	N	0

LAND

Type	Dimensions	Description	Value
F-FRONT LOT [DEPTHA]	33.0000 X 132.0000	Effective - Frontage / Depth	7,910
		Total	7,910

DWELLING

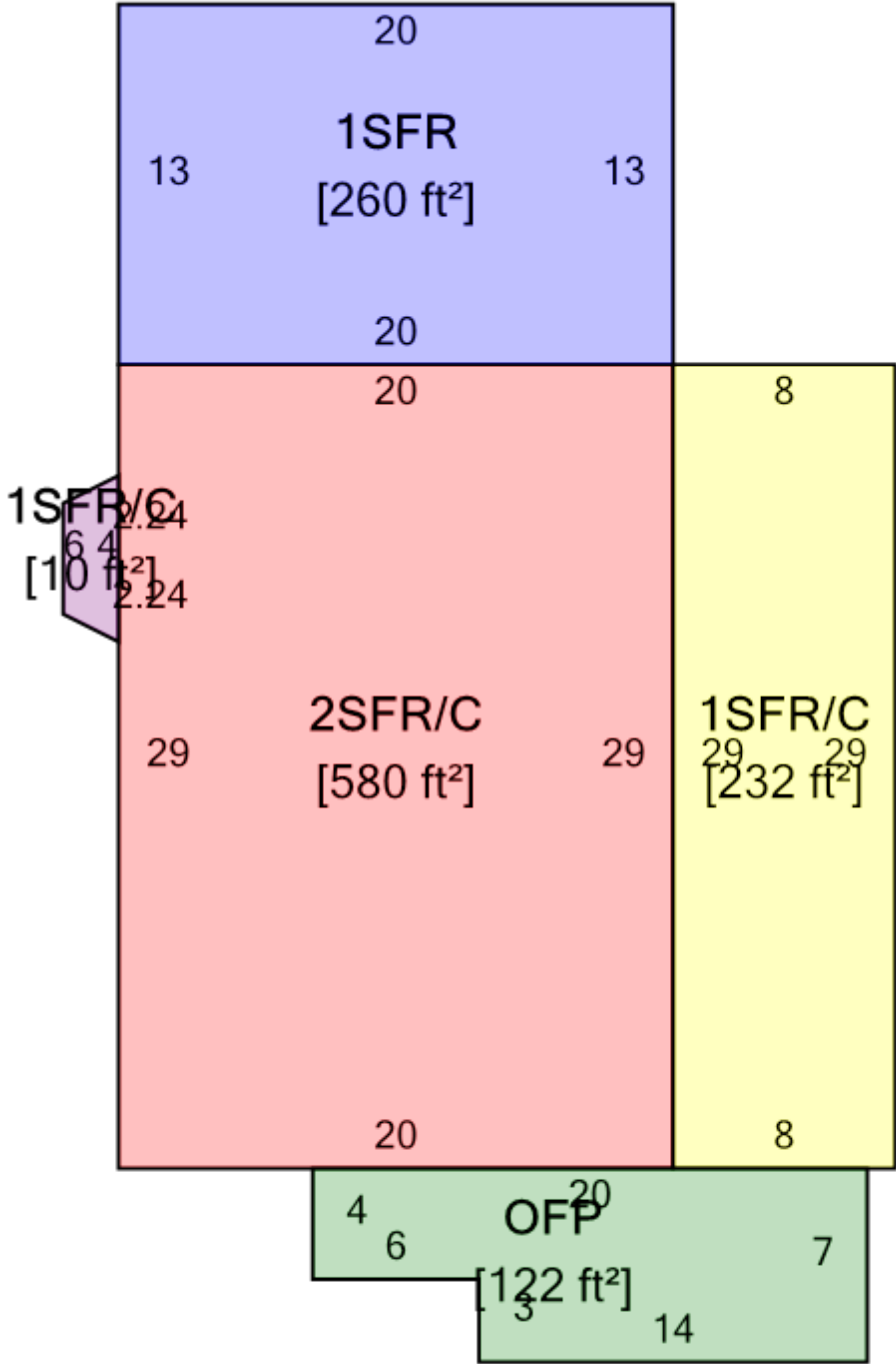
Card 1				
Style	01-SINGLE FAMILY	Family Rooms	0	Heating
Stories	2.00	Condition	AV-AVERAGE	Cooling
Rec Room Area	0	Year Built	1930	Grade
Finished Basement	0	Year Remodeled		Fireplace Openings
Rooms	7	Full Baths	1	Fireplace Stacks
Bed Rooms	3	Half Baths	0	Living Area
Dining Rooms	0	Other Fixtures	0	Total Area
				Value

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
2	SHED	1982		AV-AVERAGE	10 X 10	Length x Width (Optional)	100	930
							Total	930

SKETCH

Card 1		Size	Floor	Floor Area (ft²)	Living Area (ft²)
ID	Description				
A	2SFR/C (2 STORY FRAME / CRAWL)	580	First Floor	1,082	1,082
B	1SFR/C (1 STORY FRAME / CRAWL)	232	Full Upper Floor	580	580
C	OFP (OPEN FR PORCH)	122	Total	1,662	1,662
D	1SFR (1 STORY FRAME)	260			
E	1SFR/C (1 STORY FRAME / CRAWL)	10			



Card 2

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
1	SHED	100	Total	0	0

