

**Printable page****Parcel: 6600271****ADKINS SCOTTY L****112 MAIN ST S****Parcel**


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Address	112 MAIN ST S
Unit	
City, State, Zip	WAYNESBURG OH 44688-
Routing Number	66001 070400
Class	R - RESIDENTIAL
Land Use Code	530 - R - 3-FAMILY DWELLING
Tax Roll	RP_OH
Neighborhood	RS43101 - WAYNESBURG VILLAGE
Acres	.16
Taxing District	00630
District Name	SANDY TWP-WAYNESBURG VILL-SAN VALLEY LSD
Gross Tax Rate	85.8
Effective Tax Rate	50.315634
Non-Business Credit	7.9637
Owner Occupancy Credit	1.9909

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


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Exempt Status	-
Sewer Flag	-
One Year Note	-

**Owner**


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Owner 1	ADKINS SCOTTY L
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Address	112 S MAIN ST
	WAYNESBURG OH 44688

**Tax Mailing Name and Address**


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Mailing Name 1	ADKINS SCOTTY L
Mailing Name 2	
Address 1	112 S MAIN ST
Address 2	
Address 3	WAYNESBURG OH 44688

**Click Here for Address Change Form**


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Mortgage Company	34
Mortgage Company Name	LERETA LLC
Mortgage Company Address	POMONA CA 91768

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Treas Code	-
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**Legal**


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Legal Desc 1	7-3'X 91'SW; 8-113.70'WE
Legal Desc 2	

Legal Desc 3

Notes

Taxing District  
District Name00630  
SANDY TWP-WAYNESBURG VILL-SAN VALLEY LSD  
[Tax Map](#)

## Credits &amp; Programs

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

## Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
21-JUN-18	2:OCCUPANT (NO ACCESS)	A:APPRAISER	EMN
23-FEB-17	10:PICTOMETRY	A:APPRAISER	EMN
19-FEB-16	2:OCCUPANT (NO ACCESS)	A:APPRAISER	EMN
19-MAY-09	1:OWNER (ACCESS)	A:APPRAISER	BJB
19-MAY-09	10:PICTOMETRY	A:APPRAISER	BJB

## Appraised Value (100%)

Year	2026
Appraised Land	\$22,600
Appraised Building	\$27,500
Appraised Total	\$50,100
CAUV Land	
CAUV Total	

## Assessed Value (35%)

Assessed Land	\$7,910
Assessed Building	\$9,630
Assessed Total	\$17,540
CAUV Land	
CAUV Total	

## Value History

Year	Land	Building	Total	CAUV
2026	\$22,600	\$27,500	\$50,100	
2025	\$22,600	\$27,500	\$50,100	
2024	\$22,600	\$27,500	\$50,100	
2023	\$21,700	\$36,100	\$57,800	
2022	\$21,700	\$36,100	\$57,800	
2021	\$21,700	\$36,100	\$57,800	
2020	\$18,700	\$30,400	\$49,100	
2019	\$18,700	\$30,400	\$49,100	
2018	\$18,700	\$30,400	\$49,100	
2017	\$16,800	\$33,200	\$50,000	
2016	\$16,800	\$33,200	\$50,000	
2015	\$16,800	\$33,200	\$50,000	

2014	\$13,200	\$44,300	\$57,500
2013	\$13,200	\$44,300	\$57,500
2012	\$13,200	\$44,300	\$57,500
2011	\$14,000	\$59,400	\$73,400
2010	\$14,000	\$59,400	\$73,400

## Appeal Tracking Filings

Tax Year	Filing Date	Type	Case #
2015	11-JAN-2016	BOARD OF REVISION	2015-92591

## Current Value

Tax Year	Filing Date	Type	Case #	Tax Payer Opinion of Value	Current Value
2015	11-JAN-2016	BOARD OF REVISION	2015-92591	58,000	50,000

## Hearing Schedule

Tax Year	Case #	Hearing Date	Time
2015	2015-92591	10-MAY-2016	1:00 PM

## Decision

Reason	Action	Date	Decision Values
PRE Appeal Decision	No Change in Value	10-MAR-2016	50,000

## Sales Summary

Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
25-MAY-2018	\$67,500	2018005981	Y	0-QUALIFIED - ARMSLENGTH	WD-General Warranty Deed	1
09-NOV-2010	\$25,000	2010011220	N	L-UNQUALIFIED - OTHER	QC-Quit Claim Deed	1

## Sales History

1 of 2

Sale Date	25-MAY-2018
Sale Price	\$67,500
Sale Type	2 - LAND & BUILDING
Conveyance #	2018005981
Instrument #	

Seller	CARUBIA GINO
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Buyer	ADKINS SCOTTY L
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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	2025	53225	1	\$1.00	\$0.00	\$0.00	\$1.00
RP_OH	2025	53318	1	\$1,065.90	\$0.00	\$0.00	\$1,065.90
RP_OH	2025		1	\$406.13	\$0.00	\$0.00	\$406.13

RP_OH	2025	53225	2	\$1.00	\$0.00	\$0.00	\$1.00
RP_OH	2025		2	\$406.13	\$0.00	\$0.00	\$406.13
Total:				\$1,880.16	\$0.00	\$0.00	\$1,880.16

## Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	09-FEB-24	09-FEB-24	\$508.97
RP_OH	2023	08-JUL-24	09-JUL-24	\$508.97
RP_OH	2024	06-FEB-25	07-FEB-25	\$745.95
RP_OH	2024	10-JUL-25	10-JUL-25	\$396.15
Total:				\$2,160.04

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
2025	53225	MUSKINGUM WATERSHED		\$1.00	\$1.00
2025	53318	DELINQUENT SEWER COUNTY		\$1,065.90	\$1,065.90
2025	53225	MUSKINGUM WATERSHED		\$1.00	\$1.00

## Special Assessment Payoff Totals

Project	Description	Taxes	Fee	Penalty/Interest	Paid	Total
53225	MUSKINGUM WATERSHED	\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
53318	DELINQUENT SEWER COUNTY	\$1,065.90	\$0.00	\$0.00	\$0.00	\$1,065.90
Total:		\$1,067.90	\$0.00	\$0.00	\$0.00	\$1,067.90

## Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	6,840	.16	480	\$21,700
2	F-FRONT FOOT	01 - HOUSE LOT	273	.01	480	\$900
Total:			7,113	.17		\$22,600

## Land

1 of 2

Line #	1
Land Type	F - FRONT FOOT
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	6,840
Acres	.16
Land Units	
Actual Frontage	60.0
Effective Frontage	60.0

## Override Size

Actual Depth	114
Table Rate	480.00
Override Rate	

Depth Factor	.77
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.97908

Value	\$21,700
Exemption %	
Homesite Value	\$21,700

#### Residential

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Card	1
Stories	2
Construction	1 - FRAME
Style	31 - 1-FAMILY + 2-CONVERSION
Square Feet	3,017
Year Built	1836
Effective Year	1944
Year Remodeled	
% Complete	100
Dwelling Value	\$27,500
Grade	C - AVERAGE
CDU	FR - FAIR
Bedrooms	5
Basement	0 - NONE
Basement Quality	0 - NONE
Rec Room	0
Finished Basement	0
Full Baths	3
Half Baths	1
Central Air	0 - No AC
Heating Fuel Type	1 - GAS
WBFP Stacks	0
Fireplace Openings	0
Rental Units	
Monthly Rents	900

#### Addition Details

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Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						780			\$0
1	1	UBF	1AF				770			\$10,100
1	2		1AF				624			\$6,700
1	3		1AF				63			\$3,000
1	4		OF				49			\$200
1	5		OF				42			\$100
Total:										\$20,100