

Printable page

Parcel: 6600271
ADKINS SCOTTY L

112 MAIN ST S

| | |
|------------------------|--|
| Parcel | |
| 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 | |
| Exempt Status | - |
| Sewer Flag | - |
| One Year Note | - |

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

| | |
|------------------------------|---------------------|
| Tax Mailing Name and Address | |
| 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

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

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

Legal Desc 3
Notes

Taxing District 00630
District Name SANDY TWP-WAYNESBURG VILL-SAN VALLEY LSD
[Tax Map](#)

Credits & 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 |
| Buyer | ADKINS SCOTTY L |
| 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 |

2/11/26, 11:04 AM

Stark County Property Search - Printable Page

| | | | | | | | |
|--------|------|-------|---|------------|--------|--------|------------|
| 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

| | |
|--------------------|------------------------------|
| 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

| 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 |