



5/5/2026

Parcel

22-01480.001

511-SINGLE FAMILY DWELLING - ...

Owner

BURKHOLDER JOSEPH R

SOLD: 1/1/1987 \$0.00

Address

9994 RUFF RD WEST SALEM OH 44287

8505-NORTHWESTERN LSD (W...

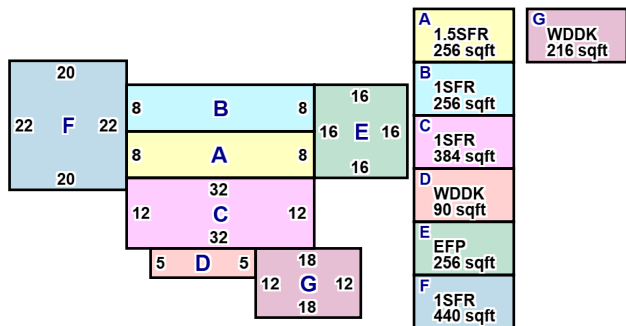
Appraised

\$183,800.00

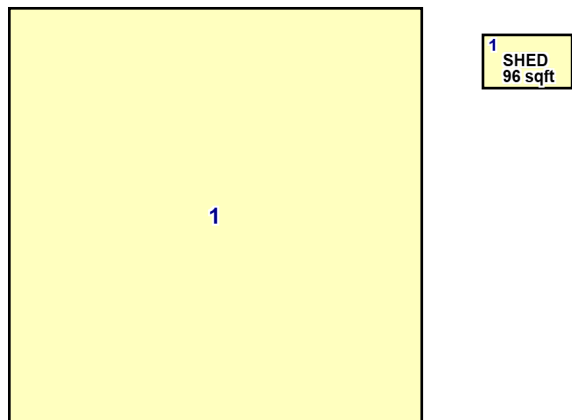
ACRES: 2.290

Sketches

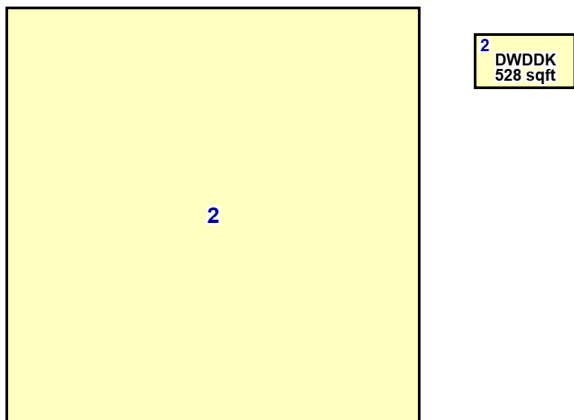
Sketch 1



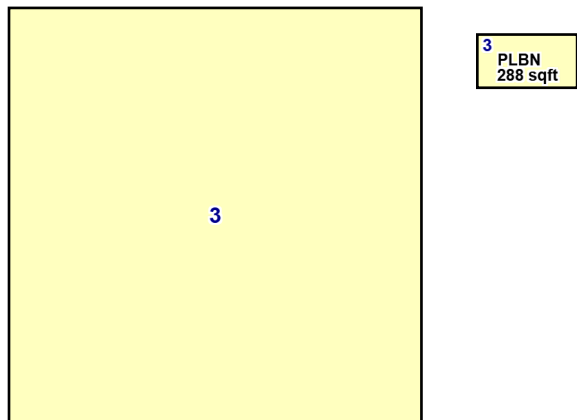
Sketch 2



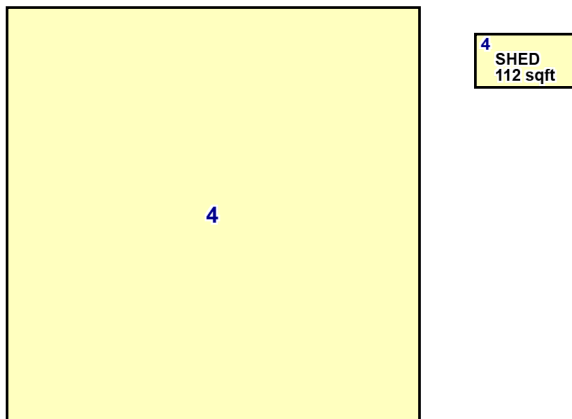
Sketch 3



Sketch 4



Sketch 5



Levies

2026 Primary Election on 5/5/2026 Ballot Entries

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Please note: 2025 property values were used for these calculations.

Jurisdiction	Use	Years	Millage	Type	Description	Current Proposed Change		
Northwestern LSD	Current Expense	5	1.8	Renewal	Shall a fixed-sum levy renewing an existing levy be imposed by the Northwestern Local School District, Counties of Wayne and Ashland, Ohio, for the purposes of paying the current operating expenses of the district in the sum of \$456,400 and levy of taxes to be made outside of the ten mill limitation estimated by the county auditor to average 1.8 mills for each \$1 of taxable value, which amounts to \$63 for each \$100,000 of the county auditor's market value, for a period of 5 years, commencing in 2026, first due in calendar year 2027. The County Auditor has certified that the amount by which the carry-over balance in the District's general operating budget from the preceding fiscal year exceeds the District's general fund expenditures made in the preceding fiscal year is \$0, which is 0% of those expenditures.	\$115.79	\$115.79	\$0.00

Location

Parcel	22-01480.001
Owner	BURKHOLDER JOSEPH R
Address	9994 RUFF RD WEST SALEM OH 44287
City / Township	CONGRESS TWP
School District	8505-NORTHWESTERN LSD (WAYNE CO)

Owner Address

Mailing Name	BURKHOLDER JOSEPH R
Mailing Address	9994 RUFF RD
City, State, Zip	WEST SALEM OH 44287

Tax Mailing Address

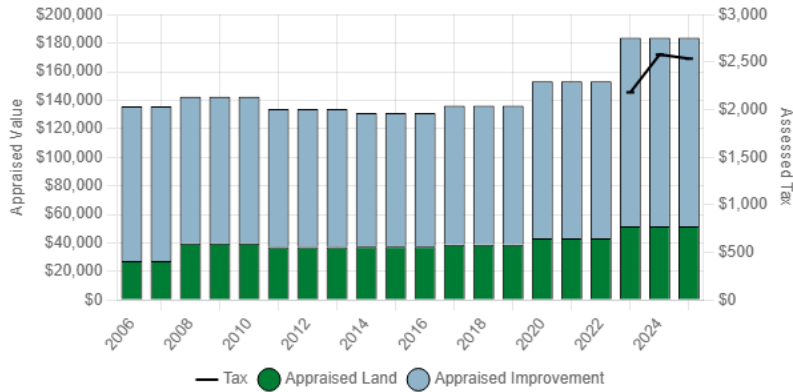
Mailing Name	BURKHOLDER JOSEPH R
Mailing Address	9994 RUFF RD
City, State, Zip	WEST SALEM OH 44287

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025	\$51,760.00	\$132,040.00	\$183,800.00	\$18,120.00	\$46,210.00	\$64,330.00
2024	\$51,760.00	\$132,040.00	\$183,800.00	\$18,120.00	\$46,210.00	\$64,330.00
2023	\$51,760.00	\$132,040.00	\$183,800.00	\$18,120.00	\$46,210.00	\$64,330.00
2022	\$43,130.00	\$110,040.00	\$153,170.00	\$15,100.00	\$38,510.00	\$53,610.00

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2021	\$43,130.00	\$110,040.00	\$153,170.00	\$15,100.00	\$38,510.00	\$53,610.00
2020	\$43,130.00	\$110,040.00	\$153,170.00	\$15,100.00	\$38,510.00	\$53,610.00

Historic Appraised (100%) Values



Legal

Legal Acres	2.290	Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES
Legal Description	14-21-18 SW NWPT OL 67 2.29A CD 1281A	Neighborhood	12201-CODE
Agricultural District	NO	Special Assessments	YES
In Foreclosure	NO	In Bankruptcy	NO
In Sheriff Sale	NO	On Contract	NO
On Escrow	NO	On CAUV	NO
Has Homestead Reduction	NO	Has Owner Occupancy Reduction	NO
Lender	LERETA LLC	Certified Delinquent Year	NOT DELINQUENT

Tax Map Information

No Tax Map Records Found.

Residential

Dwelling 1			
Appraised Value	\$125,880.00	Assessed Value	\$44,060.00
Stories	2	Style	21-CONTEMPORARY
Year Built	1984	Year Remodeled	0

Bedrooms	3	Rooms	0
Full Baths	1	Half Baths	1
Family Rooms	0	Dining Rooms	0
Fireplace Openings	0	Fireplace Stacks	0
Finished Living Area	1,464		
Basement	NO	Basement Area Finished / Total (sq ft)	0 / 0

Additions

Code	Description	Base Area	Appraised Value
EFP	ENC FR PORCH	256	\$8,500.00
WDDK	WOOD DECK	216	\$3,400.00
WDDK	WOOD DECK	90	\$1,590.00
Totals		562	\$13,490.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Records Found.

Improvements

#	Code	Description	Size (LxW)	Area	Year Built	Appraised Value	Assessed Value
1	SHED	TOOL SHED RESIDENTIAL	12x8	96	1994	\$0.00	\$0.00
2	DWDDK	DET WOOD DECK	24x22	528	1992	\$3,200.00	\$1,120.00
3	PLBN	POLE BARN	24x12	288	1994	\$2,960.00	\$1,040.00
4	SHED	TOOL SHED RESIDENTIAL	14x8	112	1992	\$0.00	\$0.00
Totals						\$6,160.00	\$2,160.00

Sales

Date	Buyer	Seller	Conveyance Number	Book & Page	Deed Type	Valid	Parcels In Sale	Amount
1/1/1987	BURKHOLDER JOSEPH R	UNKNOWN		/	NONE	True	1	\$0.00

Land

Code	Type	Dim 1	Dim 2	Dim 3	Unit Rate	Rate Factor	Adjustment Factor	Appraised Value
HS	HOUSE LOT	1.000	0.000	0.000	30,000	100	100	\$36,000.00
RS	BALANCE - RESIDUAL LANDS	0.875	0.000	0.000	15,000	100	100	\$15,760.00
RW	ROADWAY	0.415	0.000	0.000	0	100	100	\$0.00
Totals		2.290						\$51,760.00
		Acres						

Tax

Online Tax Payments may be made on the Wayne County Treasurer's website at

Please note, refunds will not be reflected in the payment history.

Due Dates

- First half due date for banks February 2, 2026
- First half taxes are due February 26, 2026
- Second half due date for banks July 6, 2026
- Second half taxes are due July 30, 2026

2025

	Delinquent	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,897.78	\$1,897.78	\$3,795.56
REDUCTION		-\$522.20	-\$522.20	-\$1,044.40
EFFECTIVE TAX	\$0.00	\$1,375.58	\$1,375.58	\$2,751.16
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
NON-BUSINESS CREDIT		-\$107.52	-\$107.52	-\$215.04
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$1,268.06	\$1,268.06	\$2,536.12
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$1.00	\$1.00	\$2.00
SA PENALTY	\$0.00	\$0.00	\$0.00	\$0.00
SA INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
OTHER PENALTY	\$0.00	\$0.00	\$0.00	\$0.00
OTHER INTEREST	\$0.00	\$0.00	\$0.00	\$0.00

NET OWED	\$0.00	\$1,269.06	\$1,269.06	\$2,538.12
NET PAID	\$0.00	-\$1,269.06	\$0.00	-\$1,269.06
NET DUE	\$0.00	\$0.00	\$1,269.06	\$1,269.06
			SURPLUS	\$0.00

Yearly Tax Value Summary

Year	Effective Tax	Delinquency	Net Tax	Taxes Billed
2025	\$2,751.16	\$0.00	\$2,536.12	\$2,538.12
2024	\$2,794.48	\$0.00	\$2,578.48	\$2,580.48
2023	\$2,806.10	\$0.00	\$2,179.88	\$2,181.88

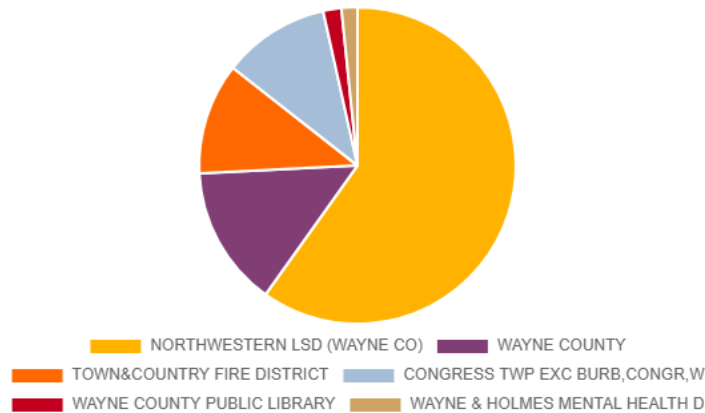
Tax Payments

Payment Date	Amount
1/30/2026	\$1,269.06
7/2/2025	\$1,290.24
2/5/2025	\$1,290.24
7/5/2024	\$1,090.94
2/14/2024	\$1,090.94
7/3/2023	\$975.06
2/9/2023	\$975.06
7/1/2022	\$949.04
2/9/2022	\$949.04
7/6/2021	\$959.21
2/9/2021	\$959.21
7/7/2020	\$889.36
2/6/2020	\$889.36
7/8/2019	\$874.13
2/4/2019	\$874.13
7/9/2018	\$867.41
2/12/2018	\$867.41
7/10/2017	\$813.47
2/7/2017	\$813.47
7/5/2016	\$774.00
2/9/2016	\$774.00
7/9/2015	\$782.69
2/6/2015	\$782.69
7/2/2014	\$831.94
2/11/2014	\$831.94

Payment Date	Amount
7/8/2013	\$827.09
2/4/2013	\$827.09
7/9/2012	\$827.11
2/13/2012	\$827.11
7/6/2011	\$890.77
2/7/2011	\$890.77
7/16/2010	\$893.80
1/28/2010	\$893.80
7/14/2009	\$705.87
2/13/2009	\$1,082.17
7/3/2008	\$1,032.80
2/20/2008	\$1,032.80
7/3/2007	\$1,002.55
2/6/2007	\$1,002.55

Tax Distribution

2025



Tax Unit Name	Levy Name	Amount	Percentage
WAYNE COUNTY	GENERAL FUND	\$115.80	4.57%
WAYNE COUNTY	1976 MRDD	\$3.12	0.12%
WAYNE COUNTY	1981 MRDD	\$10.12	0.40%
WAYNE COUNTY	1999 MRDD	\$88.34	3.48%
WAYNE COUNTY	2003 CHILDREN SERVICES	\$49.70	1.96%
WAYNE COUNTY	2008 COUNTY HOME	\$23.56	0.93%
WAYNE COUNTY	2010 CHILDREN SERVICES	\$6.98	0.28%
WAYNE COUNTY	2016 MRDD	\$41.40	1.63%
Totals		\$2,536.12	100%

Tax Unit Name	Levy Name	Amount	Percentage
WAYNE COUNTY	2020 MEDWAY DRUG ENFORCEMENT	\$25.34	1.00%
TOWN&COUNTRY FIRE DISTRICT	2016 FIRE & E.M.S.	\$98.58	3.89%
TOWN&COUNTRY FIRE DISTRICT	2022 FIRE	\$189.86	7.49%
WAYNE COUNTY PUBLIC LIBRARY	2008 CURRENT EXPENSE	\$33.58	1.32%
WAYNE COUNTY PUBLIC LIBRARY	2018 CURRENT EXPENSE	\$4.22	0.17%
WAYNE COUNTY PUBLIC LIBRARY	2023 CURRENT EXPENSE	\$9.58	0.38%
WAYNE & HOLMES MENTAL HEALTH D	2018 CURRENT EXPENSE	\$41.06	1.62%
NORTHWESTERN LSD (WAYNE CO)	GENERAL FUND	\$272.12	10.73%
NORTHWESTERN LSD (WAYNE CO)	1976 CURRENT EXPENSE	\$801.10	31.59%
NORTHWESTERN LSD (WAYNE CO)	1977 CURRENT EXPENSE	\$140.68	5.55%
NORTHWESTERN LSD (WAYNE CO)	1979 CURRENT EXPENSE	\$28.64	1.13%
NORTHWESTERN LSD (WAYNE CO)	1987 CURRENT EXPENSE	\$31.56	1.24%
NORTHWESTERN LSD (WAYNE CO)	1989 PERMANENT IMPROVEMNT	\$53.32	2.10%
NORTHWESTERN LSD (WAYNE CO)	2016 EMERGENCY (\$456,400)	\$115.80	4.57%
NORTHWESTERN LSD (WAYNE CO)	2017 PERMANENT IMPROVEMENT	\$20.68	0.82%
NORTHWESTERN LSD (WAYNE CO)	2019 PERMANENT IMPROVEMNT	\$54.00	2.13%
CONGRESS TWP EXC BURB,CONGR,W	ROAD AND BRIDGE	\$138.96	5.48%
CONGRESS TWP EXC BURB,CONGR,W	GENERAL FUND	\$52.12	2.06%
CONGRESS TWP EXC BURB,CONGR,W	2007 ROAD IMPROVEMENT	\$85.90	3.39%
Totals		\$2,536.12	100%

Special Assessments

Project Name	Year	Delinquent	Due		Collected		Balance		Total
			First Half	Second Half	First Half	Second Half	First Half	Second Half	
C980000000 MUSKINGUM WATERSHED COUNTYWIDE	2025	\$0.00	\$1.00	\$1.00	\$1.00	\$0.00	\$0.00	\$1.00	\$1.00
C980000000 MUSKINGUM WATERSHED COUNTYWIDE	2024	\$0.00	\$1.00	\$1.00	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00
C980000000 MUSKINGUM WATERSHED COUNTYWIDE	2023	\$0.00	\$1.00	\$1.00	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00