

## Printable page

Parcel: 217043  
CRAGER EMANUELA ANNE

1631 SHRIVER AVE NE

### Parcel

---

Address	1631 SHRIVER AVE NE
Unit	
City, State, Zip	CANTON OH 44705-1541
Routing Number	02026 150900
Class	R - RESIDENTIAL
Land Use Code	510 - R - 1-FAMILY DWELLING
Tax Roll	RP_OH
Neighborhood	RS12124 - CANTON CITY 1-24
Acres	.161
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
Gross Tax Rate	105.4
Effective Tax Rate	48.623436
Non-Business Credit	7.1809
Owner Occupancy Credit	1.7952

[Link to GIS Map Application](#)

### Auditor Alerts

---

Exempt Status	-
Sewer Flag	-
One Year Note	-

### Owner

---

Owner 1	CRAGER EMANUELA ANNE
Address	1631 SHRIVER AVE NE
	CANTON OH 44705-1541

### Tax Mailing Name and Address

---

Mailing Name 1	EMANUELA ANNE CRAGER
Mailing Name 2	
Address 1	1631 SHRIVER AVE NE
Address 2	
Address 3	CANTON OH 44705-1541

**Click Here** for Address Change Form

Mortgage Company	8
Mortgage Company Name	COTALITY
Mortgage Company Address	IRVING TX 75063
Treas Code	-

### Legal

---

Legal Desc 1	9701 WH; 14038-10'NE
Legal Desc 2	

Legal Desc 3  
Notes

Taxing District 00020  
District Name CANTON CITY - CANTON CSD  
[Tax Map](#)

Credits & Programs

---

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

Property Inspections/Reviews

---

Date	Entrance Code	Info Code	Reviewer ID
25-MAR-22	4:EXTERIOR (NO ACCESS)	A:APPRAISER	LAM
27-SEP-17	10:PICTOMETRY	A:APPRAISER	JMJ
22-MAY-17	4:EXTERIOR (NO ACCESS)	A:APPRAISER	JMJ
22-MAY-17	6:CARD RETURNED	A:APPRAISER	JMJ
09-JUN-09	10:PICTOMETRY	A:APPRAISER	BEO

Appraised Value (100%)

---

Year	2026
Appraised Land	\$11,800
Appraised Building	\$91,200
Appraised Total	\$103,000
CAUV Land	
CAUV Total	

Assessed Value (35%)

---

Assessed Land	\$4,130
Assessed Building	\$31,920
Assessed Total	\$36,050
CAUV Land	
CAUV Total	

Value History

---

Year	Land	Building	Total	CAUV
2026	\$11,800	\$91,200	\$103,000	
2025	\$11,800	\$91,200	\$103,000	
2024	\$11,800	\$91,200	\$103,000	
2023	\$10,400	\$45,100	\$55,500	
2022	\$10,400	\$45,100	\$55,500	
2021	\$10,400	\$27,600	\$38,000	
2020	\$8,500	\$22,100	\$30,600	
2019	\$8,500	\$22,100	\$30,600	
2018	\$8,500	\$22,100	\$30,600	
2017	\$11,900	\$23,900	\$35,800	
2016	\$11,900	\$24,700	\$36,600	
2015	\$11,900	\$24,700	\$36,600	

2014	\$12,200	\$25,200	\$37,400
2013	\$12,200	\$25,200	\$37,400
2012	\$12,200	\$25,200	\$37,400
2011	\$17,600	\$43,000	\$60,600
2010	\$17,600	\$43,000	\$60,600

Sales Summary

Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
31-JAN-2022	\$69,900	202201052	Y	0-QUALIFIED - ARMSLENGTH	WD-General Warranty Deed	1
10-MAY-2017	\$25,500	2017005132	Y	0-QUALIFIED - ARMSLENGTH	WD-General Warranty Deed	1
17-JUN-2013	\$19,000	2013006404	N	L-UNQUALIFIED - OTHER	LW-Limited (Specialty) Warranty Deed	1
15-MAR-2013	\$0	2013002600	N	N-UNQUALIFIED - NO VALUE	LW-Limited (Specialty) Warranty Deed	1
27-NOV-2012	\$30,000	2012011777	N	H-UNQUALIFIED - FORCED SALE	SD-Sheriff's Deed	1

Sales History

1 of 5

Sale Date	31-JAN-2022
Sale Price	\$69,900
Sale Type	2 - LAND & BUILDING
Conveyance #	202201052
Instrument #	
Seller	WL REAL ESTATE LLC
Buyer	CRAGER EMANUELA ANNE
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	-\$1.00	\$0.00
RP_OH	2025	53310	1	\$84.21	\$0.00	-\$84.21	\$0.00
RP_OH	2025	53311	1	\$92.58	\$0.00	-\$92.58	\$0.00
RP_OH	2025		1	\$797.77	\$0.00	-\$797.77	\$0.00
RP_OH	2025	53225	2	\$1.00	\$0.00	\$0.00	\$1.00
RP_OH	2025		2	\$797.77	\$0.00	\$0.00	\$797.77
Total:				\$1,774.33	\$0.00	-\$975.56	\$798.77

Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	09-FEB-24	09-FEB-24	\$581.17
RP_OH	2023	08-JUL-24	09-JUL-24	\$581.17
RP_OH	2024	13-FEB-25	13-FEB-25	\$769.93
RP_OH	2024	07-JUL-25	07-JUL-25	\$769.93
RP_OH	2025	17-FEB-26	18-FEB-26	\$975.56
Total:				\$3,677.76

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		\$ .00	\$ .00
2025	53310	DELINQUENT WATER CANTON CITY		\$ .00	\$ .00
2025	53311	DELINQUENT SEWER CANTON CITY		\$ .00	\$ .00
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	\$ .00	\$ 0.00	-\$ 1.00	\$ 1.00
53310	DELINQUENT WATER CANTON CITY	\$ 84.21	\$ .00	\$ 0.00	-\$ 84.21	\$ 0.00
53311	DELINQUENT SEWER CANTON CITY	\$ 92.58	\$ .00	\$ 0.00	-\$ 92.58	\$ 0.00
Total:		\$ 178.79	\$ .00	\$ 0.00	-\$ 177.79	\$ 1.00

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	7,000	.16	360	\$ 11,800
Total:			7,000	.16		\$ 11,800

Land

Line #	1
Land Type	F - FRONT FOOT
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	7,000
Acres	.16
Land Units	
Actual Frontage	50.0
Effective Frontage	50.0

Override Size	
Actual Depth	140
Table Rate	360.00
Override Rate	
Depth Factor	.88
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.74409
Value	\$ 11,800
Exemption %	
Homesite Value	\$ 11,800

Residential

Card	1
Stories	2

Construction 1 - FRAME  
 Style 10 - SINGLE FAMILY  
 Square Feet 1,520  
 Year Built 1902  
 Effective Year 1960  
 Year Remodeled  
 % Complete 100  
 Dwelling Value \$88,800

Grade C - AVERAGE  
 CDU GD - GOOD

Bedrooms 3  
 Basement 1 - FULL  
 Basement Quality 22 - PART/EQUAL  
 Rec Room 254  
 Finished Basement 0  
 Full Baths 2  
 Half Baths  
 Central Air 0 - No AC  
 Heating Fuel Type 1 - GAS  
 WBFP Stacks 0  
 Fireplace Openings 0  
 Rental Units  
 Monthly Rents

**Addition Details**

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						508			\$0
1	1	UBF	1AF				504			\$41,200
1	2		DB				57			\$1,300
1	3		PB				133			\$2,200
1	4		PF				30			\$900
Total:										\$45,600

**Other Building and Yard Improvement Summary**

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	140	GARAGE	1944	15	22	330	2,400
Total:								2,400

**Other Building and Yard Improvement**

Card 1  
 Line # 1  
 Code 140  
 Description GARAGE  
 Construction Type C5 - CONCRETE BLOCK  
 # Stories S2 - 1 STORY  
 Common Walls W0 - NO COMMON WALLS  
 Year Built 1934  
 Width x Length 22 X 15  
 Wall Height  
 Area 330  
 Units 1  
 Grade C  
 Rate 51.0000

Condition	A - AVERAGE
Functional Reason	0 - LEGACY
Functional %	
Economic Reason	0 - LEGACY
Economic %	
OVR Depr	
Depr	80
Make	
Model	
Serial No.	
Title No.	
% Complete	100
Value	2,400