

Washington County, Ohio - Property Record Card, Page 1

Parcel: 240031688000

GENERAL PARCEL INFORMATION

Owner HENSLER JAMES PAUL & MC BRIDE M ISTY
Property Address 645 PHILLIPS ST
Mailing Address 645 PHILLIPS ST

Owner Address ISTY
 645 PHILLIPS ST
Land Use 520 2-FAM DWELLING
Legal Description BLK 19 LOT 326 NORWOOD 2N D ADD

VALUATION

	Appraised	Assessed
Land Value	\$13,400.00	\$4,690.00
Improvements Value	\$72,200.00	\$25,270.00
Total Value	\$85,600.00	\$29,960.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$29,960.00	

LAND

Description	Acreage/Front	Effective	Depth	Depth Factor	Actual Value
FRONT LOT	0	50	145	110	13400

SALES

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
0000487	5/7/2004	53000	1WD	HENSLER JAMES PAUL &
0000298	2/12/1998	0	2ED	HAYNES DARREL A
0001096	10/21/1996	0	2JS	HAYNES ROSELLYN &
0000129	1/29/1996	0	1WD	HAYNES ROSELLYN
0000530	5/30/1995	35000	1SH	
0000727	7/22/1991	45000	1WD	SECRETARY OF HOUSING

MAP



AGRICULTURAL

Soil Code	Acreage

TAX

Gross Charge	\$1,922.54
Reduction Factor	(\$712.88)
10% Rollback	(\$120.02)
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Penalties And Adjustments	\$0.00
Net Annual Tax	\$1,095.64

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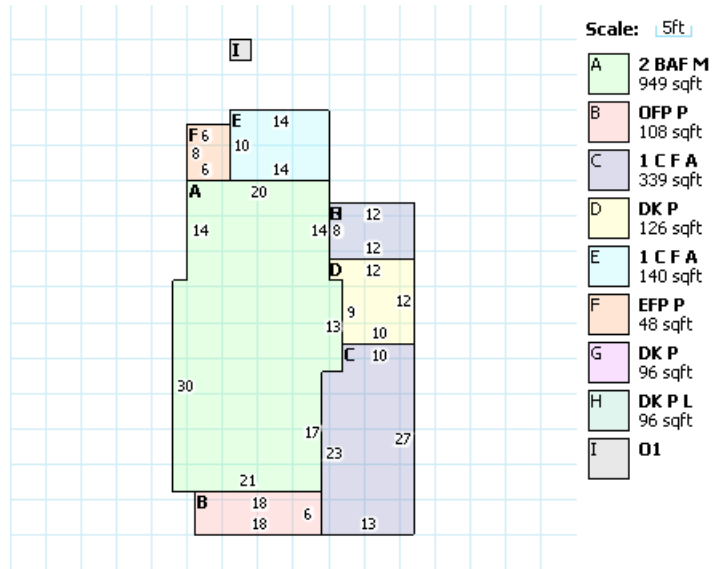
IMPROVEMENTS

Building Type	SHB	Area	Rate	Grade	Year Built	Value
DWELLING	2 BAF	1428	0	C+1	0	\$71,770.00
GAR-FR	+SV F	432	0		1930	\$430.00

RESIDENTIAL

Year Built	0
Number of Stories	2
Total Living Area	2377
Total Rooms:	11
Total Bedrooms	3
Total Baths	2
Total Family Rooms	0

SKETCH



RESIDENTIAL DETAIL

	Basement	First Fl	Partial Upper Fl	Full Upper Fl	Attic
Area (F/Un)	0/949	1428	0	949	0/949
Value	\$15,200.00	\$65,200.00	\$0.00	\$32,700.00	\$3,800.00
Plaster/Drywall		X		X	
Paneling					
Fiberboard	X				X
Unfinished					
Wood Joist					
Fire-Resist					
Fire-Proof					
Hardwood		X		X	
Pine					
Carpet					
Concrete	X				
Tile/Linoleum					
Rooms	0	9	0	2	0
Bedrooms	0	3	0	0	0
Family Rooms	0	0	0	0	0
Dining Rooms	0	0	0	0	0
Insulation					
Central Air		X			
Heat Pump					
Central Heat	A				
Plumbing	0	2	0	0	0