



June 11, 2013

Zoning Map



Map Legend

MUNICIPAL DISTRICT NAMES

— CITY-LINE

— COUNTY-LINE

— SCHOOL-LINE

ZONING

Classification	Business B-2 (front), Industrial I-2 (rear), Residence R-2 Districts (4 lots fronting on Mildred Avenue)
Permitted Uses	Business B-2 District: a variety of retail, office, and service uses; Industrial I-2 District: a variety of manufacturing, industrial, and warehouse uses Residence R-2 District: one and two family dwellings
Restrictions	Typical side yard and setback requirements
Conforming Use	Subject property does conform to existing zoning
Off-Street Parking	As it currently exists there appears to be no problem that might adversely affect market value or marketability.
Comments	Confirmed zoning classification and conformity with Austintown Township Zoning Department on June 18, 2013.

TAX DATA

	<u>Market Value</u>	<u>Taxable Value</u>
County Valuation - Land	\$ 93,240.00	\$ 32,650.00
County Valuation - Improvements	\$442,090.00	\$154,730.00
County Valuation - Total	\$535,330.00	\$187,380.00
Effective Tax Millage	70.660782 mills/\$1,000.00 of assessed value (Commercial) 66.113318 mills/\$1,000.00 of assessed value (Residential)	
Property Taxes	\$13,055.66 per year	
Special Assessments	\$5.92 for Emergency 911 service	
Total Taxes per Building SF	\$1.53/SF	
Delinquent Taxes	\$32,733.81 (see Addenda for Auditor's tax information)	
Tax Methodology	Real estate taxes are calculated based on the total taxable value multiplied by the effective tax millage divided by 1,000.	
Comments	Real estate taxes for this property appear to be reasonable as compared with other similar properties in this area. The effective tax rate for commercial property in this district is 70.660782, higher than the county average of 67.847356. The effective tax rate for residential property in this district is 66.113318, higher than the county average of 64.618252.	