

GENERAL PARCEL INFORMATION

Parcel: 04-002658.0000
Property Address: 776 N MARKET ST

PROPERTY OWNER

Name: AUKER, BRENT D
Address: 1521 SCENIC VALLEY PLACE
City State Zip: LANCASTER OH 43130

TAX MAILING ADDRESS

Name:
Address:
City State Zip:

Section: 0-16-MAP
Township: Falls
School District: Logan-Hocking Local School District
Major Use and Codes: 510 PLATTED SFR
Legal Description: FRAC LOT 7 PT VACATED ALLEY PT
Deed Reference: DEED OR669-336

VALUATION

	Appraised (100%)	Assessed (35%)
Land Value	\$34,430.00	\$12,050.00
Building Value	\$108,490.00	\$37,970.00
Total Value	\$142,920.00	\$50,020.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$50,020.00	

LAND

Description	Acres/ Frontage	Effective Frontage	Depth	Depth Factor	Actual Rate	Effective Rate	Extended Value	Influence Factor	True Value
FRONT LOT	0	82.5	175	1.17	420	491	40510	15	34430
Total:	0.41								34430

SALES

Sale #	Sale Date	Sale Price	Sale Type	Land Value	Building Value	Buyer	Valid Sale	Number of Properties
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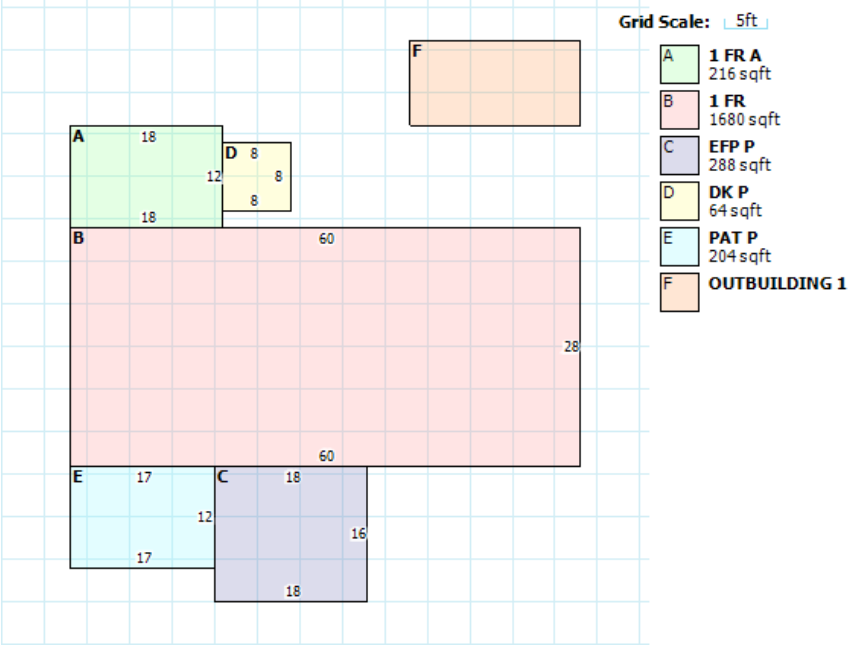
AGRICULTURAL

Land Use	Soil Code	Soil Type	Soil Name	Acres	Market Rate (\$ / acre)	Market Value	CAUV Rate (\$ / acre)	CAUV Value
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TAX

Current			History		
Tax Year		2023	Tax Year	Net Tax	CAUV Savings
Gross Charge		\$2,976.20			Delinquent
Reduction Factor		(\$750.94)	2021	\$2,131.74	\$0.00
10% Rollback		(\$206.48)	2020	\$2,132.94	\$0.00
2.5% Homesite Rollback		(\$51.62)	2019	\$2,133.42	\$0.00
Homestead Reduction		\$0.00	2018	\$1,884.44	unavailable
Penalty/Adjustment		\$233.60			\$988.92
Net Annual Tax		\$1,967.16			
CAUV Savings		\$0.00			

SKETCH



IMPROVEMENTS

Story	Half Story	Basement	Attic	Construction	Type	Sq-Ft	Value		
1					A	216		a	ADDTN
1						1680		b	*MAIN
				EFP	P	288	12300	c	PORCH
				DK	P	64	600	d	PORCH
				PAT	P	204	1600	e	PORCH

IMPROVEMENTS (cont'd)

Building Type	Story	Half Story	Basement	Attic	Construction	Condition	Size	Area	Unit Rate	Grade	Year Built	Replacement Value	Physical Deprecation	Functional Deprecation	True Value	Features
DWELLING	1				FR	G		1896	0	D-10	1989G	130180	27	0	90280	
GARAGE	1				POLE	G	36X72	2592	850		1991G	22030	25	0	15700	DIRT FLOOR
SHED	*	1			FR		5X 8	0	0			0	0	0	0	
SHED	1				FR		12X18	216	0			2510	0	0	2510	

DWELLING COMPUTATIONS				RESIDENTIAL	
		SQ-FT	VALUE	Occupancy:	1 SINGLE FAM
Main:	FRAME	1896	167000	Living Area (SqFt):	1896
Full Upper:	-	-	-	Neighborhood Factor:	0437 (MULBERRY-ORCHARD ZONE)
Partial Upper:	-	-	-	Year Built:	1989
Basement:	-	-	-	Number of Stories:	1
Attic:	-	-	-	Split Level:	
		SUBTOTAL:	167000	Roof Type:	ASPH
Topo	HIGH	Extra Living Units:	-	Roof Material:	SHINGLE
Code	0437	Finished Basement:	-	Total Rooms:	0
Dwl/Gar/Nc%	082	Finished Attic:	-	Total Bedrooms:	3
		Fireplaces:	-	Total Baths:	2
ALL PUBLIC UTILITIES		Heating:	-	Total Family Rooms:	1
PUBLIC PAVED STREET/ROAD		Air Conditioning:	8300	Masonry Veneer (Linear Feet):	
PRIVATE GRAVEL STREET/ROAD		Plumbing:	4500	Masonry Veneer (Height):	
		Garage / Carport:	-	Garages:	0
		Ext. Features:	14500	Carports:	0
		Misc:	-		
		TOTAL:	194300		

RESIDENTIAL DETAIL					
	Basement	First Floor	Full Upper Floor	Partial Upper Floor	Attic
Sq. Feet (Finished/Unfinished)	0 / 0	1896	0	0	0/0
Value	0	167000	0	0	0
Plaster/Drywall		X			
Framing (VINYLEX-WL)					
Paneling					
Fiberboard					
Unfinished					
Wood Joist	W				
Fire-Resist					
Fire-Proof					
Hardwood					
Pine					
Carpet		X			
Concrete					
Interior					
Tile / Linoleum		X			
Floor					
Rooms	0	0	0	0	0
Bedrooms	0	3	0	0	0
Family Rooms	0	1	0	0	0
Formal Dining Rooms	0	1	0	0	0
Insulation					
Central Air		X			
Central Heat (ELEC BB)		X			
Floor / Wall					
Standard Plumbing	0	1	0	0	0
Extra Fixture					
Extra 2-Fixture					
Extra 3-Fixture		1			
FirePlace Stacks					
FirePlace Openings					

