

### Parcel

Address 3431 TWIN BRIDGES RD  
Unit #  
Class AGRICULTURAL  
Land Use Code 101-A - CASH GRAIN OR GENERAL FARM  
*(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)*  
Tax Roll RP\_OH  
Neighborhood 03428A52  
Total Acres 6.67  
Taxing District 52  
District Name WILLIAMSBURG TWP / WILLIAMSBURG LSD  
Gross Tax Rate 69.41  
Effective Tax Rate 44.724373  
Non-Business Credit 9.6067  
Owner Occupancy Credit 2.4016

### Owner

Owner 1 THIES MICHAEL & BONITA  
Owner 2

### Tax Mailing Name and Address

Mailing Name 1 THIES MICHAEL & BONITA  
Mailing Name 2  
Address 1 3431 TWIN BRDGS  
Address 2  
Address 3 WILLIAMSBURG OH 45176  
Mortgage Company  
Mortgage Company Name

### Legal

Legal Desc 1  
Legal Desc 2  
Legal Desc 3

### Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$4,208.10	\$986.24	\$986.24	\$6,180.58

### Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$4,208.10	\$986.24	\$986.24	\$6,180.58

### Homestead Credits

Homestead Exemption NO  
Owner Occupancy Credit NO

### Residential

Stories 1  
Construction BRICK  
Style CAPE COD (1s w/Attic or 1.5s)  
Square Feet 1461  
Basement FULL

Attic	FULLY FINISHED
PCT Complete	
Year Built	1955
Year Remodeled	
Bedrooms	3
Full Baths	1
Half Baths	1
Family Rooms	0
Unfinished Area	
Rec Room	
Finished Basement	
WBFP Stacks	1
Fireplace Openings	1
Prefab Fireplace	
Heat System	CENTRAL A/C

### Other Building and Yard Improvements

Code	Description	Year Built	Effective Year	Condition	Width	Length	Area	Units	Make	Model
AL1	LEAN-TO		1975	POOR	16	12	192	1		
AP1	POLE BLDG	1972		FAIR	22	28	616	1		
RS1	SHED (ALL)	1900		AVERAGE	8	8	64	1		

### Appraised Value 2021 (100%)

Land Value	\$56,400
Building Value	\$83,000
Total Value	\$139,400
CAUV	\$0

### Assessed Value 2021 (35%)

Land Value	\$19,740
Building Value	\$29,050
Total Value	\$48,790
CAUV	\$0

### Value History

Tax Year	Tax Roll	Land	Building	Total	CAUV
1995	RP_OH	\$18,800	\$48,900	\$67,700	\$0
1996	RP_OH	\$26,340	\$60,600	\$86,940	\$0
1997	RP_OH	\$26,340	\$60,600	\$86,940	\$0
1998	RP_OH	\$26,340	\$60,600	\$86,940	\$0
1999	RP_OH	\$32,930	\$68,910	\$101,840	\$0
2000	RP_OH	\$32,930	\$68,910	\$101,840	\$0
2001	RP_OH	\$32,930	\$68,910	\$101,840	\$0
2002	RP_OH	\$32,180	\$75,600	\$107,780	\$0
2003	RP_OH	\$32,180	\$75,600	\$107,780	\$0
2004	RP_OH	\$32,180	\$75,600	\$107,780	\$0
2005	RP_OH	\$36,680	\$90,760	\$127,440	\$0
2006	RP_OH	\$36,680	\$90,760	\$127,440	\$0
2007	RP_OH	\$36,680	\$90,760	\$127,440	\$0
2008	RP_OH	\$41,000	\$93,900	\$134,900	\$0
2009	RP_OH	\$41,000	\$93,900	\$134,900	\$0
2010	RP_OH	\$41,000	\$93,900	\$134,900	\$0
2011	RP_OH	\$41,000	\$87,200	\$128,200	\$0
2012	RP_OH	\$41,000	\$87,200	\$128,200	\$0
2013	RP_OH	\$41,000	\$87,200	\$128,200	\$0
2014	RP_OH	\$44,700	\$72,700	\$117,400	\$0
2015	RP_OH	\$44,700	\$72,700	\$117,400	\$0
2016	RP_OH	\$44,700	\$72,700	\$117,400	\$0

2017	RP_OH	\$51,400	\$83,600	\$135,000	\$0
2018	RP_OH	\$51,400	\$83,600	\$135,000	\$0
2019	RP_OH	\$51,400	\$83,600	\$135,000	\$0
2020	RP_OH	\$56,400	\$83,000	\$139,400	\$0
2021	RP_OH	\$56,400	\$83,000	\$139,400	\$0

## Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2019		1	\$835.33	\$78.62	\$0.00	\$913.95
RP_OH	2019		2	\$823.10	\$165.10	\$0.00	\$988.20
RP_OH	2020		1	\$1,011.19	\$98.84	\$0.00	\$1,110.03
RP_OH	2020		2	\$988.36	\$207.56	\$0.00	\$1,195.92
RP_OH	2021		1	\$986.24	\$0.00	\$0.00	\$986.24
RP_OH	2021		2	\$986.24	\$0.00	\$0.00	\$986.24
Total:				\$5,630.46	\$550.12	\$0.00	\$6,180.58

## Full Year Charges as of Duplicate

Original Charge	\$3,386.54
Reduction	-\$1,204.42
Adjusted Charge	\$2,182.12
Non Business Credit	-\$209.64
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Farm Recoupment	\$0.00
Total Full Year Real Estate Only	\$1,972.48
Special Assessment	\$0.00
Total Full Year Current Charges	\$1,972.48

## 1st Half Current Charges (includes adjustments)

Original Charge	\$1,693.27
Reduction	-\$602.21
Adjusted Charge	\$1,091.06
Non Business Credit	-\$104.82
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$0.00
Farm Recoupment	\$0.00
Total 1st Half Real Estate Only	\$986.24
Special Assessment	\$0.00
Total 1st Half Current Charges	\$986.24

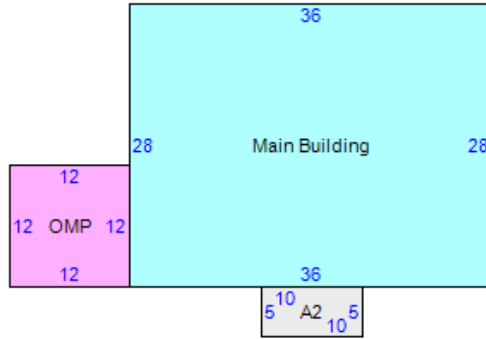
## 2nd Half Current Charges (includes adjustments)

Original Charge	\$1,693.27
Reduction	-\$602.21
Adjusted Charge	\$1,091.06
Non Business Credit	-\$104.82
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$0.00
Farm Recoupment	\$0.00
Total 2nd Half Real Estate Only	\$986.24
Special Assessment	\$0.00
Total 2nd Half Current Charges	\$986.24

## Delinquent Charges

Original Delinquent	\$4,166.44
Original Interest	\$108.92
Total Original Delinquent Real Estate Only	\$4,275.36

Special Assessment Delq	\$ .00
Special Assessment Interest	\$ .00
Total Original Delinquent	\$4,275.36
Current Delinquent	\$4,099.18
Current Interest	\$108.92
Total Current Delinquent Real Estate Only	\$4,208.10
Special Assessment Delq+int	\$ .00
Total Current Delinquent	\$4,208.10



Item	Area
Main Building	1008
OMP - 21:OMP OPEN MASONRY PORCH	144
- 4 SIDES CLOSED, METAL POLE BLDG	616
UNFIN BSMT/1S MAS - 50/20:UNFIN BSMT/1SMAS MASONRY	50
- FRAME UTILITY SHED	64
- 1s LEAN TO	192



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