

Parcel: 232975
ROSSETTI BRETT A

1114 BEDFORD AVE SW

Parcel

Address	1114 BEDFORD AVE SW
Unit	
City, State, Zip	CANTON OH 44710-2177
Routing Number	02082 180900
Class	R - RESIDENTIAL
Land Use Code	510 - R - 1-FAMILY DWELLING
Tax Roll	RP_OH
Neighborhood	02040938 - 02040938
Acres	.072
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
Gross Tax Rate	105.6
Effective Tax Rate	64.91605
Non-Business Credit	7.9527
Owner Occupancy Credit	1.9881

[Link to GIS Map Application](#)

Auditor Alerts

Exempt Status	-
Sewer Flag	-
One Year Note	-

Owner

Owner 1	ROSSETTI BRETT A
Address	PO BOX 9116
	CANTON OH 44711

Tax Mailing Name and Address

Mailing Name 1	ROSSETTI BRETT A
Mailing Name 2	
Address 1	POB 9116
Address 2	
Address 3	CANTON OH 44711

Click Here for Address Change Form

Mortgage Company	8
Mortgage Company Name	CORE LOGIC
Mortgage Company Address	IRVING TX 75063
Treas Code	-

Legal

Legal Desc 1	14739-14740 42' NE EA
Legal Desc 2	
Legal Desc 3	
Notes	

Taxing District
District Name

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

Credits & Programs

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

Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
16-AUG-17	10:PICTOMETRY	A:APPRAISER	JMJ
12-DEC-06	10:PICTOMETRY	A:APPRAISER	BEO
12-DEC-06	4:EXTERIOR (NO ACCESS)	A:APPRAISER	BEO

Appraised Value (100%)

Year	2022
Appraised Land	\$7,000
Appraised Building	\$27,500
Appraised Total	\$34,500
CAUV Land	
CAUV Total	

Assessed Value (35%)

Assessed Land	\$2,450
Assessed Building	\$9,630
Assessed Total	\$12,080
CAUV Land	
CAUV Total	

Value History

Year	Land	Building	Total	CAUV
2022	\$7,000	\$27,500	\$34,500	
2021	\$7,000	\$27,500	\$34,500	
2020	\$5,800	\$22,000	\$27,800	
2019	\$5,800	\$22,000	\$27,800	
2018	\$5,800	\$22,000	\$27,800	
2017	\$6,100	\$20,600	\$26,700	
2016	\$6,100	\$20,600	\$26,700	
2015	\$6,100	\$20,600	\$26,700	
2014	\$6,000	\$20,400	\$26,400	
2013	\$6,000	\$20,400	\$26,400	
2012	\$6,000	\$20,400	\$26,400	
2011	\$10,700	\$11,800	\$22,500	
2010	\$10,700	\$11,800	\$22,500	

Appeal Tracking Filings

Tax Year	Filing Date	Type	Case #
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2012

29-MAR-2013

BOARD OF REVISION

2012-89147

Current Value

Tax Year	Filing Date	Type	Case #	Tax Payer Opinion of Value	Current Value
2012	29-MAR-2013	BOARD OF REVISION	2012-89147	15,000	26,400

Hearing Schedule

Tax Year	Case #	Hearing Date	Time
2012	2012-89147	18-JUN-2013	10:00 AM

Notices Sent

Date	Type
11-OCT-2013	Preliminary Notice

Decision

Reason	Action	Date	Decision Values
PRE Appeal Decision	No Change in Value	17-MAY-2013	26,400

Sales Summary

Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
16-SEP-2013	\$0	2013010199	N	N-UNQUALIFIED - NO VALUE	QD-QUIT CLAIM DEED	2

Sales History

Sale Date	16-SEP-2013
Sale Price	\$0
Sale Type	2 - LAND & BUILDING
Conveyance #	2013010199
Instrument #	
Seller	WELCOME HOME INVESTMENTS LLC
Buyer	ROSSETTI BRETT A
Instrument Type	QD-QUIT CLAIM DEED
Armslength	N
Sale Validity Code	N - UNQUALIFIED - NO VALUE
# of Parcels	2

Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2021	50579	1	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2021		1	\$360.92	\$0.00	-\$360.92	\$0.00
RP_OH	2021	50579	2	\$3.00	\$0.00	\$0.00	\$3.00
RP_OH	2021		2	\$360.92	\$0.00	\$0.00	\$360.92
Total:				\$727.84	\$0.00	-\$363.92	\$363.92

Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2019	28-FEB-20	02-MAR-20	\$284.11
RP_OH	2019	02-JUL-20	02-JUL-20	\$284.11
RP_OH	2020	09-FEB-21	11-FEB-21	\$327.57
RP_OH	2020	13-JUL-21	14-JUL-21	\$327.57
RP_OH	2021	14-FEB-22	15-FEB-22	\$363.92
Total:				\$1,587.28

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
2021	50579	MUSKINGUM WATERSHED		\$0.00	\$0.00
2021	50579	MUSKINGUM WATERSHED		\$3.00	\$3.00

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	3,150	.07	470	\$7,000
Total:			3,150	.07		\$7,000

Land

Line #	1
Land Type	F - FRONT FOOT
Land Condition	2 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	3,150
Acres	.07
Land Units	
Actual Frontage	42.0
Effective Frontage	42.0

Override Size	
Actual Depth	75
Table Rate	470.00
Override Rate	
Depth Factor	.57
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.62257
Value	\$7,000
Exemption %	
Homesite Value	\$7,000

Residential

Card	1
Stories	2
Construction	1 - FRAME

Style 10 - SINGLE FAMILY
 Square Feet 1,248
 Year Built 1919
 Effective Year 1919
 Year Remodeled
 % Complete 100
 Dwelling Value \$24,400

Physical Condition 3 - AVERAGE
 CDU AV - AVERAGE

Bedrooms 3
 Basement 1 - FULL
 Basement Quality 0 - NONE
 Rec Room 0
 Finished Basement 0
 Full Baths 1
 Half Baths 0
 Central Air 1 - AC/HEAT
 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						624			\$0
1	1		DF				192			\$1,300
1	2		PF				154			\$1,400
Total:										\$2,700

Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	140	GARAGE	1998	24	20	480	3,100
Total:								3,100

Other Building and Yard Improvement

Card 1
 Line # 1
 Code 140
 Description GARAGE
 Construction Type C13 - POLE
 # Stories S2 - 1 STORY
 Common Walls W0 - NO COMMON WALLS
 Year Built 1998
 Width x Length 20 X 24
 Wall Height
 Area 480
 Units 1
 Grade C
 Rate 17.7700
 Condition G - GOOD
 Functional Reason 0 - LEGACY
 Functional %

Economic Reason
Economic %
OVR Depr
Depr
Make
Model
Serial No.
Title No.
% Complete
Value

0 - LEGACY

100
3,100

