

48-107-0-197.00-0

1/23/2025



Ralph T. Meacham CPA, CGMA  
County Auditor  
Mahoning County, Ohio  
mahoningoh-auditor.pivotpoint.us

Parcel

48-107-0-197.00-0

510 - ONE FAMILY DWELLING

Owner

GORGACZ MICHAEL SR

SOLD: 10/23/2019 \$24,832.00

Address

1871 BIRCH TRCE

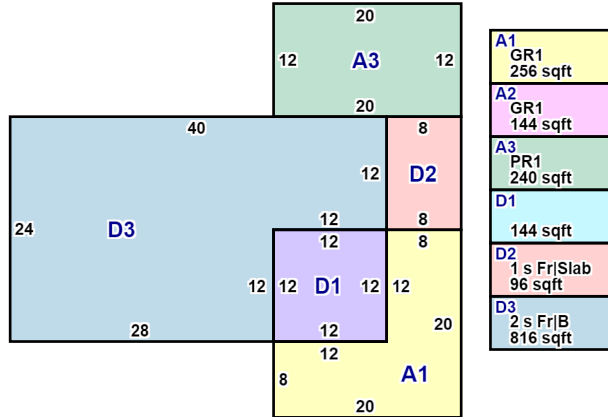
AUSTINTOWN TWP

Appraised

\$198,710.00

ACRES: 0.2570

Sketches



Location

Parcel 48-107-0-197.00-0

Owner GORGACZ MICHAEL SR

Address 1871 BIRCH TRCE

Municipality AUSTINTOWN LSD

Township AUSTINTOWN TWP

School District AUSTINTOWN LSD

Deeded Owner Address

Mailing Name GORGACZ MICHAEL SR

Mailing Address 1871 BIRCH TRACE DR

City, State, Zip AUSTINTOWN OH 44515

Tax Payer Address

Mailing Name GORGACZ MICHAEL SR

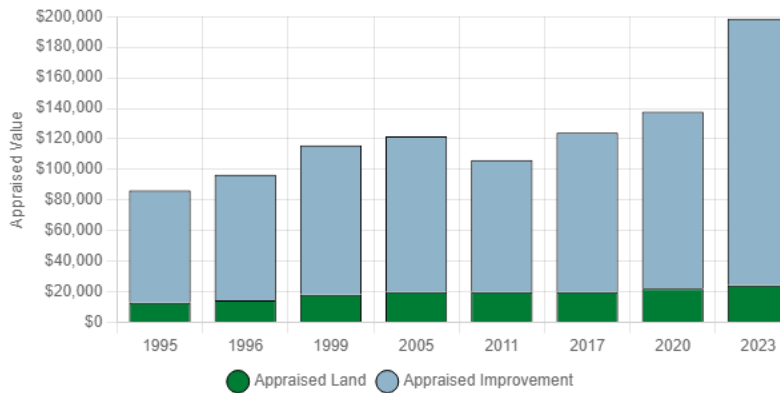
Mailing Address 1871 BIRCH TRACE DR

City, State, Zip AUSTINTOWN OH 44515

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2023	\$24,190.00	\$174,520.00	\$198,710.00	\$8,470.00	\$61,080.00	\$69,550.00
2020	\$22,060.00	\$115,760.00	\$137,820.00	\$7,720.00	\$40,520.00	\$48,240.00
2017	\$19,870.00	\$104,290.00	\$124,160.00	\$6,950.00	\$36,500.00	\$43,450.00
2011	\$19,870.00	\$86,410.00	\$106,280.00	\$6,950.00	\$30,240.00	\$37,190.00
2005	\$19,900.00	\$101,700.00	\$121,600.00	\$6,970.00	\$35,600.00	\$42,570.00
1999	\$18,200.00	\$97,600.00	\$115,800.00	\$6,370.00	\$34,160.00	\$40,530.00

Historic Appraised (100%) Values



Legal

**ANNUAL TAX, does not include CAUV Recoupment, Special Assessments or Penalty/Interest. See Tax Tab for amount due.**

Legal Acres	0.2570	Homestead Reduction	N
Legal Description	LOT 337 80 X 140 WOODLAN...	Owner Occupied	Y
Land Use	510 - One Family Dwelling	Foreclosure	N
Neighborhood	27200	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$3,180.20	Divided Property	N

Routing Number

Residential

**Sketches do not include areas that were not able to be drawn. Contact Auditor for confirmation of sketch.**

Dwelling 1

Number Of Stories	2.0	Exterior Wall	Frame/Siding
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Style	Conventional	Heating	Base
Year Built	1976	Cooling	None
Year Remodeled	1982	Basement	Full Basement
Number of Rooms	8	Attic	None
Number of Bedrooms	4	Finished Living Area	1,952 sqft
Number of Full Baths	2	First Floor Area	912 sqft
Number of Half Baths	1	Upper Floor Area	1,040 sqft
Number of Family Rooms	1	Half Floor Area	0 sqft
Number of Dining Rooms	0	Finished Basement Area	0 sqft
Number of Basement Garages	0	Total Basement Area	816 sqft
Grade	C 00	Fireplace Openings	1
Grade Adjustment	1.00	Fireplace Stacks	1
Condition	3 AV	Other Fixtures	0

#### Additions

**Appraised Value is undepreciated and unadjusted.**

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
PR1	Porch Frame - Open	1	240	0	\$7,790.00
GRI	Garage Frame	1	256	0	\$7,480.00
GRI	Garage Frame	1	144	0	\$4,580.00
PR1	Porch Frame - Open	1	64	0	\$3,460.00
<b>Totals</b>					<b>\$23,310.00</b>

#### Agricultural

No Agricultural Records Found.

#### Commercial

No Commercial Building Records Found.

#### Sales

Date	Buyer	Seller	Conveyance				Valid	Parcels	
			Number	Deed Type	Deed	Book/Page		In Sale	Amount
10/23/2019	GORGACZ MICHAEL SR	GORGACZ ROBERT T SR & GORGACZ ROBERT T JR	4044	1C-WARRANTY DEED		/	NO	1	\$24,832.00
9/6/2019	GORGACZ ROBERT T SR & GORGACZ ROBERT T JR	GORGACZ ROBERT T JR ETAL		3E-QUIT CLAIM DEED EXEMPT	2915	/	UNKNOWN	1	\$0.00
8/13/2019	GORGACZ ROBERT T JR ETAL	GORGACZ ROBERT T		8E-CERT OF TRANS EX	2668	/	UNKNOWN	1	\$0.00
3/6/2017	GORGACZ ROBERT T	GORGACZ ROBERT R & THEDA		8E-CERT OF TRANS EX	928	/	UNKNOWN	1	\$0.00
1/1/1990	GORGACZ ROBERT R & THEDA		0	Unknown		/	UNKNOWN	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Assessed Value
LI - Regular Lot	0.2571	80	80	140	108%	\$280.00	\$280.00	\$302.40	\$24,190.00
<b>Totals</b>	0.2571								\$24,190.00

Improvements

No Improvement Records Found.

Tax

**Before making any tax payments, please contact the Treasurer's Office (330)740-2460 to verify amount due.**

2024 Payable 2025

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$7,100.42	\$3,491.76	\$3,491.76	\$14,083.94
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$1,714.57	-\$1,714.57	-\$3,429.14
NON-BUSINESS CREDIT		-\$149.67	-\$149.67	-\$299.34
OWNER OCCUPANCY CREDIT		-\$37.42	-\$37.42	-\$74.84
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$7,100.42	\$1,590.10	\$1,590.10	\$10,280.62

CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$24.89	\$11.37	\$11.37	\$47.63
PENALTY / INTEREST	\$1,615.10	\$0.00	\$0.00	\$1,615.10
NET OWED	\$8,740.41	\$1,601.47	\$1,601.47	\$11,943.35
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$8,740.41	\$1,601.47	\$1,601.47	\$11,943.35
TAX RATE: 100.410000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 51.105193			SURPLUS	\$0.00

**Tax Payments**

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
10/10/2023	1-23	\$115.00	\$0.00	\$0.00	\$0.00	AMCIC10/9-10102023-2-1
3/11/2022	1-21	\$0.00	\$1,362.60	\$0.00	\$0.00	AMCP3/24-03252022-30-1

**Tax Distributions**

No Tax Distribution Records Found.

**Special Assessments**

Project Name	Past		Due			Year Balance			Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
20-282 WOODLND TR 48	\$20.62	\$0.00	\$9.89	\$0.00	\$9.89	\$0.00	\$9.89	\$9.89	\$40.40
10-911 EMERGENCY 911	\$4.27	\$0.00	\$1.48	\$0.00	\$1.48	\$0.00	\$1.48	\$1.48	\$7.23
<b>Totals</b>	<b>\$24.89</b>	<b>\$0.00</b>	<b>\$11.37</b>	<b>\$0.00</b>	<b>\$11.37</b>	<b>\$0.00</b>	<b>\$11.37</b>	<b>\$11.37</b>	<b>\$47.63</b>