



SUMMARY

Deeded Name	WGCS INVESTMENTS LLC	Taxpayer	WGCS INVESTMENTS LLC
Owner	WGCS INVESTMENTS LLC 111 N WOOSTER AVE STRASBURG OH 44680-1135		111 N WOOSTER AVE STRASBURG OH 44680-1135
Tax District	19-FRANKLIN TWP-STRASBURG-FRANKLIN SD	Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES
		Class	Residential
School District	STRASBURG-FRANK SD	Subdivision	
Neighborhood	03900-FRANKLIN TOWNSHIP		
Location	9334 NW STRASBURG BOLIVAR RD	Legal	3 10 11 PR W/2 SW 2.865A
CD Year		10.01	Routing Number 10010
Acres	2.8650	01/19/2021	Sales Amount 218,900.00
Map Number	Sold		

VALUE

District	19-FRANKLIN TWP-STRASBURG-FRANKLIN SD
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

CURRENT CHARGES

Full Rate	79.200000			
Effective Rate	42.439785			
Qualifying Rate	38.323888			
	Prior	First	Second	Total
Tax	0.00	1,826.33	1,826.33	3,652.66
Special	0.00	1.00	1.00	2.00
Total	0.00	1,827.33	1,827.33	3,654.66
Paid	0.00	1,827.33	0.00	1,827.33
Due	0.00	0.00	1,827.33	1,827.33

	Appraised	Assessed
Land	48,360	16,930
Improvement	221,950	77,680
Total	270,310	94,610
CAUV	N 0	0
Homestead	N 0	0
OOCC	N 0	0
Taxable	270,310	94,610

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	2.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/19/2021	WGCS INVESTMENTS LLC	0094	PRIVATE SELLING OFFICER'S DEED	\$218,900.00	N	1
11/24/1997	MILLER RONNIE L & JOYCE C	3397	JOINT SURVIVORSHIP	\$30,000.00	N	1
11/24/1997	REIFENSCHNEIDER WILBUR P	99999	MISCELLANEOUS	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOMESITE	1.0000	Acres	30,000
RW-RIGHT OF WAY	0.4250	Acres	0
T1-TILLABLE .001-2.999	1.4400	Acres	18,360
		Total	48,360

DWELLING

Card 1						
Style	01-SINGLE FAMILY	Family Rooms	0	Heating		Y
Stories	1.00	Condition	G-GOOD	Cooling		Y
Rec Room Area	1,300	Year Built	2002	Grade		C+6
Finished Basement	0	Year Remodeled		Fireplace Openings		0
Rooms	7	Full Baths	2	Fireplace Stacks		0
Bed Rooms	2	Half Baths	0	Living Area		1,860
Dining Rooms	0	Other Fixtures	0	Total Area		3,720
				Value		200,710

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	POLE BLDG-POLE BUILDING	2002		F-FAIR	40 X 72	Length x Width (Optional)	2,880	21,240
						Total		21,240

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SFR/B (1 STORY FRAME / BASEMENT)	1,860	First Floor	1,860	1,860
B	OFP (OPEN FRAME PORCH)	36	Basement	1,860	0
C	2CFG (2 CAR ATTACHED FRAME GARAGE)	484	Total	3,720	1,860
D	WDDK (WOOD DECK)	168			
1	POLE BLDG-POLE BUILDING	2,880			

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