



SUMMARY

Deeded Name	WGCS INVESTMENTS, LLC		Taxpayer	WGCS INVESTMENTS, LLC	
Owner	WGCS INVESTMENTS, LLC			111 N WOOSTER AVE	
	111 N WOOSTER AVE			STRASBURG OH 44680-1135	
Tax District	23-FRANKLIN TWP-STRASBURG CORP		Land Use	510-SINGLE FAMILY DWELLING	
			Class	Residential	
School District	STRASBURG-FRANK SD		Subdivision		
Neighborhood	04006-STRASBURG CORPORATION 6				
Location	871 N WOOSTER AVE		Legal	WHOLE 734	
CD Year		Map Number	19	Routing Number	19000
Acres	0.0000	Sold	08/12/2019	Sales Amount	102,000.00

VALUE

District	23-FRANKLIN TWP-STRASBURG CORP	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	17,340	6,070
Improvement	79,310	27,760
Total	96,650	33,830
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	96,650	33,830

CURRENT CHARGES

Full Rate	80.400000			
Effective Rate	42.756875			
Qualifying Rate	38.622032			
	Prior	First	Second	Total
Tax	0.00	657.94	657.94	1,315.88
Special	0.00	1.00	1.00	2.00
Total	0.00	658.94	658.94	1,317.88
Paid	0.00	658.94	0.00	658.94
Due	0.00	0.00	658.94	658.94

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	2.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
08/12/2019	WGCS INVESTMENTS, LLC	1347	WARRANTY DEED	\$102,000.00	Y	2
10/03/2007	SHAHER SUSAN JANE & STEVEN ARTHUR CARR	91316	CERTIFICATE OF TRANSFER	\$0.00	N	2
10/30/2002	CARR ARTHUR D	91619	AFFIDAVIT	\$0.00	N	2
08/14/2000	CARR ARTHUR D & FERN E	91117	JOINT SURVIVORSHIP	\$0.00	N	2

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	55.0000 X 172.0000	Effective - Frontage / Depth	17,340
		Total	17,340

DWELLING

Card 1					
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	1.00	Condition	F-FAIR	Cooling	Y
Rec Room Area	500	Year Built	1950	Grade	C
Finished Basement	0	Year Remodeled	1980	Fireplace Openings	1
Rooms	6	Full Baths	1	Fireplace Stacks	1
Bed Rooms	3	Half Baths	0	Living Area	1,631
Dining Rooms	0	Other Fixtures	0	Total Area	3,019
				Value	79,310

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SSTCO/B (1 STORY STUCCO / BASEMENT)	1,388	First Floor	1,631	1,631
B	1SFR (1 STORY FRAME)	243	Basement	1,388	0
C	2CFG (2 CAR ATTACHED FRAME GARAGE)	576	Total	3,019	1,631

