



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

CURRENT CHARGES

District	23-FRANKLIN TWP-STRASBURG CORP		Full Rate	.000000				
Land Use	510-SINGLE FAMILY DWELLING		Effective Rate	--				
	Appraised	Assessed	Qualifying Rate	--				
Land	17,340	6,070		Prior	First	Second	Total	
Improvement	79,310	27,760	Tax	0.00	0.00	0.00	0.00	
Total	96,650	33,830	Special	0.00	1.00	1.00	2.00	
CAUV N	0	0	Total	0.00	1.00	1.00	2.00	
Homestead N	0	0	Paid	0.00	0.00	0.00	0.00	
OOC N	0	0	Due	0.00	1.00	1.00	2.00	
Taxable	96,650	33,830						

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

