



SUMMARY

Deeded Name	STEVEN C MELZER II		Taxpayer	MELZER STEVEN C II	
Owner	MELZER STEVEN C II 119 S WALLACE ST UHRICHSVILLE OH 44683-2243			119 S WALLACE ST UHRICHSVILLE OH 44683-2243	
Tax District	41-UHRICHSVILLE CORP-CLAYMONT CSD		Land Use	510-SINGLE FAMILY DWELLING	
			Class	Residential	
School District	CLAYMONT SD		Subdivision		
Neighborhood	01802-UHRICHSVILLE CORPORATION 2				
Location	119 S WALLACE ST		Legal	OL 59 0.063A	
CD Year		Map Number	36	Routing Number	19000
Acres	0.0630	Sold	03/06/2024	Sales Amount	125,000.00

VALUE

District	41-UHRICHSVILLE CORP-CLAYMONT CSD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	7,610	2,660
Improvement	27,180	9,510
Total	34,790	12,170
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	34,790	12,170

CURRENT CHARGES

Full Rate	56.130000			
Effective Rate	39.202555			
Qualifying Rate	33.630110			
	Prior	First	Second	Total
Tax	0.00	218.09	218.09	436.18
Special	0.00	21.00	21.00	42.00
Total	0.00	239.09	239.09	478.18
Paid	0.00	239.09	0.00	239.09
Due	0.00	0.00	239.09	239.09

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	2.00
Special Assessments	M520021004 2004 CITY OF UHRICHSVILLE STORM SEWER DISTRICT	40.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/06/2024	MELZER STEVEN C II	291	WARRANTY DEED	\$125,000.00	N	1
09/29/2021	CURRAN DANIEL P	1677	SHERIFF DEED	\$16,000.00	N	1

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	30.0000 X 90.0000	Effective - Frontage / Depth	7,610
		Total	7,610

DWELLING

Card 1					
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	1.00	Condition	F-FAIR	Cooling	N
Rec Room Area	0	Year Built	1944	Grade	C-1
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	4	Full Baths	1	Fireplace Stacks	0
Bed Rooms	1	Half Baths	0	Living Area	832
Dining Rooms	0	Other Fixtures	0	Total Area	1,664
				Value	27,180

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	1SFR/B (1 STORY FRAME / BASEMENT)	832	First Floor	832	832	
			Basement	832	0	
			Total	1,664	832	

