



SUMMARY									
Deeded Name		WGCS INVESTMENTS, LLC			Taxpayer		WGCS INVESTMENTS, LLC		
Owner		WGCS INVESTMENTS, LLC 6156 COLUMBIA RD NW DOVER OH 44622-7674					6156 COLUMBIA RD NW DOVER OH 44622-7674		
Tax District		10-DOVER TWP-DOVER CITY SD			Land Use		511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES		
					Class		Residential		
School District		DOVER CITY SD			Subdivision				
Neighborhood		02920-DOVER TOWNSHIP							
Location		6016 NW COLUMBIA RD			Legal		2 9 2 PR SW COR 19 .448A		
CD Year				Map Number	21.01	Routing Number		2000	
Acres		0.4480	Sold		04/21/2023	Sales Amount		0.00	
VALUE					CURRENT CHARGES				
District		10-DOVER TWP-DOVER CITY SD			Full Rate		75.270000		
Land Use		511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES			Effective Rate		46.057943		
					Qualifying Rate		42.049318		
		Appraised	Assessed			Prior	First	Second	Total
Land		21,180	7,410		Tax	0.00	749.89	749.89	1,499.78
Improvement		83,870	29,350		Special	0.00	1.00	1.00	2.00
Total		105,050	36,760		Total	0.00	750.89	750.89	1,501.78
CAUV	N	0	0		Paid	0.00	750.89	501.08	1,251.97
Homestead	N	0	0		Due	0.00	0.00	249.81	249.81
OOCC	Y	105,050	36,760						
Taxable		105,050	36,760						
FUTURE CHARGES									
Type		Description						Amount	
Special Assessments		C980000000 MWCD						2.00	
TRANSFER HISTORY									
Date	Buyer		Conveyance	Deed Type		Sales Amount	Valid	# of Properties	
04/21/2023	WGCS INVESTMENTS, LLC		503	PRIVATE SELLING OFFICER'S DEED		\$0.00	N	1	
07/11/2014	BILLITER DUSTIN P		887	WARRANTY DEED		\$99,500.00	Y	1	
12/07/2010	HAMSHER JASON T & STACY R		1478	JOINT SURVIVORSHIP		\$88,000.00	Y	1	
10/22/1997	MILLER WILLIAM J & KARLA M		3077	JOINT SURVIVORSHIP		\$69,900.00	Y	1	
11/30/1990	BURRIER NORMAN B & SHARON K		3062	JOINT SURVIVORSHIP		\$12,200.00	N	1	
LAND									
Type		Dimensions		Description		Value			
HF-HOMESITE FRACTIONAL		0.3600		Acres		21,180			
RW-RIGHT OF WAY		0.0880		Acres		0			
				Total		21,180			
DWELLING									
Card 1									
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y				
Stories	2.00	Condition	A-AVERAGE	Cooling	Y				
Rec Room Area	0	Year Built	1909	Grade	C-3				
Finished Basement	0	Year Remodeled	2000	Fireplace Openings	0				
Rooms	6	Full Baths	1	Fireplace Stacks	0				
Bed Rooms	3	Half Baths	1	Living Area	1,336				
Dining Rooms	1	Other Fixtures	0	Total Area	2,004				
				Value	77,420				
OTHER IMPROVEMENT									

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DPG-DETACHED POLE GARAGE	1991		A-AVERAGE	24 X 32	Length x Width (Optional)	768	6,450
1	SHED	1996		A-AVERAGE	10 X 16	Length x Width (Optional)	160	0
							Total	6,450

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SFR/B (2 STORY FRAME / BASEMENT)	416	First Floor	668	668
B	2SFR/B (2 STORY FRAME / BASEMENT)	252	Full Upper Floor	668	668
C	OFP (OPEN FRAME PORCH)	84	Basement	668	0
D	WDDK (WOOD DECK)	42	Total	2,004	1,336
E	WDDK (WOOD DECK)	200			
1	SHED	160			
2	DPG-DETACHED POLE GARAGE	768			

