

32-044-0900.000

11/30/2023



Paul David Knipp
County Auditor
Lawrence County, Ohio
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Parcel
32-044-0900.000
111 - CASH, GRAIN, GENERAL FAR...

Address
2075 TWP RD 223
WINDSOR TWP

Owner
CARPENTER BRADLEY R
SOLD: 10/5/2016 \$0.00

Appraised
\$170,290.00
ACRES: 82.8100

Location

Parcel 32-044-0900.000
Owner CARPENTER BRADLEY R
Address 2075 TWP RD 223
Municipality UNINCORPORATED
Township WINDSOR TWP
School District SYMMES VALLEY LSD

Deeded Owner Address

Mailing Name CARPENTER BRADLEY R
Mailing Address 85 PVT DR 2121
City, State, Zip SCOTTOWN OH 45678

Tax Payer Address

Mailing Name CARPENTER BRADLEY R
Mailing Address 85 PVT DR 2121
City, State, Zip SCOTTOWN OH 45678

Valuation

Appraised (100%)

Assessed (35%)

Year	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2022	\$107,310.00 (\$48,330.00 🍂)	\$62,980.00	\$170,290.00	\$37,560.00 (\$16,920.00 🍂)	\$22,040.00	\$38,960.00
2019	\$72,430.00 (\$43,090.00 🍂)	\$60,160.00	\$132,590.00	\$25,350.00 (\$15,080.00 🍂)	\$21,060.00	\$36,140.00
2017	\$71,010.00 (\$53,760.00 🍂)	\$58,980.00	\$129,990.00	\$24,850.00 (\$18,820.00 🍂)	\$20,640.00	\$39,460.00
2016	\$71,010.00 (\$53,760.00 🍂)	\$58,980.00	\$129,990.00	\$24,850.00 (\$18,820.00 🍂)	\$20,640.00	\$39,460.00
2013	\$60,410.00 (\$43,010.00 🍂)	\$0.00	\$60,410.00	\$21,140.00 (\$15,050.00 🍂)	\$0.00	\$15,050.00

	Appraised (100%)			Assessed (35%)		
Year	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2010	\$60,410.00 (\$19,080.00 📉)	\$0.00	\$60,410.00	\$21,140.00 (\$6,680.00 📉)	\$0.00	\$6,680.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	82.8100	Homestead Reduction	N
Legal Description	16-2-23 5 CK WALL LAND LES...	Owner Occupied	N
Land Use	111 - Cash, grain, general far...	Foreclosure	N
Neighborhood	3219300	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,117.96	Divided Property	N
Routing Number	32-09100-186000		

Notes

MH REG. #32-02292 (GEORGE WADE)

VOL 442 PG 187 OR 639 PG 575 OR 447 PG 13 OR 451 PG 495 OR 467 PG 633 OR 870 PG 127

032196: SPLIT 6.27ACRES TO 32-044-0900.001

8/1/07 SPLIT TO 0900.002 FOR 3.00AC

1-14-11 ALL BUILDING RAZED AND REMOVED HS TX YR 2010

10-24-16: ADD HOUSE & ADD HOMESITE TX YR 16 (BEEN HERE SEVERAL YRS)

Residential

Dwelling 1

Number Of Stories	1.0	Exterior Wall	Frame/Vinyl - FRAME
Style	Single Family	Heating	Propane Gas
Year Built	1980	Cooling	None
Year Remodeled	0	Basement	Full Crawl
Number of Rooms	0	Attic	None
Number of Bedrooms	2	Finished Living Area	936 sqft
Number of Full Baths	1	First Floor Area	936 sqft
Number of Half Baths	0	Upper Floor Area	0 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Finished Basement Area	0 sqft
Number of Basement Garages	0	Total Basement Area	0 sqft
Grade	C-1	Fireplace Openings	0
Grade Adjustment	0.90	Fireplace Stacks	0
Condition	AV AV	Other Fixtures	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
EEP	Enc Fr Porch	4	88	0	\$2,710.00
OPF	Opn Fr Porch	4	56	0	\$1,090.00
BDK	Br Deck	4	60	0	\$790.00
CNPY	Canopy Atch to Dwelling	4	60	0	\$410.00
Totals					\$5,000.00

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
R8 - R8	UGF	45.8100	\$230.00	\$230.00	\$230.00	\$10,540.00
Totals		82.810				\$48,330.00

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
R8 - R8	UGD	23.0000	\$230.00	\$230.00	\$230.00	\$5,290.00
R2 - R2	KAB	8.0000	\$1,760.00	\$1,760.00	\$1,760.00	\$14,080.00
R8 - R8	KAB	3.0000	\$760.00	\$760.00	\$760.00	\$2,280.00
R2 - R2	CG	2.0000	\$920.00	\$920.00	\$920.00	\$1,840.00
HS - Homesite		1.0000	\$14,300.00	\$14,300.00	\$14,300.00	\$14,300.00
Totals		82.810				\$48,330.00

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
10/5/2016	CARPENTER BRADLEY R	CARPENTER BRADLEY R AND TONYA RENEE	934	QC-QUIT CLAIM		/	NO	8	\$0.00
8/1/2007	CARPENTER BRADLEY R AND TONYA RENEE	unknown	684	WD- WARRANTY DEED		/	NO	1	\$0.00
8/1/2007	CARPENTER BRADLEY R AND TONYA RENEE	WADE OLA LIFE EST REM BRADLEY R CARPENTER	683	AF-AFFIDAVIT		/	NO	1	\$0.00
4/13/2007	WADE OLA LIFE EST REM BRADLEY R CARPENTER	WADE OLA LIFE EST REM BRADLEY R CARPENTER	322	WD- WARRANTY DEED		/	NO	4	\$0.00
3/13/2007	WADE OLA LIFE EST REM BRADLEY R CARPENTER	WADE OLA LIFE EST REM BRADLEY R CARPENTER	218	AF-AFFIDAVIT		/	NO	4	\$0.00
12/9/1998	WADE OLA LIFE EST. REM.	WADE, OLA LIFE EST. REM.	01338	WD- WARRANTY DEED		/	NO	4	\$0.00
12/9/1998	WADE, OLA LIFE EST. REM.	WADE, OLA & ED LIFE ESTAT	01337	AF-AFFIDAVIT		/	NO	2	\$0.00
3/21/1996	WADE, OLA & ED LIFE ESTAT	WADE, OLA & ED LIFE ESTAT	00285	WD- WARRANTY DEED		/	YES	1	\$0.00
1/1/1950	WADE, OLA & ED LIFE ESTAT	unknown		Unknown		/	UNKNOWN	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Appraised Value (100%)
WD - Woods	65.8100	0	0	0	100%	\$1,000.00	\$1,000.00	\$1,000.00	\$65,810.00
P - Pasture	10.0000	0	0	0	100%	\$1,700.00	\$1,700.00	\$1,700.00	\$17,000.00
T - Tillable	6.0000	0	0	0	100%	\$1,700.00	\$1,700.00	\$1,700.00	\$10,200.00
HS - Homesite	1.0000	0	0	0	100%	\$14,300.00	\$14,300.00	\$14,300.00	\$14,300.00
Totals	82.8100								\$107,310.00

Improvements

Description	Card	Segment ID	Size (LxW)	Area	Condition	Year Built	Appraised Value (100%)
180 Shed - Frame	4	06	12x12	144	F F	1975	\$200.00
180 Shed - Frame	4	05	10x12	120	F F	1955	\$130.00
Totals							\$330.00

Tax

2022 Payable 2023

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$530.74	\$691.54	\$691.54	\$1,913.82
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$74.14	-\$74.14	-\$148.28
NON-BUSINESS CREDIT		-\$58.42	-\$58.42	-\$116.84
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$530.74	\$558.98	\$558.98	\$1,648.70
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.88	\$16.00	\$0.00	\$16.88
PENALTY / INTEREST	\$82.26	\$0.00	\$0.00	\$82.26
NET OWED	\$613.88	\$574.98	\$558.98	\$1,747.84
NET PAID	-\$613.88	-\$574.98	-\$558.98	-\$1,747.84

NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 35.500000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 31.693803			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
3/6/2023	1-22	\$0.00	\$574.98	\$558.98	\$0.00	OL3/3-03062023-152-1
10/5/2022	1-22	\$613.88	\$0.00	\$0.00	\$0.00	Online/HM-10052022-10-1
3/16/2022	2-21	\$1.38	\$546.74	\$0.00	\$0.00	Online/HM-03162022-21-1
7/8/2021	1-21	\$27.31	\$0.00	\$0.00	\$0.00	online/LP-07082021-13-1
3/12/2021	2-20	\$0.00	\$573.37	\$502.75	\$0.00	Online/HM-03122021-71-1
3/5/2020	1-19	\$0.00	\$573.67	\$557.67	\$0.00	ONLINEPF4-03052020-9-1

Special Assessments

Project Name	Past		Due		Year Balance				
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
C449999999 LAWRENCE/SCIOTO SOLID WASTE	\$0.88	\$0.00	\$16.00	-\$16.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.88
Totals	\$0.88	\$0.00	\$16.00	-\$16.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.88