

32-044-1500.000

11/30/2023



Paul David Knipp  
County Auditor  
Lawrence County, Ohio  
lawrencecountyauditor.org

Parcel  
32-044-1500.000  
100 - AGR VACANT LAND

Address  
0 ST RT 775  
WINDSOR TWP

Owner  
DEAN PROPERTIES LLC  
SOLD: 11/6/2019 \$71,775.00

Appraised  
\$50.00  
ACRES: 0.5000

#### Location

|                 |                     |
|-----------------|---------------------|
| Parcel          | 32-044-1500.000     |
| Owner           | DEAN PROPERTIES LLC |
| Address         | 0 ST RT 775         |
| Municipality    | UNINCORPORATED      |
| Township        | WINDSOR TWP         |
| School District | SYMMES VALLEY LSD   |

#### Deeded Owner Address

|                  |                       |
|------------------|-----------------------|
| Mailing Name     | DEAN PROPERTIES LLC   |
| Mailing Address  | 21229 BEAR CREEK RD   |
| City, State, Zip | CATLETTSBURG KY 41129 |

#### Tax Payer Address

|                  |                 |
|------------------|-----------------|
| Mailing Name     | DEAN PROPERTIES |
| Mailing Address  | P O BOX 29      |
| City, State, Zip | KENOVA WV 25530 |

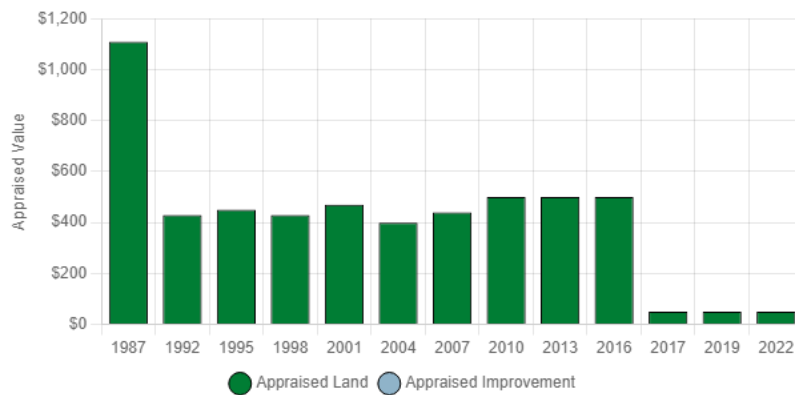
#### Valuation

##### Appraised (100%)

##### Assessed (35%)

| Year | Land (CAUV)           | Improvements | Total    | Land (CAUV)           | Improvements | Total    |
|------|-----------------------|--------------|----------|-----------------------|--------------|----------|
| 2022 | \$50.00               | \$0.00       | \$50.00  | \$20.00               | \$0.00       | \$20.00  |
| 2019 | \$50.00               | \$0.00       | \$50.00  | \$20.00               | \$0.00       | \$20.00  |
| 2017 | \$50.00               | \$0.00       | \$50.00  | \$20.00               | \$0.00       | \$20.00  |
| 2016 | \$500.00 (\$790.00 ↗) | \$0.00       | \$500.00 | \$180.00 (\$280.00 ↗) | \$0.00       | \$280.00 |
| 2013 | \$500.00 (\$750.00 ↗) | \$0.00       | \$500.00 | \$180.00 (\$260.00 ↗) | \$0.00       | \$260.00 |
| 2010 | \$500.00 (\$290.00 ↗) | \$0.00       | \$500.00 | \$180.00 (\$100.00 ↗) | \$0.00       | \$100.00 |

Historic Appraised (100%) Values



#### Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

#### Legal

|                   |                                |                     |   |
|-------------------|--------------------------------|---------------------|---|
| Legal Acres       | 0.5000                         | Homestead Reduction | N |
| Legal Description | 16-02-23 5 C. K. WALL LAND ... | Owner Occupied      | N |
| Land Use          | 100 - Agr Vacant Land          | Foreclosure         | N |
| Neighborhood      | 3219100                        | Board of Revision   | N |
| Card Count        | 0                              | New Construction    | N |
| Tax Lien          | N                              | Lender ID           | 0 |
| Annual Tax        | \$0.58                         | Divided Property    | N |
| Routing Number    | 32-09100-099000                |                     |   |

#### Notes

VOL 500 PG 1 VOL 639 PG 548

OR 266 PG 786 OR 412 PG 548 OR 1010 PG 20

10-27-17: DID NOT RENEW CAUV TX YR 17

10-27-17: LAND TILL TO WS TX YR 17

OR 412 PG 548

#### Residential

No Residential Records Found.

#### Additions

No Addition Records Found.

#### Agricultural

No Agricultural Records Found.

## Commercial

No Commercial Building Records Found.

## Sales

| Date      | Buyer                        | Seller                         | Conveyance<br>Number | Deed Type               | Deed | Book/Page | Valid   | Parcels<br>In Sale | Amount      |
|-----------|------------------------------|--------------------------------|----------------------|-------------------------|------|-----------|---------|--------------------|-------------|
| 11/6/2019 | DEAN<br>PROPERTIES LLC       | HOLLAND<br>KENNETH E           | 929                  | WD-<br>WARRANTY<br>DEED |      | /         | YES     | 7                  | \$71,775.00 |
| 7/7/2006  | HOLLAND<br>KENNETH E         | HAYES,<br>MARION AKA<br>MARION | 00681                | WD-<br>WARRANTY<br>DEED |      | /         | NO      | 7                  | \$57,390.00 |
| 12/2/2003 | HAYES, MARION<br>AKA MARION  | HAYES, GLEN<br>AKA GLENN       | 01366                | AF-AFFIDAVIT            |      | /         | NO      | 10                 | \$0.00      |
| 12/8/1998 | HAYES, GLEN<br>AKA GLENN     | HAYES, GLEN<br>ET AL TRUSTEE   | 01327                | WD-<br>WARRANTY<br>DEED |      | /         | NO      | 7                  | \$0.00      |
| 1/1/1950  | HAYES, GLEN ET<br>AL TRUSTEE | unknown                        |                      | Unknown                 |      | /         | UNKNOWN | 0                  | \$0.00      |

## Land

| Land Type     | Acres  | Actual<br>Frontage | Effective<br>Frontage | Depth | Depth<br>Factor | Base<br>Rate | Unit<br>Rate | Adj.<br>Rate | Appraised<br>Value<br>(100%) |
|---------------|--------|--------------------|-----------------------|-------|-----------------|--------------|--------------|--------------|------------------------------|
| W - Waste     | 0.5000 | 0                  | 0                     | 0     | 100%            | \$100.00     | \$100.00     | \$100.00     | \$50.00                      |
| <b>Totals</b> | 0.5000 |                    |                       |       |                 |              |              |              | \$50.00                      |

## Improvements

No Improvement Records Found.

## Tax

2022 Payable 2023

|                        | Delinquency | First Half | Second Half | Year Total |
|------------------------|-------------|------------|-------------|------------|
| CHARGE                 | \$0.00      | \$0.36     | \$0.36      | \$0.72     |
| ADJUSTMENT             |             | \$0.00     | \$0.00      | \$0.00     |
| REDUCTION              |             | -\$0.04    | -\$0.04     | -\$0.08    |
| NON-BUSINESS CREDIT    |             | -\$0.03    | -\$0.03     | -\$0.06    |
| 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                       | \$0.00 | \$0.29  | \$0.29  | \$0.58  |
| CAUV RECOUPMENT               | \$0.00 | \$0.00  | \$0.00  | \$0.00  |
| SPECIAL ASSESSMENTS           | \$0.00 | \$0.00  | \$0.00  | \$0.00  |
| PENALTY / INTEREST            | \$0.00 | \$0.00  | \$0.00  | \$0.00  |
| NET OWED                      | \$0.00 | \$0.29  | \$0.29  | \$0.58  |
| NET PAID                      | \$0.00 | -\$0.29 | -\$0.29 | -\$0.58 |
| 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         |
|--------------|-------|------------|-----------------|------------------|--------------|------------------------|
| 3/8/2023     | 1-22  | \$0.00     | \$0.29          | \$0.29           | \$0.00       | lkpMail-03082023-28-18 |
| 3/2/2022     | 1-21  | \$0.00     | \$0.30          | \$0.30           | \$0.00       | cindr-03022022-19-1    |
| 3/5/2021     | 1-20  | \$0.00     | \$0.30          | \$0.30           | \$0.00       | MAIL4cm-04012021-13-3  |
| 3/6/2020     | 1-19  | \$0.00     | \$0.31          | \$0.31           | \$0.00       | PFMAIL-03132020-73-7   |
| 11/6/2019    | 1-19  | \$18.45    | \$0.00          | \$0.00           | \$0.00       | pfdraw-11062019-9-1    |

#### Special Assessments

No Special Assessment Records Found.