

(3-C) **EASEMENTS**

Name & Address	Type
Grantor: Mose M. Coleman	Easement - Electric Sections 16-21
To:	
Grantee: The Ohio Power Company P.O. Box 911, Newark, OH 43055 Volume 378, Page 374 Date Recorded 05/21/1951	
Grantor: Franklin Rural School District	
To	Highway Easement - 30ft Easement
Grantee: County of Muskingum	
Volume 266, Page 140 Date Recorded 02/17/1937	
Grantor: Franklin Rural School District	
To	Highway Easement - 30ft Easement
Grantee: County of Muskingum	
Volume 265, Page 39 Date Recorded 11/03/1936	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

The auditor shows that the current and prior owners have been behind on paying their property taxes. After doing research, there is no evidence of any tax liens being put on the property and/or owners. Reached out to Real Estate Manager for more information regarding the property.

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Muskingum Township: Blue Rock School District: Franklin LSD

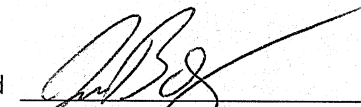
AUD. PAR. NO(S)	Land (100%)	Building (100%)	Total (100%)	Taxes
06-42-02-51-000	<u>\$3,100.00</u>	<u>\$31,500.00</u>	<u>\$34,600.00</u>	\$904.15 (Unpaid)
				\$428.04 (Year)
				<u>\$220.91 (1<sup>st</sup> Half)</u>

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes:  No:   
Comments:

This Title Report covers the time period from 6/1/1954 to 5/4/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County.

Date & Time 05/05/2023 @ 7:59AM (am/pm)

Signed  \_\_\_\_\_

Print Name Jacob Bailey

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**UPDATE TITLE BLOCK**

This Title Report covers the time period from Click or tap to enter a date\_to Click or tap to enter a date.. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County.

Date & Time \_\_\_\_\_ (am/pm)

Signed \_\_\_\_\_

Print Name \_\_\_\_\_

Jacob Bailey

Comments from the agent who prepared the Title Update

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Parcel: 06-42-02-51-000

Year: 2022

DEBRA J. NYE

Muskingum County Auditor | Muskingum County, Ohio



SUMMARY

Table with 4 columns: Deeded Name/Owner, Tax District, School District/Neighborhood/Location, and Taxpayer/Land Use/Subdivision. Includes details for Charlie N Rodgers and property address 883 Goddard Ave, Zanesville OH.

VALUE

Table with 2 columns: District and Land Use. District: 06-BLUE ROCK FRANKLIN. Land Use: 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES.

Table with 3 columns: Appraised, Assessed, and Taxable. Rows include Land, Improvement, Total, CAUV, Homestead, OOC, and Taxable.

CURRENT CHARGES

Table with 5 columns: Full Rate, Effective Rate, Qualifying Rate, Prior, First, Second, Total. Shows rates for 06/29/2020 and sales amount of 3,000.00.

TRANSFER HISTORY

Table with 7 columns: Date, Buyer/Seller, Conveyance, Deed Type, Sales Amount, Valid, # of Properties. Lists transfers from 01/01/1990 to 06/29/2020.

LAND

Table with 4 columns: Type, Dimensions, Description, Value. Lists A3-RESIDUAL and AH-HOMESITE.

DWELLING

Table with 7 columns: Card 1, Style, Stories, Rec Room Area, Finished Basement, Rooms, Bed Rooms. Lists features like Family Rooms, Heating, Cooling, etc.

OTHER IMPROVEMENT

Table with 8 columns: Card Type, Year Built, Year Remodeled, Condition, Dimensions, Description, Size, Value. Lists 060-SHED.

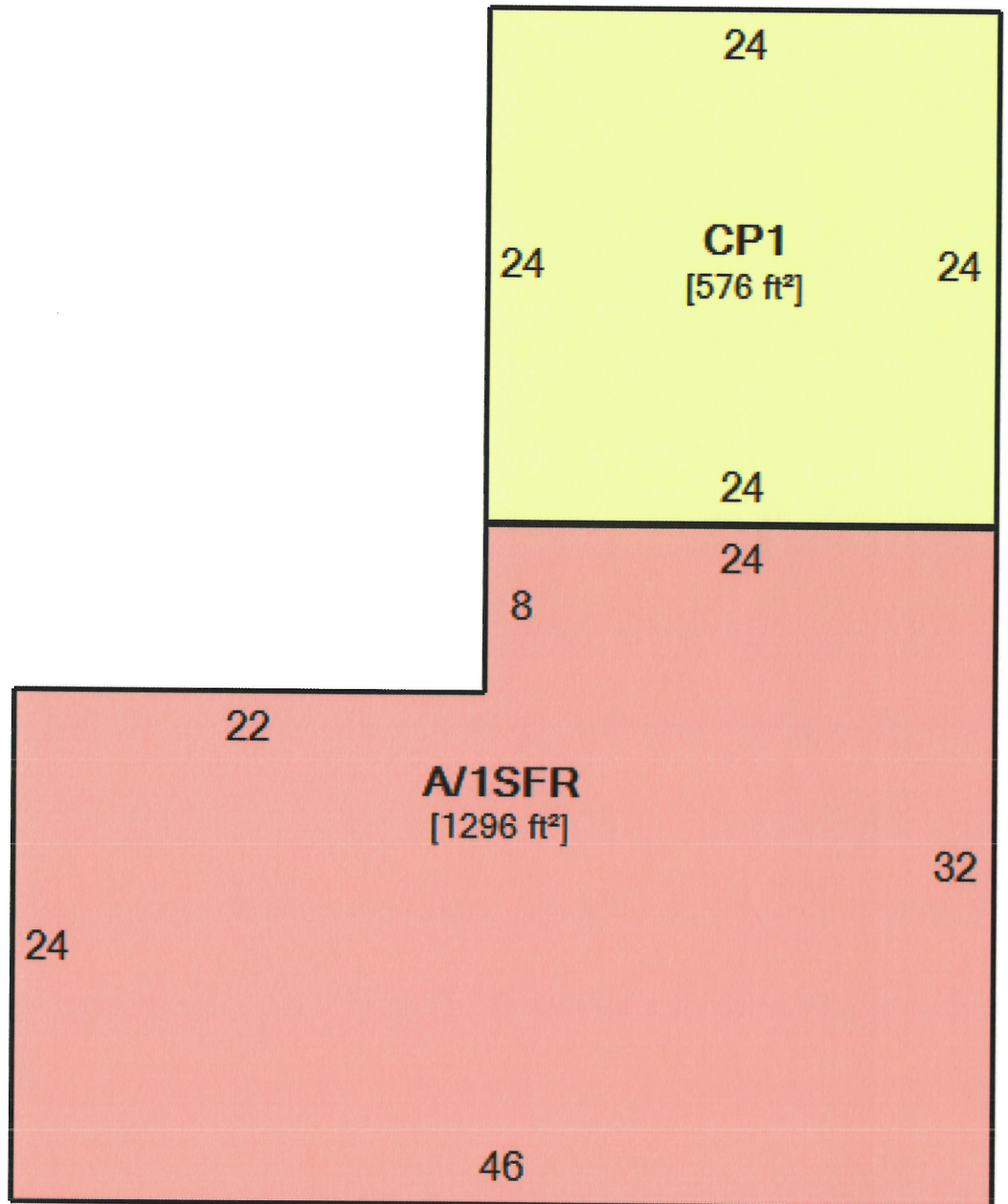


# SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
A	A/1SFR (A / 1 STORY FRAME)	1,296	First Floor	1,296	1,296
B	CP1 (CARPORT FRAME)	576	Attic	1,296	622
1	060-SHED	300	Total	2,592	1,918

**1**





# DEBRA J. NYE

Muskingum County Auditor | Muskingum County, Ohio

parcel, owner, or address



Tax

[Transfers](#) 4

[History](#) 4

[Payment History](#) 20

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[CAUV Soil Breakdown](#)

[Land](#) 2

[Commercial Buildings](#)

[Dwellings](#) 1

[Other Improvements](#) 1

[Sketch](#) 1

[Levy Distribution](#)

[Tax Estimator](#)

[Map this Parcel](#)

[Tax Card](#)



Parcel Number  
06-42-02-51-000

Legal Description  
R 12 TP 12 SEC  
20 SE  
1.061A

Location  
8895 GAYSPORT  
HILL RD  
BLUE ROCK OH  
43720

Acres  
1.0610

Owner  
RODGERS CHARLIE N

### Current Taxes

	Prior	First	Second	Total
Gross	830.15	332.70	332.70	1,495.55
Credit	0.00	(109.85)	(109.85)	(219.70)
Non-Business Credit	0.00	(22.02)	(22.02)	(44.04)
Homestead	0.00	0.00	0.00	0.00
Owner-Occupancy Credit	0.00	0.00	0.00	0.00
Total Real Property Taxes	830.15	200.83	200.83	1,231.81
C98000000-MUSK WATERSHED	13.33	3.00	3.00	19.33
Tax & SA Penalties	42.12	20.38	0.00	62.50
Tax & SA Interest	18.55	0.00	0.00	18.55
Total Taxes	904.15	224.21	203.83	1,332.19
Collected	0.00	0.00	0.00	0.00
Refunded	0.00	0.00	0.00	0.00
Unpaid	904.15	224.21	203.83	1,332.19

Muskingum County Auditor  
 401 Main St  
 Zanesville OH 43701  
**Hours:** Mon-Fri, 8:30AM-4:30PM  
**Phone:** (740) 455-7109  
**Fax:** (740) 455-7182  
**Email:** [Email the Auditor](#)

### Important Links

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- [Tax Card](#)



Parcel Number: 06-42-02-51-000  
 Legal Description: R 12 TP 12 SEC 20 SE 1.061A  
 Location: 8895 GAYSPORT HILL RD BLUE ROCK OH 43720  
 Acres: 1.0610  
 Owner: RODGERS CHARLIE N

### Value History

Tax Year	Land	Improvement	Total
2022		3,100	34,600
2021		3,100	34,600
2020		2,700	31,400
2019		2,700	30,800
2018		2,700	30,800
2017		2,700	16,800
2016		2,700	16,800
2015		2,700	16,800
2014		2,700	16,800
2013		2,700	16,800
2012		2,700	16,800
2011		2,700	27,700
2010		2,700	27,700
2009		2,700	27,700
2008		2,700	27,700
2007		2,700	27,700
2006		2,700	27,700
2005		1,700	25,000
2004		1,700	25,000
2003		1,700	25,000
2002		1,500	22,700
2001		1,500	22,700
2000		1,500	22,700
1999		4,000	20,900
1998		4,000	20,900
1997		4,000	20,900
1996		4,400	19,800

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<b>Owner</b> RODGERS CHARLIE N			

Dwelling - Card 1

<b>Style</b>	1-CONVENTIONAL
<b>Stories</b>	1
<b>Rec Room Area</b>	0
<b>Finished Basement</b>	0
<b>Rooms</b>	8
<b>Bed Rooms</b>	4
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Year Built</b>	1901
<b>Year Remodeled</b>	
<b>Full Baths</b>	1
<b>Half Baths</b>	0
<b>Other Fixtures</b>	0
<b>Heating</b>	Y
<b>Cooling</b>	N
<b>Grade</b>	D
<b>Fireplace Openings</b>	0
<b>Fireplace Stacks</b>	0
<b>Living Area</b>	1,918
<b>Total Area</b>	2,592
<b>Appraised Value</b>	30,900

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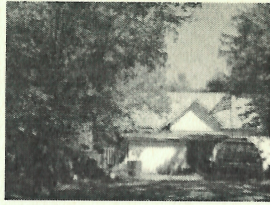


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 Acres: 1.0610  
 Owner: RODGERS CHARLIE N

Levies

[More Information](#)

## 2022 Election Ballot on 11/08/2022

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Political Subdivision	Name	Timeline	Millage	Type	Purpose	Current	Proposed
MUSKINGUM COUNTY	MUSKINGUM COUNTY - HEALTH DEPARTMENT	10 years (Tax years 2023 - 2032)	1.0000 mils	Renewal	HEALTH DISTRICT PROGRAM	7.14	7.14 <span style="border: 1px solid black; padding: 2px;">No Change</span>
MUSKINGUM COUNTY	MUSKINGUM COUNTY - MENTAL HEALTH AND RECOVERY PROGRAMS	10 years (Tax years 2023 - 2032)	1.0000 mils	Renewal	MENTAL HEALTH AND RECOVERY PROGRAMS	5.56	5.56 <span style="border: 1px solid black; padding: 2px;">No Change</span>

Property

Tax District  
06-BLUE ROCK FRANKLIN

School District  
FRANKLIN LSD

Neighborhood  
70600-BLUE ROCK TWP

Subdivision

Map Number

Routing Number

Deed

Legal Description  
R 12 TP 12 SEC 20 SE  
1.061A

Acres  
1.0610

Date Sold  
06/29/2020

Sales Amount  
3,000.00

Volume / Page  
2922 / 825

Owner

Contact  
RODGERS CHARLIE N  
883 GODDARD AVE  
ZANESVILLE OH 43701-3808

Owner Name  
CHARLIE N RODGERS