

## Summary

Parcel Number 08-017864-00.000  
 Map Number 08-01B-009-00  
 Location Address 13689 COUNTY ROAD M  
 WAUSEON OH 43567  
 Acres 40  
 Legal Description 2E-10S-1 NE NW 40.00A  
 (Note: Not to be used on legal documents.)  
 Land Use 111 - Cash - grain or gen farm qual  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Neighborhood 10800 - DOVEWAUS Agri  
 City Dover Twp  
 Township DOVER TWP  
 School District WAUSEON EVSD  
 Homestead Reduction: No  
 Owner Occupancy Credit: No  
 Effective Tax Rate 52.267162

## Owners

Owner Address	Tax Payer Address
JOHNSTON ROBERTA PAULINE	JOHNSTON ROBERTA PAULINE
13689 COUNTY ROAD M	13689 COUNTY ROAD M
WAUSEON OH 43567	WAUSEON OH 43567

## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
RW - Row	0.904	0	0	0	108 %	0	0	0	\$0
WA - Woodland	6.256	0	0	0	100 %	2200	2200	2200	\$16,508
TA - Tillable	31.84	0	0	0	100 %	6500	6500	6500	\$248,297
HF - Homesite-Farm	1	0	0	0	100 %	22000	22000	22000	\$26,394
<b>Total</b>	<b>40.0000</b>								<b>\$291,200</b>

## Ag Soil

Soil Type	Land Usage	Land Type	Acres	Base Rate	Unit Rate	Adjusted Rate	CAUV Value (100%)
CoC Colonie fine sand 6-12%	W - Woodland	ZW - Woodland	0.028	230	230	230	\$10
TDA TEDROW LFS 0-3%	W - Woodland	ZW - Woodland	0.053	230	230	230	\$10
GEN GENERIC	O - Other	RW - Row	0.904	0	0	0	\$0
CoB Colonie fine sand 1-6%	C - Crop	ZC - Crop	1.833	350	350	350	\$640
CoC Colonie fine sand 6-12%	C - Crop	ZC - Crop	2.858	350	350	350	\$1,000
CoB Colonie fine sand 1-6%	W - Woodland	ZW - Woodland	0.011	230	230	230	\$0
AD ADRIAN MUCK	C - Crop	ZC - Crop	0.304	1360	1360	1360	\$410
GR GRANBY LFS 0-2 %	W - Woodland	ZW - Woodland	3.043	780	780	780	\$2,370
OTB OTTOKEE FS 0-6%	W - Woodland	ZW - Woodland	3.12	780	780	780	\$2,430
GR GRANBY LFS 0-2 %	C - Crop	ZC - Crop	11.728	2670	2670	2670	\$31,310
MF MERMILL L 0-2 %	C - Crop	ZC - Crop	3.553	3720	3720	3720	\$13,220
OTB OTTOKEE FS 0-6%	C - Crop	ZC - Crop	7.76	1780	1780	1780	\$13,810
TDA TEDROW LFS 0-3%	C - Crop	ZC - Crop	0.962	1000	1000	1000	\$960
WF WF	C - Crop	ZC - Crop	2.843	2340	2340	2340	\$6,650
<b>Total</b>			<b>39.00</b>				<b>\$72,820</b>

## CAUV Tax Savings

Enrolled	2019 Savings	2020 Savings	2021 Savings	2022 Savings
Ag District: Not Enrolled	\$2,439.92	\$3,486.72	\$3,721.80	\$3,545.16

## Dwellings

Card	1	Exterior Wall	Frame/Siding
Number of Stories	1.5	Heating	Base
Style	Conventional	Cooling	Central
Year Built	1900	Basement	Full Bsmt
Year Remodeled	1960	Attic	None
Rooms	7	Finished Living Area	1267
Bedrooms	3	First Floor Area	965
Full Baths	1	Upper Floor Area	0
Half Baths	0	Half Floor Area	302
Other Fixtures	0	Finished Basement Area	0
Basement Garages	0	Total Basement Area	944
Grade	D+	Attic Area	0
Condition	Average	Fireplace Openings	0
Fireplace Stacks	0		

## Additions

Card 1

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
PR2	Porch Frame - Enclosed	140	0	\$5,590
PR1	Porch Frame - Open	140	0	\$3,190

## Improvements

Card 1

Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
125	Flat Barn Typical	54	36	1,944	1900	\$1,840
144	Hog Barn Other	32	20	640	1982	\$3,020
144	Hog Barn Other	50	36	1,800	1986	\$8,500
155	Fr Pole Barn Encl/Dirt	30	17	510	1981	\$3,530
60	Utility Shed	20	16	320	1900	\$200
60	Utility Shed	24	26	624	1900	\$370
60	Utility Shed	30	20	600	1978	\$2,120
NVO	No Value Structure	0	0	0	0	\$0
<b>Total</b>						<b>\$19,580</b>

## Sales

Sale Date	Sale Price	Seller	Buyer	No. Of Properties	Land Only Sale	Deed Type	Conveyance Number
4/11/2006	\$0	JOHNSTON WAYNE	JOHNSTON ROBERTA PAULINE	1	Y	CT	0
1/1/1990	\$0	unknown	JOHNSTON WAYNE	0	Y		0

## Recent Sales In Area

Sale date range:

From:  To:

Distance:

## Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$291,200.00	\$242,700.00	\$242,700.00	\$242,700.00	\$211,500.00
CAUV Value	\$99,220.00	\$56,530.00	\$56,530.00	\$56,530.00	\$81,650.00
Improvements Value	\$83,800.00	\$76,200.00	\$76,200.00	\$78,900.00	\$73,500.00
<b>Total Value (Appraised 100%)</b>	<b>\$375,000.00</b>	<b>\$318,900.00</b>	<b>\$318,900.00</b>	<b>\$321,600.00</b>	<b>\$285,000.00</b>
Land Value	\$101,920.00	\$84,950.00	\$84,950.00	\$84,950.00	\$74,030.00
CAUV Value	\$34,730.00	\$19,790.00	\$19,790.00	\$19,790.00	\$28,580.00
Improvements Value	\$29,330.00	\$26,670.00	\$26,670.00	\$27,620.00	\$25,730.00
<b>Total Value (Assessed 35%)</b>	<b>\$64,060.00</b>	<b>\$46,460.00</b>	<b>\$46,460.00</b>	<b>\$47,410.00</b>	<b>\$54,310.00</b>

## Tax History

\*\*\* WARNING: The taxes for this have not been calculated \*\*\*

Delinquent payments made after the July due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due
<a href="#">2024 Pay 2025</a>				\$0.00
<a href="#">2023 Pay 2024</a>	\$0.00	\$1,548.45	\$1,548.45	\$0.00
<a href="#">2022 Pay 2023</a>	\$0.00	\$1,024.15	\$1,024.14	\$0.00
<a href="#">2021 Pay 2022</a>	\$0.00	\$1,169.65	\$1,169.64	\$0.00
<a href="#">2020 Pay 2021</a>	\$0.00	\$1,040.53	\$1,040.53	\$0.00
<a href="#">2019 Pay 2020</a>	\$0.00	\$1,260.56	\$1,260.56	\$0.00

## Special Assessments

Special Assessments Project  
(click for detail)

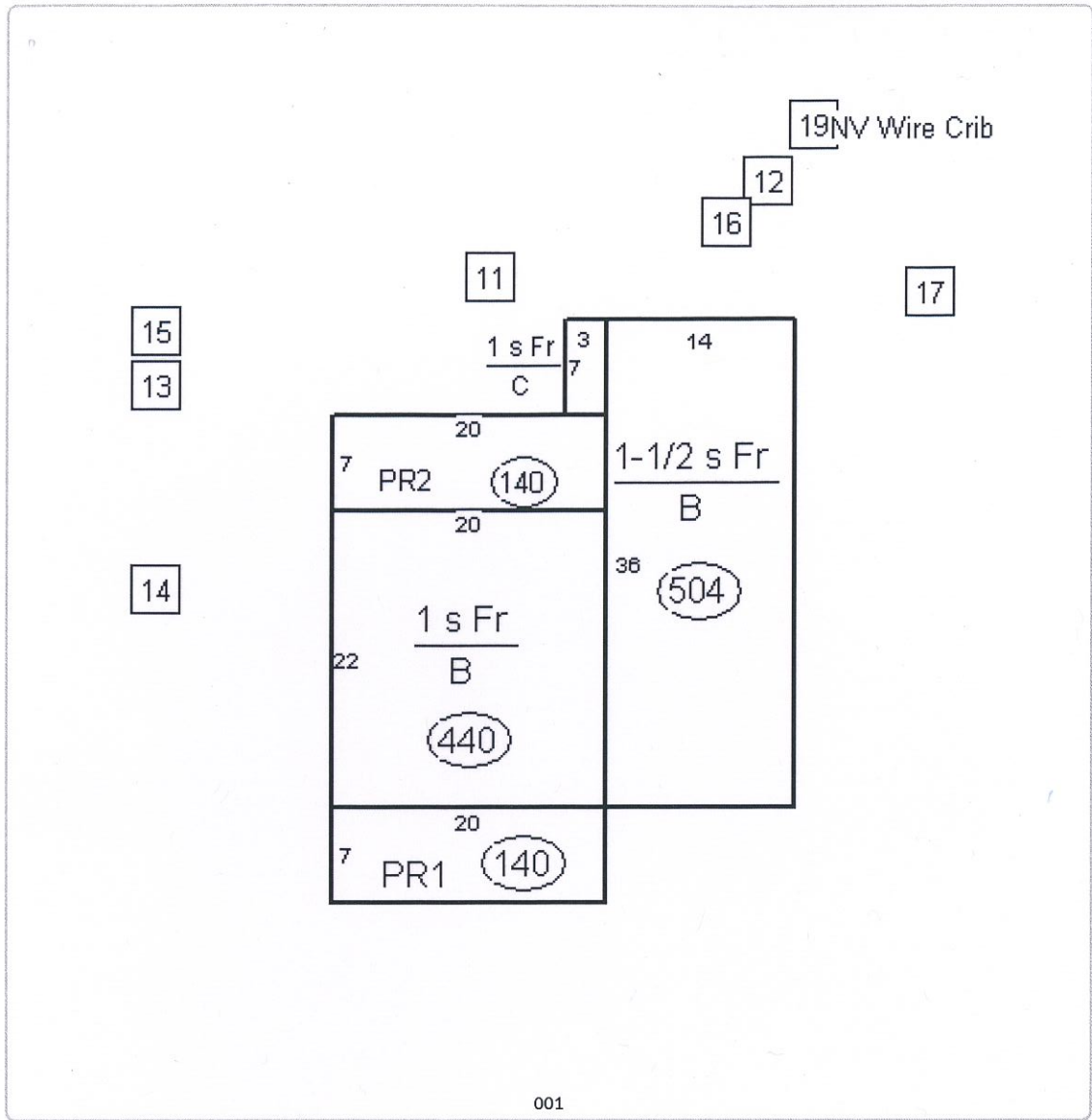
- [10-367 - #1108-2 JOINT COUNTY BAD CREEK](#)
- [10-373 - BAD CREEK WATERSHED](#)

## Payment History

Detail:

Tax Year	Effective Payment Date	Paid By	Prior Paid	First Half Paid	Second Half Paid	Receipt Number
2023 Pay 2024	7/19/2024		\$0.00	\$0.00	\$20.25	6clee-07192024-67-1
2023 Pay 2024	7/19/2024		\$0.00	\$0.00	\$1,528.20	6clee-07192024-67-1
2023 Pay 2024	1/26/2024		\$0.00	\$20.25	\$0.00	5kjpg-01262024-23-1
2023 Pay 2024	1/26/2024		\$0.00	\$1,528.20	\$0.00	5kjpg-01262024-23-1
2022 Pay 2023	7/14/2023		\$0.00	\$0.00	\$1,013.57	1kjg-07142023-34-1
2022 Pay 2023	7/14/2023		\$0.00	\$0.00	\$3.82	1kjg-07142023-34-1
2022 Pay 2023	7/14/2023		\$0.00	\$0.00	\$6.75	1kjg-07142023-34-1
2022 Pay 2023	1/27/2023		\$0.00	\$3.83	\$0.00	4kjg-01272023-23-1
2022 Pay 2023	1/27/2023		\$0.00	\$6.75	\$0.00	4kjg-01272023-23-1
2022 Pay 2023	1/27/2023		\$0.00	\$1,013.57	\$0.00	4kjg-01272023-23-1
2021 Pay 2022	7/15/2022		\$0.00	\$0.00	\$1,064.12	4baf-07152022-31-1
2021 Pay 2022	7/15/2022		\$0.00	\$0.00	\$7.65	4baf-07152022-31-1
2021 Pay 2022	7/15/2022		\$0.00	\$0.00	\$97.87	4baf-07152022-31-1
2021 Pay 2022	1/28/2022		\$0.00	\$97.88	\$0.00	2llg-01282022-23-1
2021 Pay 2022	1/28/2022		\$0.00	\$1,064.12	\$0.00	2llg-01282022-23-1
2021 Pay 2022	1/28/2022		\$0.00	\$7.65	\$0.00	2llg-01282022-23-1
2020 Pay 2021	7/16/2021		\$0.00	\$0.00	\$13.50	4clee-07162021-30-1
2020 Pay 2021	7/16/2021		\$0.00	\$0.00	\$1,027.03	4clee-07162021-30-1
2020 Pay 2021	2/4/2021		\$0.00	\$1,027.03	\$0.00	12plz-02042021-19-1
2020 Pay 2021	2/4/2021		\$0.00	\$13.50	\$0.00	12plz-02042021-19-1

## Sketches



Map



No data available for the following modules: Buildings, Photos.