

# Ross County, Ohio - Property Record Card, Page 1

## Parcel: 171417042000

### GENERAL PARCEL INFORMATION

Owner ARNETT, LUCIAN C & MARJORIE G TRUSTEES  
 Property Address 3673 BLAINE HWY  
 Mailing Address 3673 BLAINE HWY  
 WAVERLY OH 45690  
 Land Use/Class 101 CASH-GRAIN OR GEN FARM  
 Tax District HUNTINGTON - HUNTINGTON LSD  
 Legal Description 3673 BLAIN HWY AGR 111.00 14-17-42

### VALUATION

|                    | Appraised    | Assessed    |
|--------------------|--------------|-------------|
| Land Value         | \$153,890.00 | \$53,860.00 |
| Improvements Value | \$33,460.00  | \$11,710.00 |
| Total Value        | \$187,350.00 | \$65,570.00 |
| CAUV Value         | \$55,000.00  | \$19,250.00 |
| Taxable Value      |              | \$30,960.00 |

### LAND

| Description | Acreage/FrontaEffective | Depth | Depth Factor | Actual Value |
|-------------|-------------------------|-------|--------------|--------------|
|-------------|-------------------------|-------|--------------|--------------|

### SALES

| Sale Number | Sale Date | Sale Price | Sale Type | Buyer |
|-------------|-----------|------------|-----------|-------|
|-------------|-----------|------------|-----------|-------|

### MAP



### AGRICULTURAL

Limited to 8 items. For complete list, see the Land tab in the property pages.

| Soil Code | Acreage |
|-----------|---------|
| 022       | 2.672   |
| 025       | 8.791   |
| 028       | 7.432   |
| 029       | 7.269   |
| 030       | 1.806   |
| 062       | 4.474   |
| 095       | 28.966  |
| 133       | 19.351  |

### TAX

|                           |            |
|---------------------------|------------|
| Gross Charge              | \$1,671.84 |
| Reduction Factor          | (\$359.14) |
| 10% Rollback              | (\$131.28) |
| 2.5% Homesite Rollback    | (\$14.94)  |
| Homestead Reduction       | (\$324.62) |
| Penalties And Adjustments | \$0.00     |
| Net Annual Tax            | \$841.86   |

# Ross County, Ohio - Property Record Card, Page 2

Parcel: 171417042000

Card: 0

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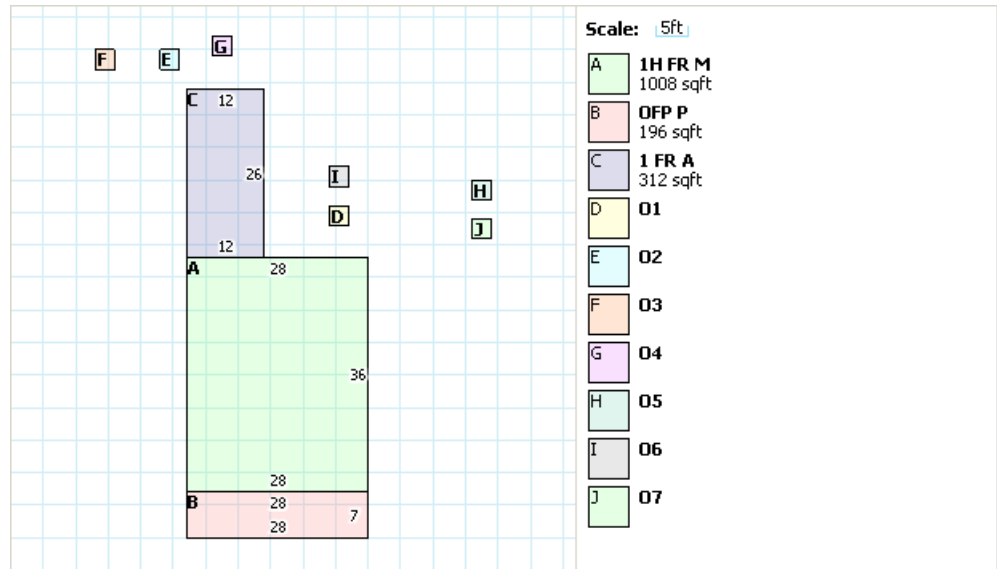
## IMPROVEMENTS

| Building Type | SHB       | Area | Rate | Grade | Year Built | Value       |
|---------------|-----------|------|------|-------|------------|-------------|
| DWELLING      | 1H FR     | 1320 | 0    | 086%  | 0          | \$27,930.00 |
| GARAGE        | FR 18X50  | 900  | 937  |       |            | \$2,660.00  |
| ATT           | *SV       | 868  | 0    |       |            | \$350.00    |
| BARN          | *SV FR    | 1500 | 0    |       |            | \$920.00    |
| BARN          | *SV 24X40 | 960  | 0    |       |            | \$0.00      |
| SHED          | *SV FR    | 384  | 0    |       |            | \$230.00    |
| ATT           | FR 10X18  | 180  | 576  |       | 1975       | \$700.00    |
| SHED          | 14X18     | 252  | 360  |       | 1986       | \$660.00    |

## RESIDENTIAL

|                    |      |
|--------------------|------|
| Year Built         | 0    |
| Number of Stories  | 1H   |
| Total Living Area  | 2328 |
| Total Rooms:       | 7    |
| Total Bedrooms     | 0    |
| Total Baths        | 2    |
| Total Family Rooms | 0    |

## SKETCH



## RESIDENTIAL DETAIL

|                 | Basement | First Fl    | Partial Upper Fl | Full Upper Fl | Attic  |
|-----------------|----------|-------------|------------------|---------------|--------|
| Area (F/Un)     | 0/0      | 1320        | 1008             | 0             | 0/0    |
| Value           | \$0.00   | \$73,000.00 | \$24,200.00      | \$0.00        | \$0.00 |
| Plaster/Drywall |          |             |                  |               |        |
| Paneling        |          |             |                  |               |        |
| Fiberboard      |          | X           | X                |               |        |
| Unfinished      |          |             |                  |               |        |
| Wood Joist      | X        |             |                  |               |        |
| Fire-Resist     |          |             |                  |               |        |
| Fire-Proof      |          |             |                  |               |        |
| Hardwood        |          |             |                  |               |        |
| Pine            |          | X           | X                |               |        |
| Carpet          |          |             |                  |               |        |
| Concrete        |          |             |                  |               |        |
| Tile/Linoleum   |          |             |                  |               |        |
| Rooms           | 0        | 4           | 3                | 0             | 0      |
| Bedrooms        | 0        | 0           | 0                | 0             | 0      |
| Family Rooms    | 0        | 0           | 0                | 0             | 0      |
| Dining Rooms    | 0        | 0           | 0                | 0             | 0      |
| Insulation      |          |             |                  |               |        |
| Central Air     |          |             |                  |               |        |
| Heat Pump       |          |             |                  |               |        |
| Central Heat    | A        |             |                  |               |        |
| Plumbing        | 1        | 0           | 0                | 0             | 0      |



# Stephen A. Neal

ROSS COUNTY AUDITOR | ROSS COUNTY, OHIO

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## Data For Parcel 171417042000

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### Save This Property As:

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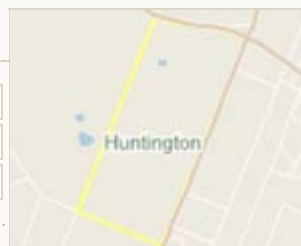
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The values below are a calculation of Current Annual Tax only for tax year 2011, payable in 2012. They do not reflect any delinquent taxes or special assessments that may be due, if any, or payments made.

### Tax Data

Parcel:   
 Owner:   
 Address:

[+] [Map this property.](#)



### Property Tax

#### Breakdown

|                         |                 |
|-------------------------|-----------------|
| Gross Charge:           | \$1,671.84      |
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Administrators

GIS parcel shapefile last updated 12/5/2012 6:42:48 AM.

CAMA database last updated 12/3/2012 1:12:12 PM.