

Parcel

Parcel Id	A0700092000040
Address	1749 GLOUCESTER DR
Building/Unit #	
Class	RESIDENTIAL
Land Use Code**	510 R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	R0079014
Total Acres	.7194
Taxing District	A07
District Name	FAIRFIELD CITY-FAIRFIELD CSD
Gross Tax Rate	85.5
Effective Tax Rate	40.623747
Non Business Credit	.07818
Owner Occupied Credit	.019545

****Land Use Code is for Auditor assessment purposes only. It is not a true representation of legal zoning designation. For more information on zoning and legal property usage, please contact the local zoning department.**

Dwelling

Year Built	1984
Stories	2
Construction	FRAME
Basement	FULL
Bedrooms	4
Full Baths	3
Half Baths	0
Above Grade Living Area (Sq. Ft.)	2,634
Finished Basement (Sq. Ft.)**	1300
Total Living Area (Sq. Ft.)	3,934

****Finished Basement may be an estimate.**

Current Value

Land (100%)		\$45,800
Building (100%)		\$340,430
Total Value (100%)		\$386,230
CAUV		\$0
Assessed Tax Year	2023	
Land (35%)		\$16,030
Building (35%)		\$119,150
Assessed Total (35%)		\$135,180

Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
A0700092000040	Base Parcel	386,230
	Total Value	386,230

Current Year Real Estate Taxes

TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	2,309.36	2,309.36	4,618.72
Tot Payments	0.00	-2,309.36	0.00	-2,309.36
Total:	0.00	0.00	2,309.36	2,309.36

Homestead Credits [How do I qualify?](#)

Owner Occupied Credit	YES
Disabled Veteran Exemption	NO
Homestead Exemption	YES

CAUV & Agricultural District [What is this?](#)

CAUV	NO
Agricultural District	NO

Owner and Legal [Future ?](#)

Owner 1	CHENAULT KENNETH LEE
Owner 2	
Legal 1	7990 ENT
Legal 2	
Legal 3	
Future	

Taxbill Mailing Address [Can I change my mailing address?](#)

Mailing Name 1	KENNETH LEE CHENAULT
Mailing Name 2	
Address 1	1749 GLOUCESTER DR
Address 2	
Address 3	FAIRFIELD OH 45014 3709

Transfers *(Date represents time of transfer)*

Date	Sale Amount
26-JUN-2020	
11-AUG-1995	\$240,000
01-SEP-1985	\$32,500

Transfers *(Date represents time of transfer)*

Date	Type	Sale Amount	Trans #	Seller	Buyer
26-JUN-2020			5629	CHENAULT KENNETH LEE	CHENAULT KENNETH LEE
11-AUG-1995	LAND & BUILDING	\$240,000.00	5071	NAGESSETY GIRSH B	CHENAULT KENNETH LEE
01-SEP-1985	LAND & BUILDING	\$32,500.00			

Building

Card	1
Stories	2
Construction	FRAME
Style	CONTEMPORARY
Attic	NONE
Basement	FULL
Basement Garage # of Cars	0
Year Built	1984
Effective Year	
Year Remodeled	

Total Rooms	9
Bedrooms	4
Full Baths	3
Half Baths	0
Rec Room (Sq. Ft. not included in living area calculation)	0
WBFP Stacks	1
Fireplace Openings	1
Prefab Fireplace	
Heat System	AIR CONDITIONING
Fuel Type	ELECTRIC
Above Grade Living Area (Sq. Ft.)	2,634
Finished Basement (Sq. Ft.)**	1300
Total Living Area (Sq. Ft.)	3,934

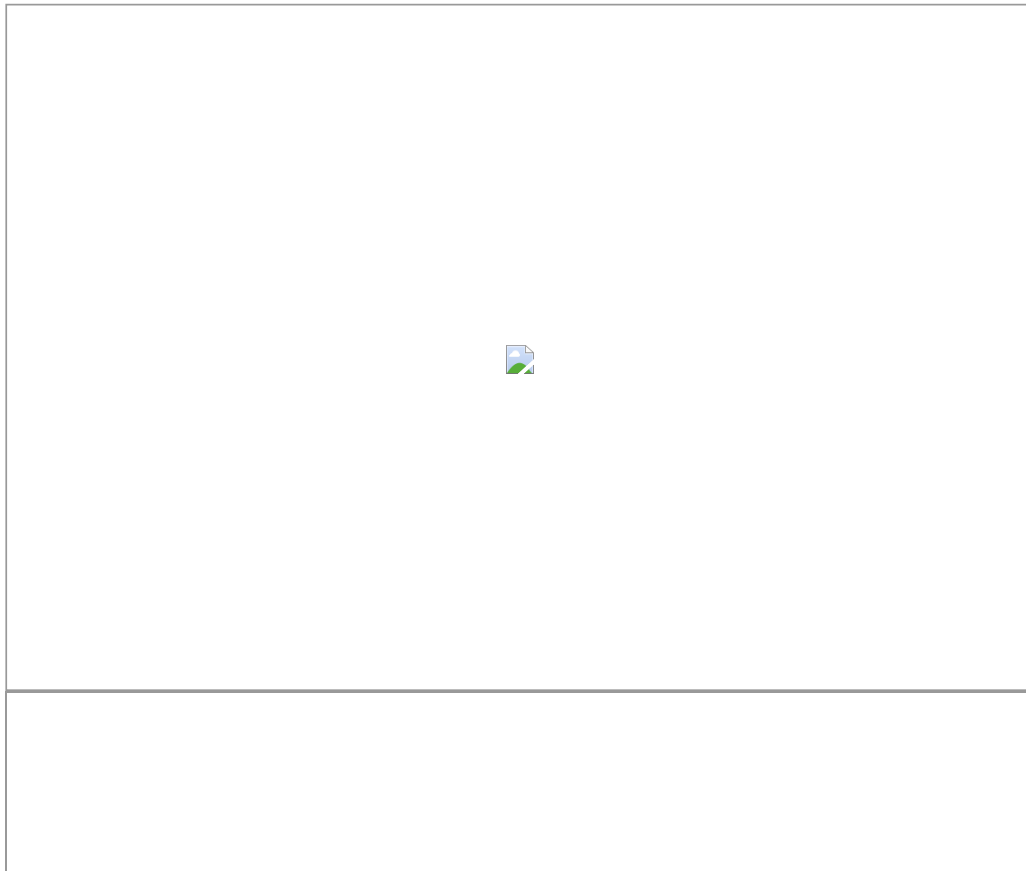
****Finished Basement may be an estimate.**

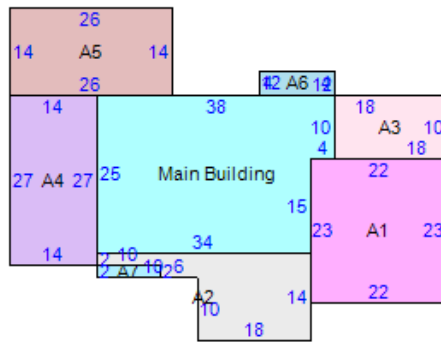
Factors

Topography 1	LEVEL
Topography 2	ROLLING
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	NONE
Utility 3	NONE
Traffic 1	LIGHT
Fronting	

Land

Line Number	Land Type	Land Code	Acres	Square Feet
1	S	R1	.7194	31,338





Item	Area
Main Building	890
A1 - 13:FRAME GARAGE	506
A2 - 10:FRAME	296
A3 - 10:FRAME	180
A4 - 50/10:UNF BASEMENT/FRAME	378
A5 - 31:WOOD DECKS	364
A6 - 31:WOOD DECKS	48
A7 - 11:OPEN FRAME PORCH	20