



Parcel: 08-30-25-04-002

Year: 2024

TINA M. HUEBNER

Muskingum County Auditor | Muskingum County, Ohio



SUMMARY

Deeded Name	TRACEY J KYLER		Taxpayer	KYLER TRACEY J	
Owner	KYLER TRACEY J 614 VILLAGE PARK DR POWELL OH 43065-6634			614 VILLAGE PARK DR POWELL OH 43065-6634	
Tax District	08-BRUSH CREEK TWP FRANKLIN SD		Land Use	513-SINGLE FAMILY DWELLING - UNPLATTED 20 - 29.99 ACRES	
			Class	Residential	
School District	FRANKLIN LSD		Subdivision		
Neighborhood	70800-BRUSH CREEK TWP				
Location	BAUGHMAN RUN RD ROSEVILLE OH 43777		Legal	R 13 TP 11 SEC 25 24.01A	
CD Year		Map Number		Routing Number	
Acres	24.0100	Sold	11/15/2024	Sales Amount	0.00

VALUE

District	08-BRUSH CREEK TWP FRANKLIN SD
Land Use	513-SINGLE FAMILY DWELLING - UNPLATTED 20 - 29.99 ACRES

Enrolled Programs

	Appraised	Assessed
Land	85,600	29,960
Improvement	35,500	12,430
Total	121,100	42,390
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	121,100	42,390

CURRENT CHARGES

Full Rate	55.500000
Effective Rate	35.010295
Qualifying Rate	34.354190

	Prior	First	Second	Total
Tax	0.00	669.26	669.26	1,338.52
Special	0.00	1.00	1.00	2.00
Total	0.00	670.26	670.26	1,340.52
Paid	0.00	670.26	670.26	1,340.52
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date		Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
11/15/2024	Buyer: KYLER TRACEY J Seller: KYLER BENJAMIN H & TRACEY J	AFFIDAVIT 3238/716	0.00 101193	N N	1
02/19/2016	Buyer: KYLER BENJAMIN H & TRACEY J Seller: BRUNER LAND COMPANY INC	SURVIVORSHIP DEED 2644/470	47,400.00 195	Y	1
12/06/2013	Buyer: BRUNER LAND COMPANY INC Seller: A & J LAND COMPANY INC	EXEMPT DEED 2508/90	0.00 E1413	N M	4
12/06/2013	Buyer: A & J LAND COMPANY INC Seller: BRUNER LAND COMPANY LLC	EXEMPT DEED 2494/555	0.00 E1412	N M	1

LAND

Type	Dimensions	Description	Value
A0-ROW	0.4690	Acres	0
AC-ACREAGE	22.5410	Acres	76,100
AH-HOMESITE	1.0000	Acres	9,500
Total			85,600

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	1	Heating	N
Stories	1.00	Condition	AV-AVERAGE	Cooling	N
Rec Room Area	0	Year Built	2017	Grade	D-01
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	1	Full Baths	0	Fireplace Stacks	0
Bed Rooms	0	Half Baths	1	Living Area	0
Dining Rooms	0	Other Fixtures	1	Total Area	384
				Value	35,500

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	003-SHED P.P.	2019		AV-AVERAGE	12 X 16	Width x Length (Optional)	192	0
							Total	0

SKETCH

Card 1								
ID	Description			Size	Floor	Floor Area (ft²)		Living Area (ft²)
A	LOFT/1SFR/C (LOFT / 1 STORY FRAME / CRAWL)			384	First Floor	384		0
B	PR1 (PORCH FRAME - OPEN)			192	Total	384		0
1	003-SHED P.P.			192				

1

