

## Summary

**Parcel Number** 140265000000  
**Location Address** 308 N GARRETT ST  
**Legal Description** LNDY SW PT WPT LOT 9 E1/2 SE1/4  
 (Note: Not to be used on legal documents.)  
**Property Class** 510 Residential Dwelling Platted  
**Neighborhood** 9145 NEVADE VILLAGE ZONE  
**Acres** 0  
**Tax District** 14 - EDEN TOWNSHIP / NEVADA CORPORATION  
**Section-Twp-Range** 33-02-15

[View Map](#)

## Owners

**Owner Address**  
 MIGDADI REAL ESTATE INC  
 856 NORTH STREET  
 LIMA, OH 45801-3925

## Land

| Description    | Acres/Frontage | Effective Frontage | Depth | Depth Factor | Actual Rate | Effective Rate | Effective Value | Influence Factor | Actual Value   |
|----------------|----------------|--------------------|-------|--------------|-------------|----------------|-----------------|------------------|----------------|
| FL - Front Lot | 0              | 56                 | 209   | 1.14         | 123         | 140            | 7840            | 0                | \$7,840        |
| <b>Total</b>   | <b>0.00</b>    |                    |       |              |             |                |                 |                  | <b>\$7,840</b> |

## Dwelling Information

|                          |       |                           |   |
|--------------------------|-------|---------------------------|---|
| Card                     | 0     | <b>Total Rooms</b>        | 6 |
| <b>Total Living Area</b> | 1320  | <b>Total Bedrooms</b>     | 3 |
| <b>Number of Stories</b> | 2     | <b>Total Baths</b>        | 1 |
| <b>Split Level</b>       |       | <b>Total Family Rooms</b> | 0 |
| <b>Roof Type</b>         | GABLE | <b>Story Height</b>       | 2 |

|                    | Basement | First Floor | Partial Upper Floor | Full Upper Floor | Attic |
|--------------------|----------|-------------|---------------------|------------------|-------|
| <b>Square Feet</b> | 450      | 870         |                     | 450              |       |
| <b>Value</b>       | \$6,000  | \$147,000   |                     | \$48,800         |       |

|                            |  |         |  |   |  |
|----------------------------|--|---------|--|---|--|
| <b>Fireplaces</b>          |  |         |  |   |  |
| <b>Air Conditioning</b>    |  | \$1,800 |  |   |  |
| <b>Plumbing</b>            |  |         |  |   |  |
| <b>Garage and Carports</b> |  |         |  |   |  |
| <b>Extra Features</b>      |  | \$5,500 |  |   |  |
| <b>Plastor/Drywall</b>     |  |         |  |   |  |
|                            |  | P       |  | P |  |
| <b>Paneling</b>            |  |         |  |   |  |
| <b>Fiberboard</b>          |  |         |  |   |  |
| <b>Unfinished</b>          |  | X       |  |   |  |
| <b>Frame/Wood Joist</b>    |  |         |  |   |  |
|                            |  | X       |  | X |  |
| <b>Fire-Resist</b>         |  |         |  |   |  |
| <b>Fire-Proof</b>          |  |         |  |   |  |
| <b>Hardwood</b>            |  |         |  |   |  |
| <b>Pine</b>                |  |         |  |   |  |
| <b>Carpet</b>              |  | X       |  | X |  |
| <b>Concrete</b>            |  | X       |  |   |  |
| <b>Tile/Linoleum</b>       |  |         |  |   |  |
| <b>Rooms</b>               |  |         |  |   |  |
|                            |  | 4       |  | 2 |  |
| <b>Bedrooms</b>            |  | 1       |  | 2 |  |
| <b>Family Rooms</b>        |  |         |  |   |  |
| <b>Formal Dining Rooms</b> |  |         |  |   |  |
| <b>Insulation</b>          |  |         |  |   |  |
|                            |  | F       |  |   |  |
| <b>Central Air</b>         |  | X       |  |   |  |
| <b>Heat Pump</b>           |  |         |  |   |  |
| <b>Floor/Wall</b>          |  |         |  |   |  |
| <b>Central Heat</b>        |  |         |  |   |  |

### Improvements

| Building Number | Building Type | SHB        | Condition | Area | Rate | Grade | Year Built | Replacement Value | Physical Depreciation | Functional Depreciation | Total Value     |
|-----------------|---------------|------------|-----------|------|------|-------|------------|-------------------|-----------------------|-------------------------|-----------------|
| 1               | DWELLING      | 2 BF       | A         | 870  | 0    | D+    | 1900       | \$186,570         | 59                    | 0                       | \$66,550        |
| 2               | Garage        | MT 18 x 20 | A         | 360  | 0    | C     | 2011       | \$7,600           | 15                    | 0                       | \$5,620         |
| <b>Total</b>    |               |            |           |      |      |       |            |                   |                       |                         | <b>\$72,170</b> |

### Valuation

| Assessed Year                       | 2025               |
|-------------------------------------|--------------------|
| Land Value                          | \$7,840.00         |
| Building Value                      | \$72,170.00        |
| CAUV Value                          | \$0.00             |
| <b>Total Value (Appraised 100%)</b> | <b>\$80,010.00</b> |
| Land Value                          | \$2,740.00         |
| Building Value                      | \$25,260.00        |
| CAUV Value                          | \$0.00             |
| <b>Total Value (Assessed 35%)</b>   | <b>\$28,000.00</b> |

### Tax History

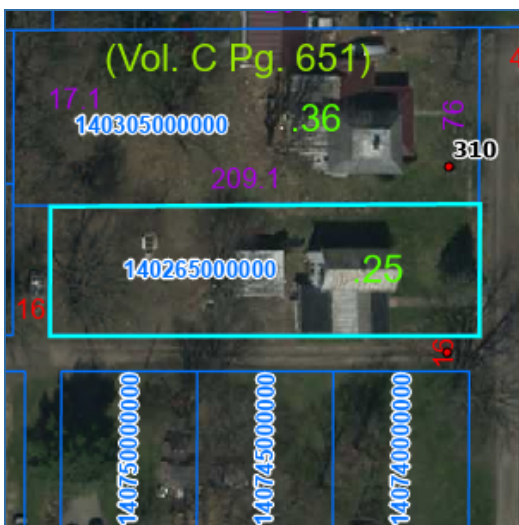
|                                | 2025 Pay 2026     |
|--------------------------------|-------------------|
| Gross Charge                   | \$2,167.20        |
| Reduction Factor               | (\$1,030.06)      |
| 10% Rollback                   | (\$82.30)         |
| 2.5% Homesite Rollback         | \$0.00            |
| Homestead Reduction            | \$0.00            |
| Net Annual Tax                 | \$1,054.84        |
| Current Special Assessments    | \$0.00            |
| Delinquent Special Assessments | \$0.00            |
| Penalties And Adjustments      | \$0.00            |
| Delinquent Tax                 | \$0.00            |
| <b>Total Tax</b>               | <b>\$1,054.84</b> |
| Payments/Credits               | \$0.00            |
| <b>Total Due</b>               | <b>\$1,054.84</b> |

This site DOES NOT reflect any delinquencies or penalties.  
 For more information, please refer to the [Treasurer's Website](#).

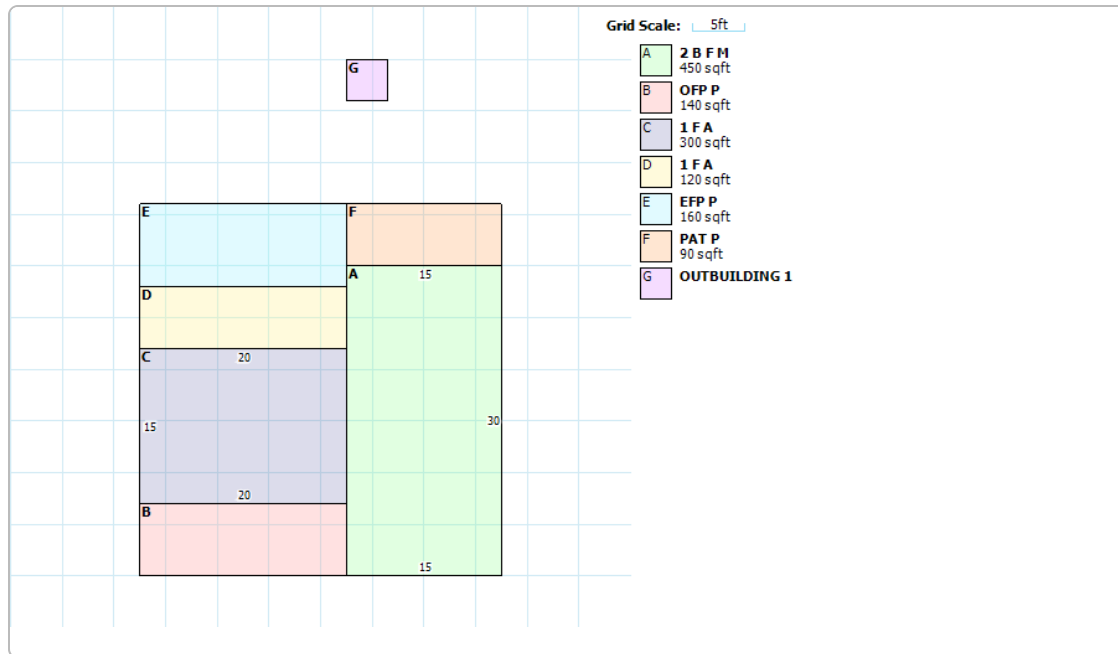
### Sales

| Sale Number | Sale Date | Sale Price | Sale Type | Buyer                   |
|-------------|-----------|------------|-----------|-------------------------|
| 299         | 10/3/2025 | \$45,100   | SHE       | MIGDADI REAL ESTATE INC |
| 381         | 11/9/2020 | \$58,000   | WAR       | BENSON ROBERT A         |

### Map



### Sketches



No data available for the following modules: Ag Land.

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