



Parcel: 12-023496.0000

Year: 2025

JILL HALL

Brown County Auditor | Brown County, Ohio



**SUMMARY**

Deeded Name	FDT GROUP LLC		Taxpayer	FDT GROUP LLC	
Owner	FDT GROUP LLC 146 E MAIN ST NEW ALBANY OH 43054-9143			146 E MAIN ST NEW ALBANY OH 43054-9143	
Tax District	12-HUNTINGTON TWP-RIPLEY UNION LS		Land Use	510-SINGLE FAMILY DWELLING	
			Class	Residential	
School District	RIPLEY-UNION-LEWIS LSD		Subdivision		
Neighborhood	00000-UNKNOWN		Lender		
Location	7320 US 52		Legal	IN LOT 7R LANDS RIVER TERRACE SUB	
CD Year		Map Number	06-09B-007	Routing Number	0007R
Acres	0.0000	Sold	04/14/2022	Sales Amount	60,720.00

**VALUE**

District	12-HUNTINGTON TWP-RIPLEY UNION LS
Land Use	510-SINGLE FAMILY DWELLING
Enrolled Programs	

	Appraised	Assessed
Land	63,280	22,150
Improvement	224,710	78,650
<b>Total</b>	<b>287,990</b>	<b>100,800</b>
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
<b>Taxable</b>	<b>287,990</b>	<b>100,800</b>

**CURRENT CHARGES**

Full Rate	53.550000		
Effective Rate	35.126716		
Qualifying Rate	32.492368		
	Prior	First	Second
Tax	0.00	1,606.63	1,606.63
Special	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>1,606.63</b>	<b>1,606.63</b>
Paid	0.00	1,606.63	0.00
Due	0.00	0.00	1,606.63

**TRANSFER HISTORY**

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
04/14/2022	PRIVATE SELLING OFFICER 515/4744	60,720.00 355	Y	3
04/14/2014	QC	0.00	N	3
05/17/2005	QUIT CLAIM	0.00	N	1
09/28/1995	WARRANTY - GENERAL	110,000.00 1065	Y	1

**LAND**

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	48,600
SA-SMALL ACREAGE	0.3020	Acres	14,680
		<b>Total</b>	<b>63,280</b>

**DWELLING**

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Dining Rooms	Family Rooms	Condition	Year Built	Year Remodeled	Dimensions	Description	Size	Value
	1-SINGLE FAMILY	1.00	0	0	7	3	0	0	GD-GOOD	1978		30 X 60	Heating		Y
													Cooling		Y
													Grade		B+1
													Fireplace Openings		0
													Fireplace Stacks		0
													Living Area		2,019
													Total Area		3,186
													Value		205,300

**OTHER IMPROVEMENT**

Card Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1 126-POLE BARN	1986		AV-AVERAGE	30 X 60	Length x Width (Optional)	1,800	19,410
					<b>Total</b>		<b>19,410</b>

# SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
A	A/1SFR/B (ATTIC / 1 STORY FRAME / BASEMENT)	768	First Floor	1,650	1,650
B	OFF (OPEN FRONT PORCH)	21	Attic	768	369
C	WDD (WOOD DECK)	416	Basement	768	0
D	WDD (WOOD DECK)	591	Total	3,186	2,019
E	1SFR (1 STORY FRAME)	714			
F	1SFR (1 STORY FRAME)	168			

