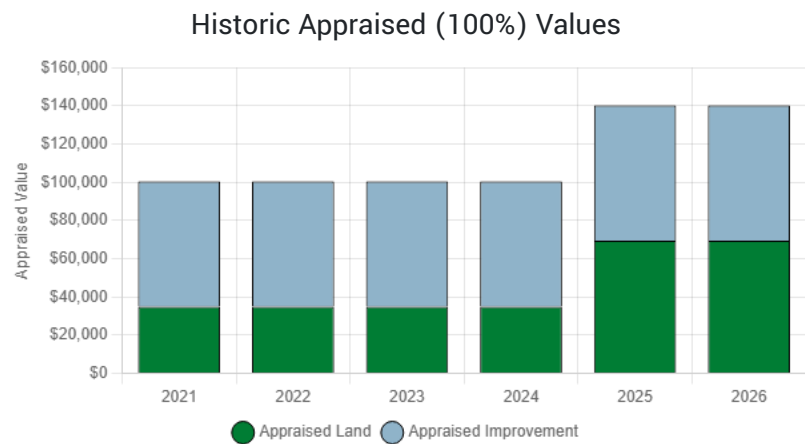


Disclaimer: Prior year valuations may not include adjustments for appeals or destroyed property

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2026 *	\$69,440.00	\$70,740.00	\$140,180.00	\$24,300.00	\$24,760.00	\$49,060.00
2025	\$69,440.00	\$70,740.00	\$140,180.00	\$24,300.00	\$24,760.00	\$49,060.00
2024	\$34,970.00	\$65,540.00	\$100,510.00	\$12,240.00	\$22,940.00	\$35,180.00
2023	\$34,970.00	\$65,540.00	\$100,510.00	\$12,240.00	\$22,940.00	\$35,180.00
2022	\$34,970.00	\$65,540.00	\$100,510.00	\$12,240.00	\$22,940.00	\$35,180.00
2021	\$34,970.00	\$65,540.00	\$100,510.00	\$12,240.00	\$22,940.00	\$35,180.00

* Preliminary Valuation



Legal

Disclaimer: Legal Information shown here not intended to be used on Legal Documents

Legal Acres	0.000	Homestead Reduction	NO
Legal Description	SIFFORDS ADD LOT 2W (Not to be used on legal documents)	Owner Occupied Reduction	NO
Land Use	(419) C - OTHER COMMERCIAL HOUSING	Neighborhood	00718000
Section		Appraisal ID	
Township		Card Count	1
Range		Annual Tax	\$4,188.88

Owners

Name	Ownership
HUBBS HEATING AND AIR LLC	100%

Residential

No Residential Records Found.

Permits

Date	Number	Purpose	Status	Amount
11/17/2016	160039CR	ALTER	C	\$4,825.00
7/22/1992	0	OCCU	C	\$5,000.00
8/1/1989	0011483	ALTER	C	\$5,000.00

Agricultural

No Agricultural Records Found.

Commercial

Dwelling 1

Name	Card	Year Built	Building Number	Number Of Units	Identical Units
HUBBS HEATING & AIR	1	1900		1	1

Features

Code	Description	Measurement 1	Measurement 2	Elevator Stops	Value
PR2	PORCH, ENCLOSED	12.00	4.00		\$2,740.00
PR1	PORCH, OPEN	5.00	6.00		\$900.00
WD1	WOOD DECK	105.00	1.00		\$2,290.00

Construction

Description	MULTI-USE OFFICE				
Section	0	From	01	To	01
Width		Length		Area	780
Perimeter	126	Wall Height	8	Depr	40 %
Heat	HOT AIR	AC	CENTRAL	Plumb	NORMAL
Exterior	Unknown	Construction	WOOD FRAME/JOIST/B	Value	\$22,510.00

Description	MULTI-USE APARTMENTS				
Section	0	From	02	To	02
Width		Length		Area	780
Perimeter	126	Wall Height	8	Depr	40 %
Heat	HOT AIR	AC	CENTRAL	Plumb	NORMAL
Exterior	Unknown	Construction	WOOD FRAME/JOIST/B	Value	\$25,380.00

Description	MULTI-USE OFFICE				
Section	01	From	01	To	01
Width		Length		Area	248

Perimeter	66	Wall Height	8	Depr	40 %
Heat	HOT AIR	AC	CENTRAL	Plumb	NORMAL
Exterior	Unknown	Construction	WOOD FRAME/JOIST/BEAM	Value	\$7,760.00

Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(API) - 4 SIDES CLOSED, METAL POLE BLDG	1	27x78	2,106	C	1987	\$15,090.00	\$5,280.00
Totals						\$15,090.00	\$5,280.00

Sales

Sales Date	Transfer Date	Buyer	Seller	CONV Number (Book / Page)	Instrument Number	Deed Type	Valid	Parcel #	Amount
11/15/2016	11/17/2016	HUBBS HEATING AND AIR LLC	DYER SUZANNE L TRUSTEE OF THE	3075 (1724 / 3473)		- Unknown	0 - VALID	0	\$80,000.00
10/2/2009	10/2/2009	DYER SUZANNE L TRUSTEE OF THE	WELLS SUZANNE L	1245 (1527 / 392)		- Unknown	1 - MULTI- PARCEL VALID	3	\$0.00
3/31/2009	3/31/2009	WELLS SUZANNE L	WELLS J STEVEN	430 (1512 / 3108)		- Unknown	2 - NOT OPEN MARKET	3	\$0.00
6/1/1989	6/1/1989			(/)		- Unknown	8 - UNVALIDATED SALES	0	\$27,500.00

Land

Disclaimer: Acreage and Lot Sizes within this section do NOT represent the Legal Survey or Deeded Acreage of the parcel. Lot Sizes are intended for valuation purposes only.

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
SQUARE FOOT	PRIMARY SITE	32	183	0.134	5,855.00	\$69,440.00
Totals				0.134	5,855	\$69,440.00

Tax

If you paid your property taxes in full with your first-half tax bill, you will likely have a credit that will be applied to next year's taxes because of the Inflation Cap Credit property tax reform.

Your Inflation Cap Credit is shown on the left side of your second-half tax bill. If you already paid your first-half taxes in full, the amount of your credit will be carried forward to next year. You don't need to do anythingâ€”this will happen automatically.

If you'd rather receive your credit as a refund instead of applying it to next year's taxes, we're happy to help. Just email fctreasurer@fairfieldcountyohio.gov to request a refund of any available credit.

2025 Payable 2026

	Delinquent	First Half	Second Half	Total
Gross Tax	\$2,041.01	\$2,205.25	\$2,205.25	\$6,451.51
Reduction		-\$1,221.33	-\$1,221.33	-\$2,442.66
Effective Tax	\$2,041.01	\$983.92	\$983.92	\$4,008.85
Non-Business Credit		\$0.00	\$0.00	\$0.00
Owner Occupancy Credit		\$0.00	\$0.00	\$0.00
Homestead Reduction		\$0.00	\$0.00	\$0.00
Net General	\$2,041.01	\$983.92	\$983.92	\$4,008.85
Special Assessments		\$0.00	\$0.00	\$0.00
CAUV Recoupment		\$0.00	\$0.00	\$0.00
Penalty And Adjustments	\$81.64	\$98.39	\$0.00	\$180.03
Billed	\$2,122.65	\$1,082.31	\$983.92	\$4,188.88
Payments Made	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$2,122.65	\$1,082.31	\$983.92	\$4,188.88
GROSS TAX RATE: 89.90			OTHER CREDITS	\$0.00
EFFECTIVE TAX RATE: 40.11				

Yearly Tax Value Summary

Year	Effective Tax	Net General	Taxes Billed
2025	\$4,008.85	\$4,008.85	\$4,188.88
2024	\$1,767.10	\$1,767.10	\$2,041.01

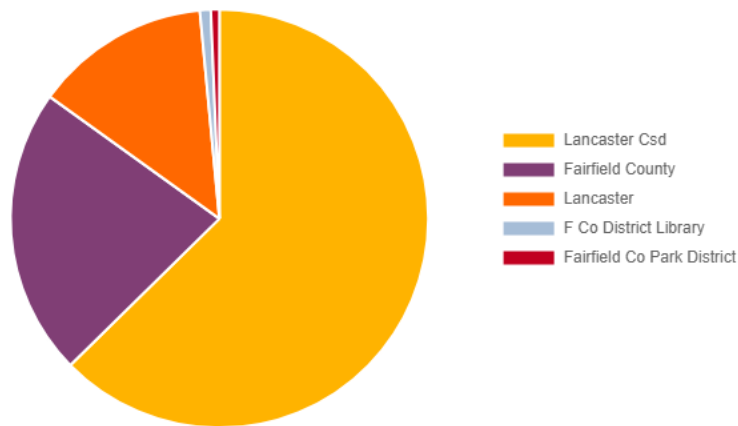
Year	Effective Tax	Net General	Taxes Billed
2023	\$1,792.58	\$1,792.58	\$1,792.58
2022	\$1,804.26	\$1,804.26	\$1,894.47
2021	\$2,881.60	\$2,881.60	\$2,881.60

Tax Payments

Payment Date	Tax Year	Amount
7/17/2024	2023	\$897.97
1/30/2024	2023	\$894.61
7/20/2023	2022	\$1,894.47
2/18/2022	2021	\$1,855.48
9/10/2021	2021	\$1,026.12
2/2/2021	2021	\$932.84

Tax Distribution

2025



Tax Unit Name	Levy Name	Amount	Percentage
F Co District Library	F Co District Library	\$16.56	0.84%
Fairfield Co Park District	Fairfield Co Park District	\$12.92	0.66%
Fairfield County	Fairfield County	\$437.86	22.25%
Lancaster	Lancaster-City Lcsd	\$267.52	13.59%
Lancaster Csd	Lancaster Csd	\$1,232.98	62.66%
Totals		\$1,967.84	100%

Special Assessments

No Special Assessment Records Found.

