



**Summary**

Generated on 08/18/12 at 01:46:06 PM

Parcel ID **140-005534-00**      Map Routing No **140-0019A -005-00**      Card No **1**      Location **4242 W BROAD ST**

Owner
<b>GUZMAN ALEXANDER GUZMAN ALBA 112 RAVENHILL RD ORINDA CA 94563</b>
If the above is incorrect please call 614-462-4663

Current Value		
	Market	Taxable
Land	<b>\$297,000</b>	<b>\$103,950</b>
Improvements	<b>\$803,000</b>	<b>\$281,050</b>
<b>Total</b>	<b>\$1,100,000</b>	<b>\$385,000</b>
Cauv	<b>\$0</b>	<b>\$0</b>

Tax Bill Mailing Info
<b>ALEXANDER AND ALBA GUZMAN 112 RAVENHILL RD ORINDA CA 94563</b>

Building Data			
Year Built	<b>1971</b>	Total Sq Footage	<b>17,600</b>

Legal Description
<b>4242 W BROAD ST 1.229 ACRE ENTRY 1425 LOT 14-16</b>

2011 Tax Status			
Property Class	<b>COMMERCIAL</b>		
Land Use	<b>[429] RETAIL STRUCTURE</b>		
Tax District	<b>[140] FRANKLIN TOWNSHIP</b>		
School District	<b>[2511] SOUTH-WESTERN CSD</b>		
Neighborhood	<b>09500</b>		
Board of Revision	<b>NO</b>	CDQ	
Homestead	<b>NO</b>	2.5% Reduction	<b>NO</b>

Most Recent Transfer	
Sale Amount	<b>\$0</b>
Date of Sale	<b>09/19/2008</b>
Conveyance Type	<b>EX</b>
Conveyance Number	<b>910191-U</b>
Number of Parcels	<b>2</b>

Tax Year 2011			
Annual Taxes	<b>\$39,532.66</b>	Taxes Paid	<b>\$39,532.66</b>

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## Parcel Info

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- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)
- Sketch
- Photo

- Transfer History
- 2010/2011 BOR
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports

Recorder's Office Document Search

Area Sex Offender Inquiry

Pay Real Estate Taxes Here



Data updated on:

## Photo

Parcel ID	Map Routing Number	Owner	Location
140-005534-00	140-0019A - 005-00	<a href="#">GUZMAN ALEXANDER GUZMAN ALBA</a>	4242 W BROAD ST

Property Photograph for 140-005534-00

Clarence E. Mingo II, Franklin County Auditor



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## Welcome to the Franklin County Auditor Real Estate Page!

Welcome to the Franklin County Auditor's website! The website maintains our office's high quality of service to the people of Franklin County.

If you are having problems downloading area sales or other reports, ensure your address bar begins with <http://www>

You can search on any property by selecting any of the links on the left; or look at our specialty maps by clicking on the link above.

If you have any questions or comments please contact us at [ClarenceMingo@franklincountyohio.gov](mailto:ClarenceMingo@franklincountyohio.gov)

### Quick Links

#### Property Search

[Parcel ID](#)  
[Owner's Name](#)  
[Address](#)  
[Intersection](#)  
[Point on Map](#)

[Subdivisions](#)  
[Condominiums](#)  
[Daily Conveyances](#)  
[Parcel History](#)  
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Data updated on:

# Tax Information

Parcel ID: 140-005534-00    Map Routing Number: 140-0019A - 005-00    Owner: [GUZMAN ALEXANDER GUZMAN ALBA](#)    Location: 4242 W BROAD ST

Edward Leonard Franklin County Treasurer REAL ESTATE TAX AND PAYMENT INFORMATION			
Current Owner(s)	GUZMAN ALEXANDER GUZMAN ALBA		
Billing Address	ALEXANDER AND ALBA GUZMAN  112 RAVENHILL RD ORINDA CA 94563		
Tax District	[140] FRANKLIN TOWNSHIP		
Full Rate	117.820000	Assessed Value	
Reduction Factor	0.128482	Land	\$103,950
Effective Rate	102.682234	Improvements	\$281,050
CDQ Year		Total	\$385,000
Tax Lien Flag		Annual Tax	Paid To Date
		<b>\$39,532.66</b>	<b>\$39,532.66</b>

Current Tax Year Detail						
	Prior		1st Half		2nd Half	
	Chg	Adj	Chg	Adj	Chg	Adj
Orig Tax			\$22,680.35	\$0.00	\$22,680.35	\$0.00
Reduction			\$2,914.02	\$0.00	\$2,914.02	\$0.00
Subtotal			\$19,766.33		\$19,766.33	
10% RB			\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2.5% RB</a>			\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">Homestead CR</a>			\$0.00	\$0.00	\$0.00	\$0.00
Net			\$19,766.33		\$19,766.33	
Penalty/Int						
RE Chg			\$19,766.33		\$19,766.33	
RE Paid			\$19,766.33		\$19,766.33	
SA Chg						
SA Paid						
Total Owed			\$19,766.33		\$19,766.33	
Total Paid			\$19,766.33		\$19,766.33	
Balance Due						
Future Charge		\$0.00		\$0.00		\$0.00
Future Paid		\$0.00		\$0.00		\$0.00

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Detail of Special Assessment						
	Prior		1st Half		2nd Half	
	Chg	Adj	Chg	Adj	Chg	Adj
<b>No Records Found</b>						
Payment Information						
Date	Half	Proj	Prior	1st Half	2nd Half	Surplus
06/01/2012	2-11		\$0.00	\$0.00	\$19,766.33	\$0.00
01/23/2012	1-11		\$0.00	\$19,766.33	\$0.00	\$0.00
06/14/2011	2-10		\$0.00	\$0.00	\$30,127.88	\$0.00
01/21/2011	1-10		\$0.00	\$30,127.88	\$0.00	\$0.00
06/10/2010	2-09		\$0.00	\$0.00	\$29,637.58	\$0.00
01/21/2010	1-09		\$0.00	\$29,637.58	\$0.00	\$0.00

**Information on this page is believed accurate but not guaranteed.**

**Treasurer disclaims liability for any errors or omissions**

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