

Situs : 345 S MARKET ST

Map ID: 26-022-00-033-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/03/25

CURRENT OWNER
RICE NANCY LIFE ESTATE
KNIGHT TRACY M REMAINDER
29 SOUTH POPLAR ST
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 022-00 033-00
Class Residential
Living Units 1
Neighborhood 54200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
57 & 59 MULBERRY ST

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	129 160		1.03	5	-25	29,150
								29,150
Total Acres: .4738				Legal Acres: 0.47		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,220	29,200	29,200	0	0
Building	29,720	84,900	84,900	0	0
Total	39,940	114,100	114,100	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Current Value

Year	Land	Building	Total Value
2021	22,400	60,700	83,100
2022	22,400	60,700	83,100
2023	29,200	84,900	114,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/27/12			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	RICE NANCY LIFE ESTATE
12/27/12			B-Bank Resale		ET-Temp Exempt	RICE NANCY
03/21/12	25,900		N-Not Open Market / Not Arm'S Leng		QC-Quit Claim	EH POOLED 211 LP
02/09/12	20,066		B-Bank Resale		LD-Limited Warranty Deed	DEUTSCHE BANK NATIONAL TRUST COM

Entrance Information

Date	ID	Entry Code	Source
10/30/24	AE	5-Notes	3-Other

Property Notes
Note Codes:

Situs : 345 S MARKET ST

Parcel Id: 26-022-00-033-00

LUC: 510

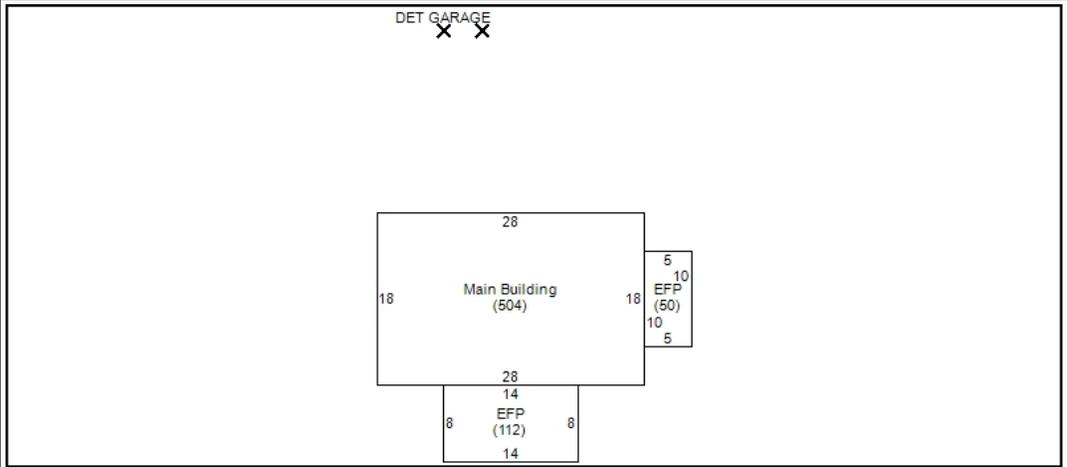
Card: 1 of 1

Tax Year: 2024

Printed: 03/03/25

Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1920	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					504						
1		EFP			112						4,100
2		EFP			50						1,800
3		WDK			50						500
4		WDK			275						3,000

Dwelling Computations

Base Price	73,530	% Good	50
Plumbing	1,300	Market Adj	
Basement	11,250	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	86,080	Additions	4,800
Ground Floor Area	504		
Total Living Area	1,008	Dwelling Value	66,990

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1111		24x32	768	C	1		F				5,600
2	RG1-Det Garag	2001		20x32	640	C	1		F				12,300

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 345 S MARKET ST

Parcel Id: 26-022-00-033-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/03/25

Comments

Number	Code	Status	Comment
3	OFC	RV	CORR SIZE OF EXISTING WDKS & P/UP OFP PER SKETCH INSPECT
2	OFC	CP	DELETED PARCEL 26-022-00-034-00 CONV 362 FEB 9 2012
1	FLD	DC	20020128 CG C#01 - ADDN TO GAR FOR REVAL (POLE,DF) 100% FOR 1/1/02

Situs : 345 S MARKET ST

Parcel Id: 26-022-00-033-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/03/25

PAGE LEFT BLANK INTENTIONALLY