

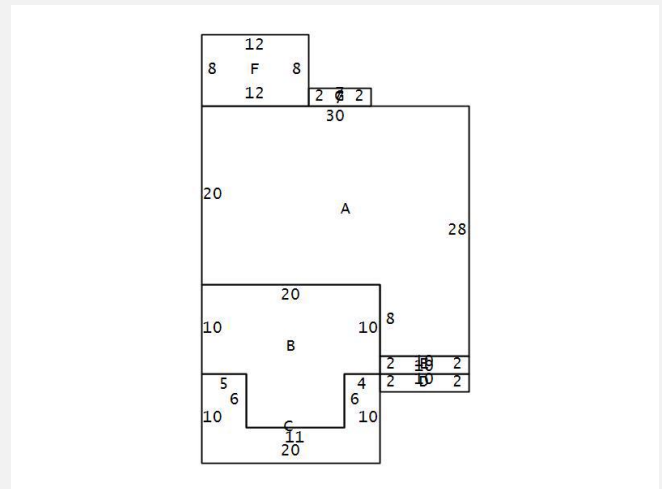


Parcel ID	1623330044	Current Owner	TRUSTEE OF THE JANE S. CARMICHAEL	Account Number	1202342
Property Address	6439 PINEHURST LN MASON 45040	Legal Description	220 EAGLE VIEW VILL.2 RP 0.0766 ACRES	Neighborhood ID	160014
Tax District	12 MASON CORP KINGS LSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8303
		School District	KINGS LSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$155,000	Bedrooms	3
Last Sale Date	10/27/2015	Exterior	VINYL / ALUM
Owner Occupied	N	Above Grade Living Area	1660 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2000	Total Living Area	1,660sq.ft.

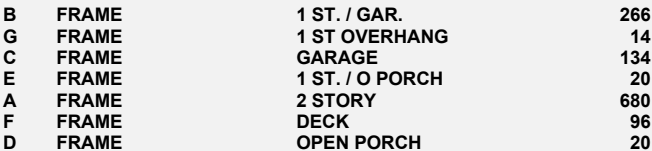
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$77,000	\$26,950
BUILDING	\$172,330	\$60,320
TOTAL	\$249,330	\$87,270
CAUV	\$0	-

1202342

Residential Building Details

Building 1 of 1



Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$172,330.00

No Special Features Found

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Tax Information
Tax Year: 2025

	First Half	Second Half	Total Current	Delinquent	Total Charge
Gross Tax	\$4,574.26	\$4,574.26	\$9,148.52	\$0.00	\$9,148.52
Net Gross	\$2,347.67	\$2,347.67	\$4,695.34	\$0.00	\$4,695.34
Non-Business Credit	\$177.31	\$177.31	\$354.62	\$0.00	\$354.62
Homestead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Occupied Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Tax	\$2,170.36	\$2,155.67	\$4,326.03	\$0.00	\$4,326.03
Recoupment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Tax	\$2,170.36	\$2,170.36	\$4,340.72	\$0.00	\$4,340.72
Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$14.69	\$14.69	\$0.00	\$14.69
Paid	\$2,170.36	\$0.00	\$2,170.36	\$0.00	\$2,170.36
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$2,155.67	\$2,155.67	\$0.00	\$2,155.67
Aug Tax Interest					\$0.00
Aug SA Interest					\$0.00
Dec Tax Interest					\$0.00
Dec SA Interest					\$0.00
Def Tax Interest					\$0.00
Def SA Interest					\$0.00
Amount Due					\$2,155.67

Tax Information
Tax Year: 2024

	First Half	Second Half	Total Current	Delinquent	Total Charge
Gross Tax	\$4,630.11	\$4,630.11	\$9,260.22	\$0.00	\$9,260.22
Net Gross	\$2,397.04	\$2,397.04	\$4,794.08	\$0.00	\$4,794.08
Non-Business Credit	\$183.94	\$183.94	\$367.88	\$0.00	\$367.88
Homestead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Occupied Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Tax	\$2,213.10	\$2,213.10	\$4,426.20	\$0.00	\$4,426.20
Recoupment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Tax	\$2,213.10	\$2,213.10	\$4,426.20	\$0.00	\$4,426.20
Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$2,213.10	\$2,213.10	\$4,426.20	\$0.00	\$4,426.20
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Aug Tax Interest					\$0.00
Aug SA Interest					\$0.00
Dec Tax Interest					\$0.00
Dec SA Interest					\$0.00
Def Tax Interest					\$0.00
Def SA Interest					\$0.00
Amount Due					\$0.00

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Tax Distribution

Recipient	1st Half	2nd Half	Full Year
County	\$200.20	\$198.83	\$399.03
Township	\$0.00	\$0.00	\$0.00
School	\$1,589.25	\$1,578.50	\$3,167.75
Vocational School	\$78.54	\$78.01	\$156.55
Corporation	\$263.11	\$261.34	\$524.45
Special District	\$39.26	\$39.00	\$78.26
Total	\$2,170.36	\$2,155.68	\$4,326.04

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Special Assessment Information
Tax Year: 2025
There Are No Special Assessments Associated With This Property For 2025

Parcel ID	1623330044	Current Owner	TRUSTEE OF THE JANE S. CARMICHAEL	Account Number	1202342
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Special Assessment Information
Tax Year: 2024
There Are No Special Assessments Associated With This Property For 2024

Parcel ID	1623330044	Current Owner	TRUSTEE OF THE JANE S. CARMICHAEL	Account Number	1202342
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Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
10-27-2015	CARMICHAEL, JEFFREY S.	CARMICHAEL, JANE S.,*	\$155,000.00	2015-7200
08-06-2007	WITHERWAX, EVELYN T.	CARMICHAEL, JEFFREY S.	\$156,000.00	2007-5570
09-11-2006	COHEN, MELANIE L.	WITHERWAX, EVELYN T.	\$159,000.00	2006-7695
04-04-2001	RYLAND GROUP, INC.	COHEN, MELANIE L.	\$150,450.00	2001-2264
12-21-2000	RYLAND GROUP, INC.	RYLAND GROUP, INC.	\$0.00	2000-9459

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Value History

Tax Year	Value Description	2025	2024	2023
True Value	Land	\$77,000	\$77,000	\$41,300
	Building	\$172,330	\$172,330	\$146,500
	Total	\$249,330	\$249,330	\$187,800
CAUV	Land	\$0	\$0	\$0
Assessed Value	Land	\$26,950	\$26,950	\$14,460
	Building	\$60,320	\$60,320	\$51,280
	Total	\$87,270	\$87,270	\$65,740

Tax Year	Value Description	2022	2021	2020
True Value	Land	\$41,300	\$41,300	\$35,000
	Building	\$146,500	\$146,500	\$124,150
	Total	\$187,800	\$187,800	\$159,150
CAUV	Land	\$0	\$0	\$0
Assessed Value	Land	\$14,460	\$14,460	\$12,250
	Building	\$51,280	\$51,280	\$43,450
	Total	\$65,740	\$65,740	\$55,700

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Land Records

Method	Front Feet	Depth Feet	Acres	Sq. Ft.	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
FLAT RATE	0	0	0.0000	0	\$35,000.00	0	\$35,000.00		0		0	\$77,000.00