

## Summary

**Parcel Number** M240120015800  
**Location Address** 122 PENN AVE  
**City** CITY OF WELLSTON  
**Township**  
**School District** WELLSTON SD  
**Neighborhood** 00024113  
**Legal Description** ORIGINAL LOT #770  
 (Note: Not to be used on legal documents)  
**Map Number** 0012-00-158-00  
**Legal Acres** 0.053  
**Land Use** (430) C - RESTURANT, CAFETERIA, AND/OR BAR  
**Property Class** C - COMMERCIAL  
**Range Township Section** 17-09-06  
**2.5% Homesite Rollback** No  
**Homestead Reduction** No

## Property Record Card

Property Card

## Owners

**Owner** IBRAHIM MOHAMAD  
**Mailing Address** IBRAHIM MOHAMAD  
 412 W CENTER ST  
 MARION OH 43302-3616

## Land

Descr	P	LN	CD	Acres	Frontage	Depth	Base Size	Base Rate	Sq ft.	Incr / Decr	Land-Val
Regular Lot	F	1	1	0.0537	20	117	60.00	504	2,340	504 / 504	\$9,580

**Total Acres:**  
 0.0537  
**Total Land-Value:**  
 \$9,580

## Valuation

<b>Assessed Year</b>	<b>2024</b>
Land Value	\$9,580.00
Building Value	\$45,370.00
<b>Total Value (Appraised 100%)</b>	<b>\$54,950.00</b>
Land Value	\$3,350.00
Building Value	\$15,880.00
<b>Total Value (Assessed 35%)</b>	<b>\$19,230.00</b>
CAUV Value	\$0.00
Taxable Value	\$19,230.00

## Sales

Sale Date	Sale Price	Seller	Buyer	Current Deed	Sale Validity
12/16/2024	\$26,667	GARRETT AMANDA	IBRAHIM MOHAMAD		1 MULTI PARCEL
9/14/2022	\$40,000	SUMMERS JOE JR	GARRETT AMANDA		1 MULTI PARCEL
7/22/2022	\$0	DAUGHERTY JEFFERY L	SUMMERS JOE JR		M INVALID MULTIPCL
12/6/2018	\$10,000	MILTON BANKING COMPANY	DAUGHERTY JEFFERY L		5 LIQUIDATION/FORECLOSURE
4/14/2011	\$66,667	CASAGRANDE CHARLES V &	MILTON BANKING COMPANY		5 LIQUIDATION/FORECLOSURE
6/2/2008	\$96,000	GRAHAM ANDERSON & JUANITA	CASAGRANDE CHARLES V &		0 VALID
7/1/2003	\$70,000	WAUGH DANNY L ETAL	GRAHAM ANDERSON & JUANITA		0 VALID

## Recent Sales in Area

Sale date range:

From:  To:

Distance:

## Property Tax

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
⊕ 2024 Pay 2025	\$0.00	\$3,131.04	\$2,670.50	\$46.26	\$460.54
⊕ 2023 Pay 2024	\$1,342.04	\$2,298.27	\$0.00		
⊕ 2022 Pay 2023	\$0.00	\$1,253.20	\$0.00		
⊕ 2021 Pay 2022	\$0.00	\$1,063.46	\$1,063.46		
⊕ 2020 Pay 2021	\$0.00	\$1,208.34	\$1,208.34		
⊕ 2019 Pay 2020	\$0.00	\$1,156.51	\$1,096.22		
⊕ 2018 Pay 2019	\$0.00	\$1,070.72	\$1,070.72		
⊕ 2017 Pay 2018	\$0.00	\$1,032.24	\$1,032.24		
⊕ 2016 Pay 2017	\$0.00	\$1,312.90	\$1,312.90		
⊕ 2015 Pay 2016	\$0.00	\$1,314.02	\$1,314.02		
⊕ 2014 Pay 2015	\$0.00	\$1,309.76	\$1,309.76		
⊕ 2013 Pay 2014	\$0.00	\$1,264.78	\$1,264.78		

## Payments

Date	Price
12/30/2024	(\$372.23)
11/20/2024	(\$956.23)
11/20/2024	(\$1,342.04)
7/29/2022	(\$531.73)
3/28/2022	(\$531.73)
5/28/2021	(\$1,147.04)
5/28/2021	(\$1.01)
2/23/2021	(\$60.29)
6/29/2020	(\$1,096.22)
7/26/2019	(\$535.36)
3/6/2019	(\$535.36)
2/28/2018	(\$1,032.24)
7/11/2017	(\$656.45)
3/3/2017	(\$656.45)
7/7/2016	(\$657.01)
2/19/2016	(\$657.01)
7/20/2015	(\$654.88)
2/20/2015	(\$654.88)
7/10/2014	(\$632.39)
2/26/2014	(\$632.39)

## Commercial

Year Built	1986	Building Number	1
Number of Units	0	Description	371-DNTWN ROW TY
Number of Identical Units	0	Card	1
Improvement Name	LAZY ITALIAN		

## Commercial Construction

Card 1

Line	Sec Num	From	To	Size	Area	Perim	Desc	Wall		Constr	Heat	AC	Plumb	Depreciation	
								Ht	Exterior					Percent	Value
1	1	01	01	1400	180		CBD FIRST FLOOR	14	BRICK & CONCRETE BLOCK	WOOD FRAME/JOIST/BEAM	BELOW NORMAL	CENTRAL	NORMAL	48	\$45,370

## Sketches

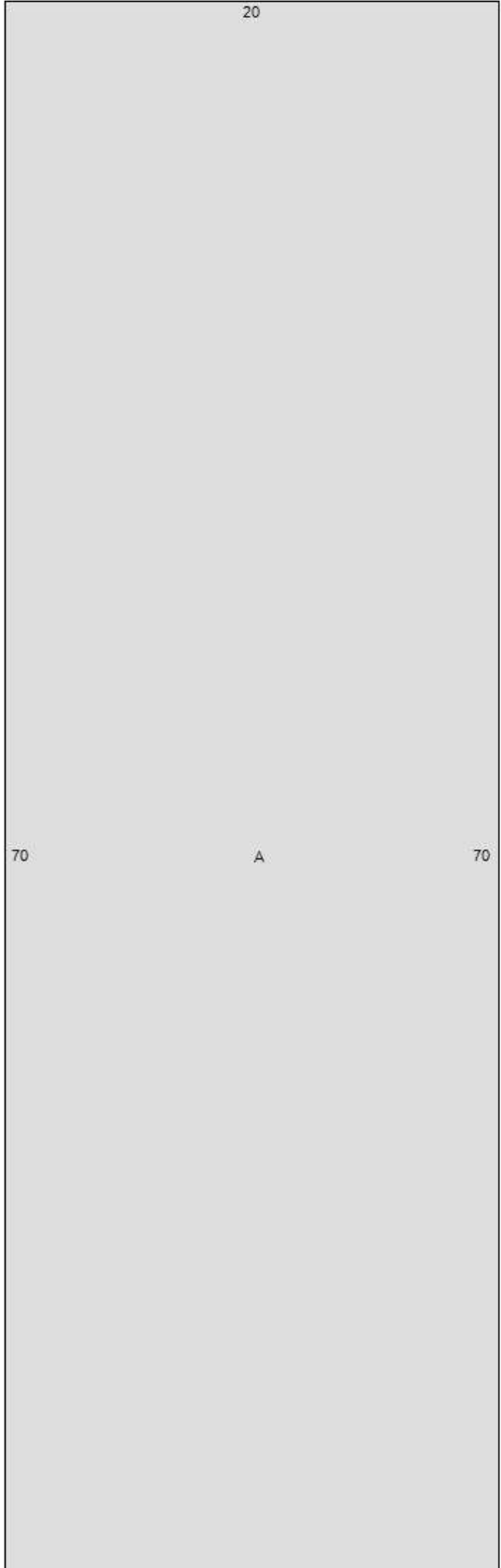
To magnify the Sketch, you may right click on the image to download or to open the image in a new tab. These options will then allow you to zoom in.



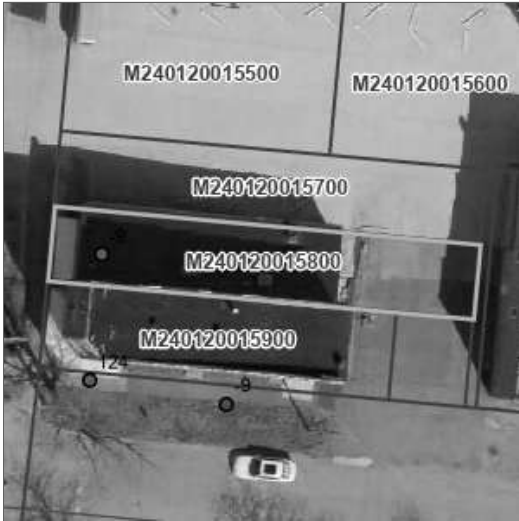




Room Type	Area
A CBD FIRST FLOOR	1400



### Map



No data available for the following modules: Special Assessments, Improvements, Permits, Residential, Agricultural, Commercial Features, Photos.

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