

32046 Red Hill Rd, Langsville, OH 45741-9728, Meigs County

APN: 1300773000 CLIP: 3421756030

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	5	3	N/A	\$135,000	11/12/2003
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	5,110	N/A	2006	SFR	

OWNER INFORMATION			
Owner Name	Wright Larry M (Te)	Tax Billing Zip	45741
Tax Billing Address	32046 Red Hill Rd	Tax Billing Zip+4	9728
Tax Billing City & State	Langsville, OH	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$108,917	School District	MEIGS LOCAL
Median Home Value Rating	1 / 10	Family Friendly Score	41 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	30 / 100	Walkable Score	17 / 100
Total Incidents (1 yr)	12	Q1 Home Price Forecast	\$111,229
Standardized Test Rank	33 / 100	Last 2 Yr Home Appreciation	18%

LOCATION INFORMATION			
School District	23340	Neighborhood Code	1090-91-1090-91
School District Name	Meigs Lsd	Township/Tax Dist Desc	Salem - Meigs
Census Tract	9643.00	Most Hazardous Flood Zone (Determined within 250 feet of property boundary)	X
Carrier Route	R082	Flood Zone Panel	39105C0170D

TAX INFORMATION			
Tax ID	1300773000	% Improved	65%
Alt APN	09-020-0002	Tax Area	13
Legal Description	FRAC19 R15W E PT EX: CEM EX: #4 VEIN COAL		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$102,850	\$102,850	\$105,640
Assessed Value - Land	\$36,130	\$36,130	\$36,130
Assessed Value - Improved	\$66,720	\$66,720	\$69,510
YOY Assessed Change (\$)	\$0	-\$2,790	
YOY Assessed Change (%)	0%	-2.64%	
Market Value - Total	\$293,850	\$293,850	\$301,830
Market Value - Land	\$103,220	\$103,220	\$103,220
Market Value - Improved	\$190,630	\$190,630	\$198,610
Total Tax	Tax Year	Change (\$)	Change (%)
\$3,665	2022		
\$3,453	2023	-\$212	-5.79%
\$3,372	2024	-\$82	-2.37%

CHARACTERISTICS			
Land Use	SFR	Water	Individual
Lot Acres	84.22	Garage Type	Attached Garage
Building Sq Ft	5,110	Garage Sq Ft	696
Above Gnd Sq Ft	4,664	Construction	Aluminum Siding
Stories	1.5	Year Built	2006
Bedrooms	5	Effective Year Built	2006
Total Baths	3	# of Buildings	1
Full Baths	3	Porch Type	Open Frame Porch
Total Rooms	10	Porch	Open Frame Porch
Basement Type	Partial Finished	Porch 1 Area	243
Basement Sq Feet	1,786	Area Above 3rd Floor	492
Condition	Poor		

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Open Frame Porch	S	243	27	9	
Pole Building	S	2,160	72	30	2006
Pole Building	S	660	22	30	2006
Pole Building	S	1,440	60	24	2006

SELL SCORE			
Rating	Very Low	Value As Of	2025-05-04 04:42:14
Sell Score	116		

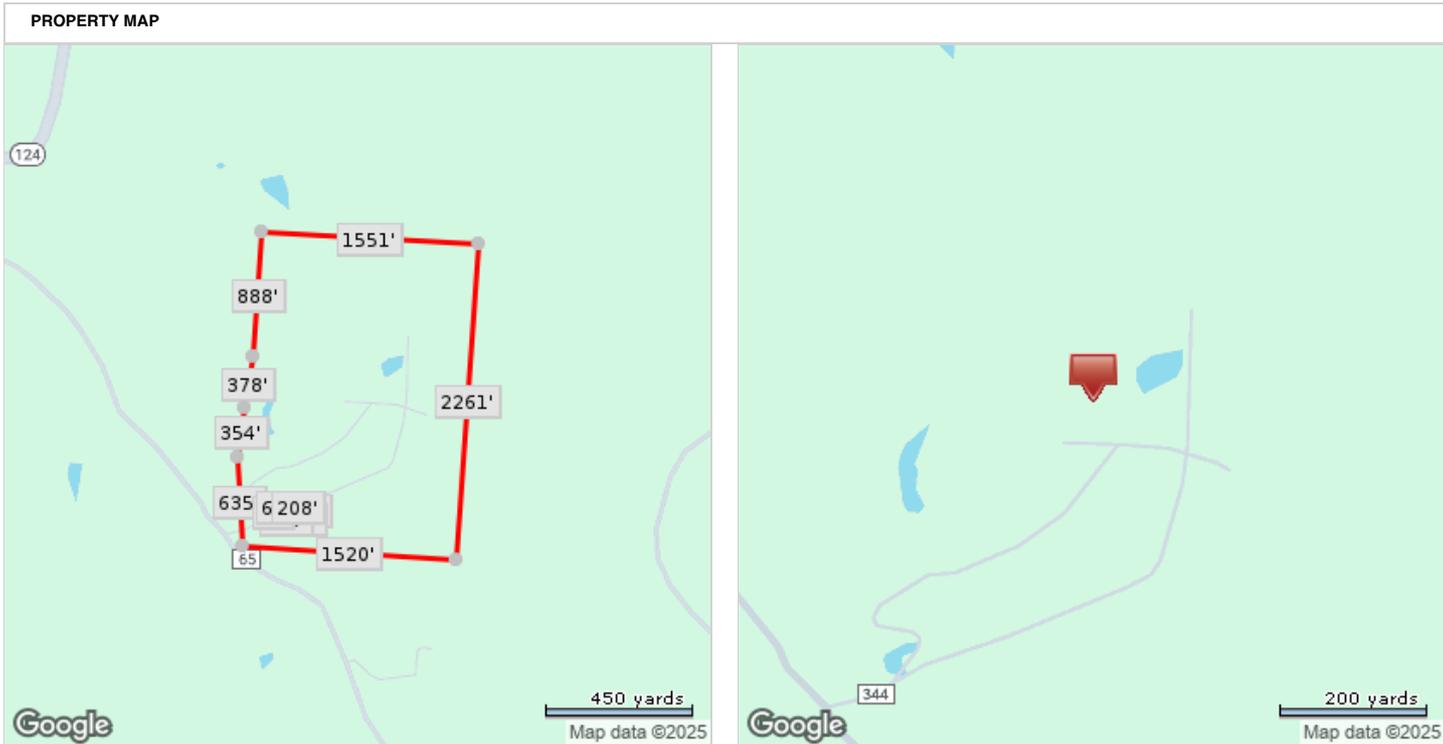
RENTAL TRENDS			
Estimated Value	2474	Cap Rate	4.1%
Estimated Value High	3534	Forecast Standard Deviation (FSD)	0.43
Estimated Value Low	1414		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Settle Date	11/12/2003	Owner Name	Wright Larry M (Te)
Sale Price	\$135,000	Seller	Owner Record
Deed Type	Warranty Deed		

Sale Price	\$135,000
Buyer Name	Wright Larry M
Seller Name	Owner Record
Document Type	Warranty Deed



*Lot Dimensions are Estimated