AssessorBrief File exhibit · place brief

Sample exhibit: a real public-record parcel, shown with Pro fields (values and sale).

1586 DYER RD, OH
Franklin County, Ohio

Parcel id: 39049-160-000645
Owner of record: WASMUS FRANCIS T · WASMUS TERESA M
Previous owner: Not published by this county roll
Owner status: Owner on roll
The owner of record is the name on this roll. It is not a title opinion and not proof of who lives here.
Tax-roll mailing: 12491 GIBSON RD ASHVILLE 43103
Value: $284,400
Land use: 510: Res-Single Family
Acreage: 0.95818975
Year built: 1945
Legal description: DYER ROAD 0.758 ACRE OQ 164 ENTRY 4641
Last transfer date: 2024-12-24
Last transfer price: $465,000
Deed reference: Blank on this roll for this parcel

Citation
Source: Ohio statewide parcels
File / roll date: 2024
Source file: OhioStatewidePacels_full_view
Source URL: https://services2.arcgis.com/MlJ0G8iWUyC7jAmu/arcgis/rest/services/OhioStatewidePacels_full_view/FeatureServer/0

Flood zone & jurisdiction
Jurisdiction: Unincorporated (not inside a Census incorporated place)
Sources: U.S. Census Bureau TIGERweb incorporated places. Flood zone is read at the parcel point; not a flood determination. Confirm on the official FIRM for lending or insurance.

Building
Living area: 1,800 sq ft
Bedrooms: 3
Bathrooms: 2
Source: Franklin County OH Auditor tax parcels with CAMA (county GIS Parcel_Features Tax Parcel: base-year appraised land, building and total value, current taxable value and taxes, property class, year built, living area, beds, baths, latest sale date and price, legal, condo/subdivision, school district, homestead, owner-occupancy, CAUV and TIF) (2026-10): https://gis.franklincountyohio.gov/hosting/rest/services/ParcelFeatures/Parcel_Features/FeatureServer/0

Value detail
Improvement value: $249,100

Assessed value: $99,540
Source: Franklin County OH Auditor tax parcels with CAMA (county GIS Parcel_Features Tax Parcel: base-year appraised land, building and total value, current taxable value and taxes, property class, year built, living area, beds, baths, latest sale date and price, legal, condo/subdivision, school district, homestead, owner-occupancy, CAUV and TIF) (2026-10): https://gis.franklincountyohio.gov/hosting/rest/services/ParcelFeatures/Parcel_Features/FeatureServer/0

Zoning & district
School district: SOUTH WESTERN CSD
Source: Franklin County OH Auditor tax parcels with CAMA (county GIS Parcel_Features Tax Parcel: base-year appraised land, building and total value, current taxable value and taxes, property class, year built, living area, beds, baths, latest sale date and price, legal, condo/subdivision, school district, homestead, owner-occupancy, CAUV and TIF) (2026-10): https://gis.franklincountyohio.gov/hosting/rest/services/ParcelFeatures/Parcel_Features/FeatureServer/0

Tax & exemptions
Exemptions: Exempt value, Tax district JACKSON TOWNSHIP, Neighborhood X9300000
Source: Franklin County OH Auditor tax parcels with CAMA (county GIS Parcel_Features Tax Parcel: base-year appraised land, building and total value, current taxable value and taxes, property class, year built, living area, beds, baths, latest sale date and price, legal, condo/subdivision, school district, homestead, owner-occupancy, CAUV and TIF) (2026-10): https://gis.franklincountyohio.gov/hosting/rest/services/ParcelFeatures/Parcel_Features/FeatureServer/0

Tax roll values & exemptions (2025 Auditor roll)
Auditor market value (35% taxable value shown as assessed) value: $284,400
Land / improvement: $35,300 / $249,100
Homestead & exemptions: not published in this source
Source: Franklin County Auditor tax parcels (ParcelFeatures): https://gis.franklincountyohio.gov/hosting/rest/services/ParcelFeatures/Parcel_Features/MapServer/0

Sale history (last sales on the roll)
2024-12-24 · $465,000 · qualification not published
2024-12-24 deed at Franklin County Recorder (official records search): https://franklin.oh.publicsearch.us/
Ohio publishes conveyance prices. Shown: the county auditor's (or fiscal officer's / treasurer's) recorded sale date, price and, where published, the prior owner and conveyance, book/page or instrument number. A $0 price means a non-arm's-length transfer and is shown as no price.
Source: Franklin County Auditor tax parcels (ParcelFeatures): https://gis.franklincountyohio.gov/hosting/rest/services/ParcelFeatures/Parcel_Features/MapServer/0
Legal description from Franklin County Auditor tax parcels (ParcelFeatures): https://gis.franklincountyohio.gov/hosting/rest/services/ParcelFeatures/Parcel_Features/MapServer/0.

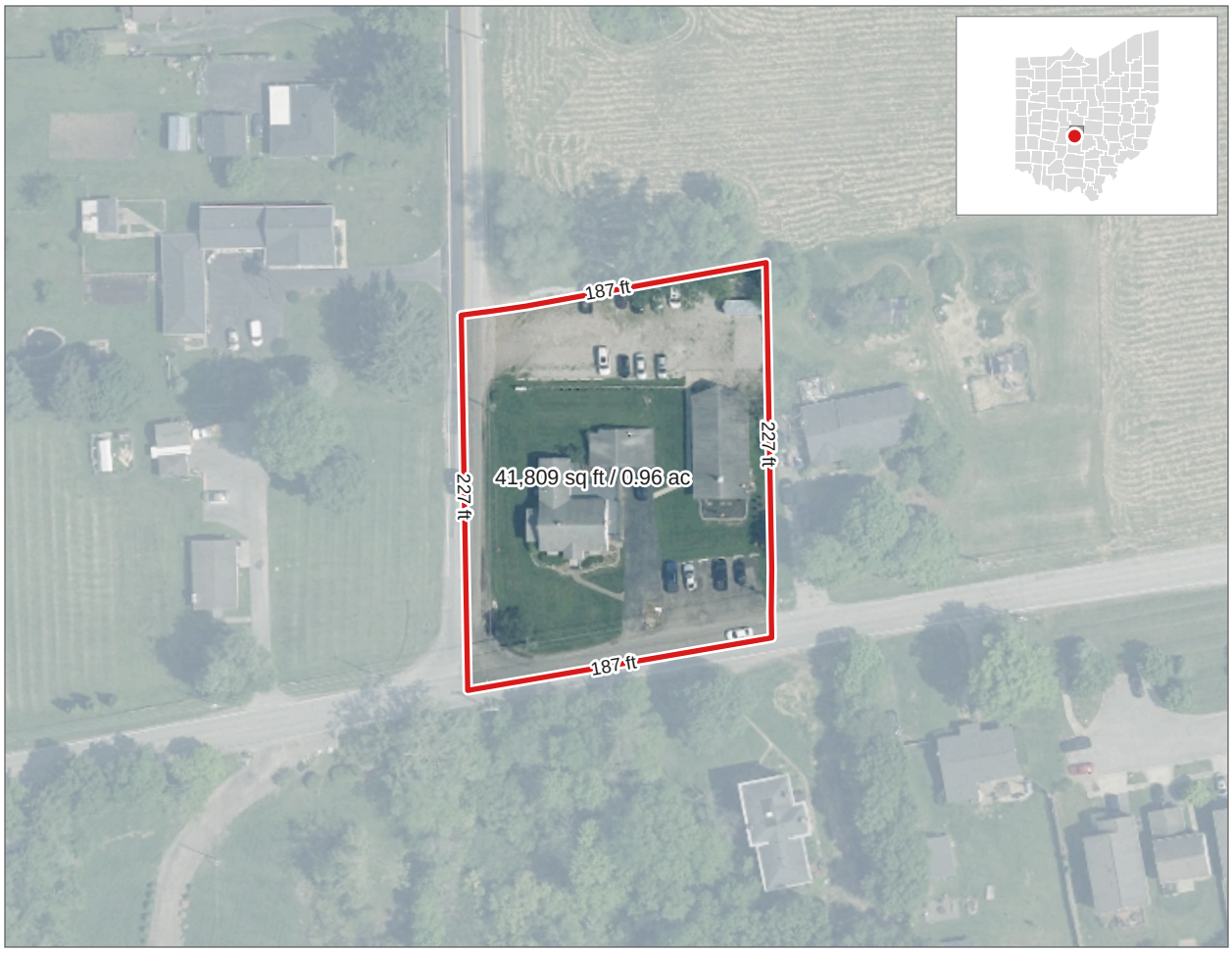
Previous owner and last sale from Franklin County Auditor tax parcels (ParcelFeatures) (as of pulled 2026-10-10): https://gis.franklincountyohio.gov/hosting/rest/services/ParcelFeatures/Parcel_Features/MapServer/0
Retrieved: 2026-10-22T19:43:22Z
Vintage label: Roll year 2024
This brief cites the published roll, vintage 2024. The roll date is the date on the source file, not the day of the lookup.

Parcel outline. Rings stored for this parcel are drawn on the map. Page 2 draws the stored ring.

The owner string matches the roll and is not a title opinion.

Public record, cited. Not a consumer report. Don't use it for credit, employment, insurance, or housing eligibility.

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Parcel outline

Basemap: USGS The National Map, NAIP Imagery public domain. Outline: county parcel data; not a survey.

Lot size and edge lengths are computed from the stored outline, in feet; approximate, not a survey. Locator: U.S. Census county outlines.