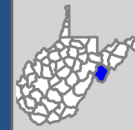


WV Real Estate Assessment Data


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Parcel ID	36-04-0001-0001-0000	Tax Year	2025	County	Pendleton	Date	8/18/2025
Root PID	36040001000100000000						

Property Owner and Mailing Address

Owner(s)	SCIOTO PROPERTIES SP-16 LLC
Mailing Address	160 E OLENTANGY ST, POWELL, OH 43065

Property Location

Physical Address	PETERSBURG RD
E-911 Address	139 GLOVER DR FRANKLIN WV 26807
Parcel ID	36-04-0001-0001-0000
County	36 - Pendleton
District	4 - Franklin Corp
Map	0001 (Click for PDF tax map)
Parcel No.	0001
Parcel Suffix	0000
Map View Link	https://mapwv.gov/parcel/?pid=36-04-0001-0001-0000

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
4	208 / 368	0.870	0.83	.87 ACS FRIENDS HILL SUB DIV.
			0.83	

Cost Value

Dwelling Value	---
Other Bldg/Yard Values	\$8,930
Commercial Value	\$174,700

Appraisal Value

Land Appraisal	\$56,300
Building Appraisal	\$183,600
Total Appraisal	\$239,900

Building Information

Property Class	C - Commercial
Land Use	316 - Nursing Home
Use Type	54-Nursing Home

Living Area	3,314								
Cubic Feet	26,512								
# of Buildings (Cards)	1								
# of Units Bldg/ Year	1								
Card	Built	Stories	Units	CG	Exterior Wall	Construction Type	Commercial Basement	Square Feet	Building Value
1	1989	1	1	22	Frame	Wood frame/Joist/Beam	None	3,314	\$174,700
			1					3,314	\$174,700

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Average Paving Concrete	1990	11	1	x	3,974	\$6,350	\$6,300
1	2	Frame Utility Shed	2013	11	1	8x10	80	\$520	\$570
1	3	Frame Utility Shed	2013	11	1	10x10	100	\$650	\$710
1	4	Frame Utility Shed	2013	11	1	12x16	192	\$1,240	\$1,350
					4		4,346	\$8,760	\$8,930

Flood Zone Information

Learn more at [WV Flood Tool](#)

Acres (c.)	Risk	
0.83	Low	This parcel appears not to be within any identified flood hazard zone.

Sales History

[Learn More](#)

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
2/5/2019	\$370,375	Land and Buildings	1	2	208	368

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2025	4	SCIOTO PROPERTIES SP-16 LLC	160 E OLENTANGY ST, POWELL, OH 43065	208/368	.87 ACS FRIENDS HILL SUB DIV.	\$56,300	\$183,600	\$239,900
2024	4	SCIOTO PROPERTIES SP-16 LLC	160 E OLENTANGY ST, POWELL, OH 43065	208/368	.87 ACS FRIENDS HILL SUB DIV.	\$53,400	\$180,700	\$234,100

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2023	4	SCIOTO PROPERTIES SP-16 LLC	160 E OLENTANGY ST, POWELL, OH 43065	208/ 368	.87 ACS FRIENDS HILL SUB DIV.	\$48,900	\$175,000	\$223,900
2022	4	SCIOTO PROPERTIES SP-16 LLC	4145 POWELL RD, POWELL, OH 43065	208/ 368	.87 ACS FRIENDS HILL SUB DIV.	\$46,600	\$173,000	\$219,600
2021	4	SCIOTO PROPERTIES SP-16 LLC	4145 POWELL RD , POWELL OH 43065	208 / 368	.87 ACS FRIENDS HILL SUB DIV.	\$44,300	\$172,700	\$217,000
2020	4	SCIOTO PROPERTIES SP-16 LLC	4145 POWELL RD, POWELL, OH 43065	208/ 368	.87 ACS FRIENDS HILL SUB DIV.	\$43,200	\$171,400	\$214,600
2019	4	URSA REALTY VI, LLC	4145 POWELL ROAD, POWELL, OH 43065	165/ 480	.87 ACS FRIENDS HILL SUB DIV.	\$45,500	\$162,000	\$207,500
2018	4	URSA REALTY VI, LLC	1041 DUBLIN RD, COLUMBUS, OH 43215	165/ 480	.87 ACS FRIENDS HILL SUB DIV.	\$48,300	\$160,500	\$208,800
2017	4	URSA REALTY VI, LLC	1041 DUBLIN RD, COLUMBUS, OH 43215	165/ 480	.87 ACS FRIENDS HILL SUB DIV.	\$44,900	\$160,800	\$205,700
2016	4	URSA REALTY VI, LLC	1041 DUBLIN RD, COLUMBUS, OH 43215	165/ 480	.87 ACS FRIENDS HILL SUB DIV.	\$40,900	\$154,800	\$195,700
2015	4	URSA REALTY VI, LLC	1041 DUBLIN RD, COLUMBUS, OH 43215	165/ 480	.87 ACS FRIENDS HILL SUB DIV.	\$28,700	\$153,900	\$182,600

[Show/Hide Parcel History Prior to 2015](#)