

Exceptional Commercial Investment Opportunity in Athens, OH

7,700 Sq. Ft., 0.25 Acres

Asking: \$900,000



MLS#: 2434795 - Address: 72 W Union - Athens, OH 45701



A rare and unparalleled commercial property package is now available in the heart of Athens, Ohio. Located at 72, 72.5, 74, 74.5, and 82 W. Union Street, this centrally positioned and highly visible site offers outstanding potential for a variety of uses, including restaurant space, rental units, office suites, and more. Located in uptown Athens, walking distance from the vibrant, infamous Court Street, and surrounded by the Ohio University campus - this is truly one of the most desirable and recognizable locations on the market today. This unique package deal offers a combined .25 acres with 216 feet of road frontage. Zoned B-1 and strategically positioned, this is an ideal opportunity for investors or developers seeking a versatile, income-generating asset in the heart of Athens.

For more information on this listing contact:



Dan Abdella
e-Merge Real Estate
280 E. State St. - Athens, OH 45701
Cell: (740) 591-7797 | Fax: (740) 593-7088
Email: dan.abdella@e-merge.com

72 W Union - Athens, OH 45701 -

MLS: 2434795 - CB - Active - \$900,000

MLS #:	2434795	File #:	
Status:	Active	Status Changed:	04/22/2026
List Price:	\$900,000	Org. List Price:	\$900,000
Listing Type:	For Sale	Style:	
Property Type:	Commercial Building		
Classification:	Apartments/Housing, Investment Property (Rental), Office Building, Restaurant		
Zoning:	Business: B-1		



General Listing Information:

Gross Income Yr:	\$0	Net Income Yr:	\$0	Yr \$ of Goods:	\$0
Beds:	0	Sq Ft Total:	7,700	Acres:	0.25
Baths:	0.00	Sq Ft Main:	7,700	Lot Sq Ft:	10,890
Full Baths:	0	Sq Ft Level 2:	0	Lot Dim:	
1/2 Baths:	0	Sq Ft Lower:	0	Frontage:	
1/4 Baths:	0	Sq Ft Other:	0	Depth:	
# Garage:	0	Sq Ft Unfinished:	0	Yr Built:	1900
# Parking-Covered:	0	Sq Ft Source:	County Records	Yr Remodeled:	
# Parking-Uncovered:	0	# Buildings:	3		
Total Rooms:		# Housing Units:	5		

Floorplan & Room Dimensions:

Location Information:

Address:	72 W Union - Athens, OH 45701	School District:	
County:	Athens	Subdivision:	
Section:		Township:	
Taxes/Yr.:	\$0.00	Tax ID#:	A027310003300, 3500, 08800, 8801, 8900, 9000, 9100, 9200
GPS:	N39° 19.699' W82° 6.235' -- Lat: 39.32832200, Lng: -82.10392440		
Directions:			

Construction Information:

Construction:	Block, Brick, Siding-Wood, Unknown	Roof Type:		Foundation:	
Heating:	Forced Air-Gas				
Cooling:	Central Air				

Comments/Remarks: Exceptional Commercial Investment Opportunity in Athens, OH

Public Descr.: A rare and unparalleled commercial property package is now available in the heart of Athens, Ohio. Located at 72, 72.5, 74, 74.5, and 82 W. Union Street, this centrally positioned and highly visible site offers outstanding potential for a variety of uses, including restaurant space, rental units, office suites, and more. Located in uptown Athens, walking distance from the vibrant, infamous Court Street, and surrounded by the Ohio University campus - this is truly one of the most desirable and recognizable locations on the market today. This unique package deal offers a combined .25 acres with 216 feet of road frontage. Zoned B-1 and strategically positioned, this is an ideal opportunity for investors or developers seeking a versatile, income-generating asset in the heart of Athens.

Utilities Services:

Utilities: Contact Utility Company

Features:

Features Prop.: Close Access to Highway
Features Int.: Accessibility Features, Ceiling Fans, Flooring- Carpet, Flooring- Concrete, Flooring- Linoleum

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



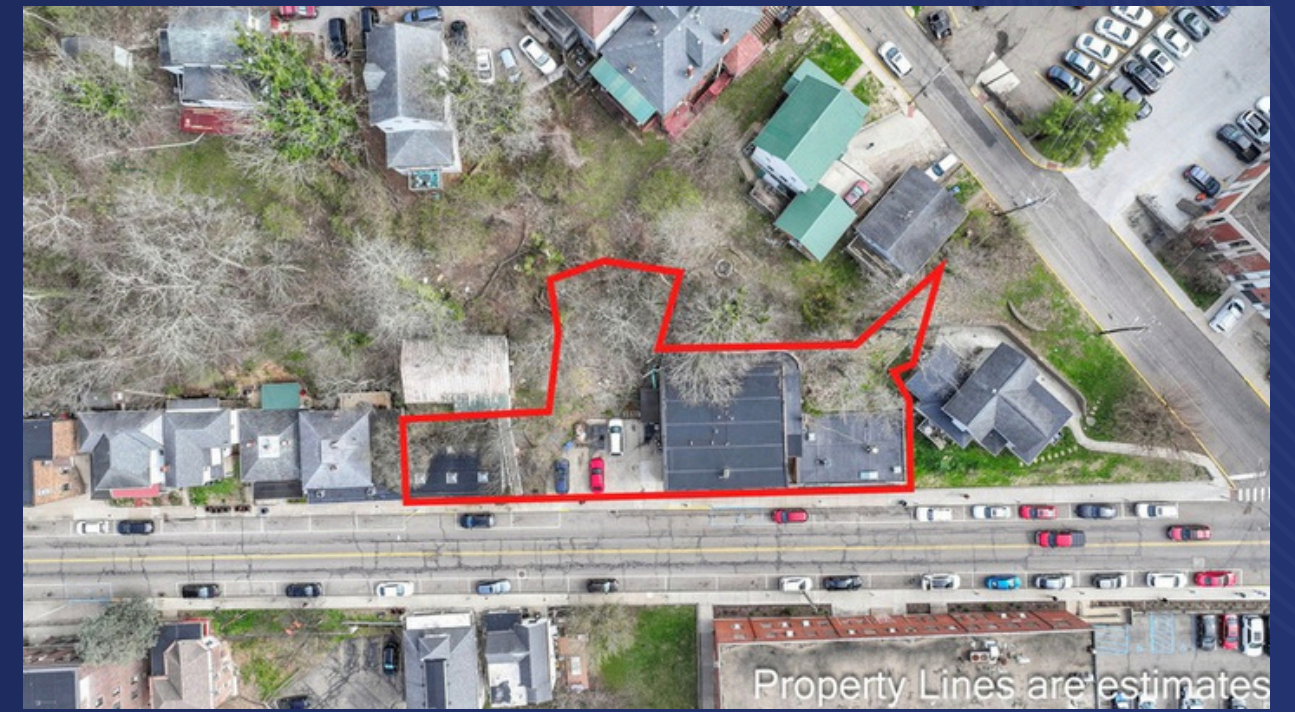
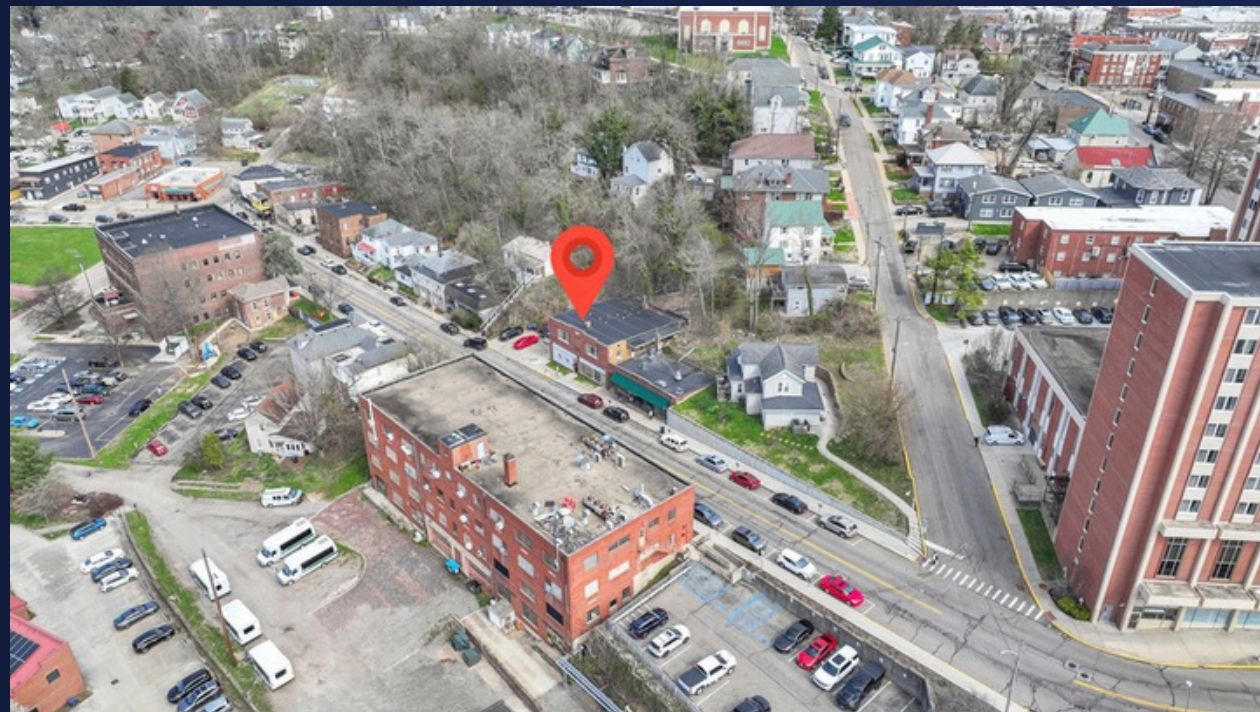
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Strategic Uptown Athens Development Opportunity

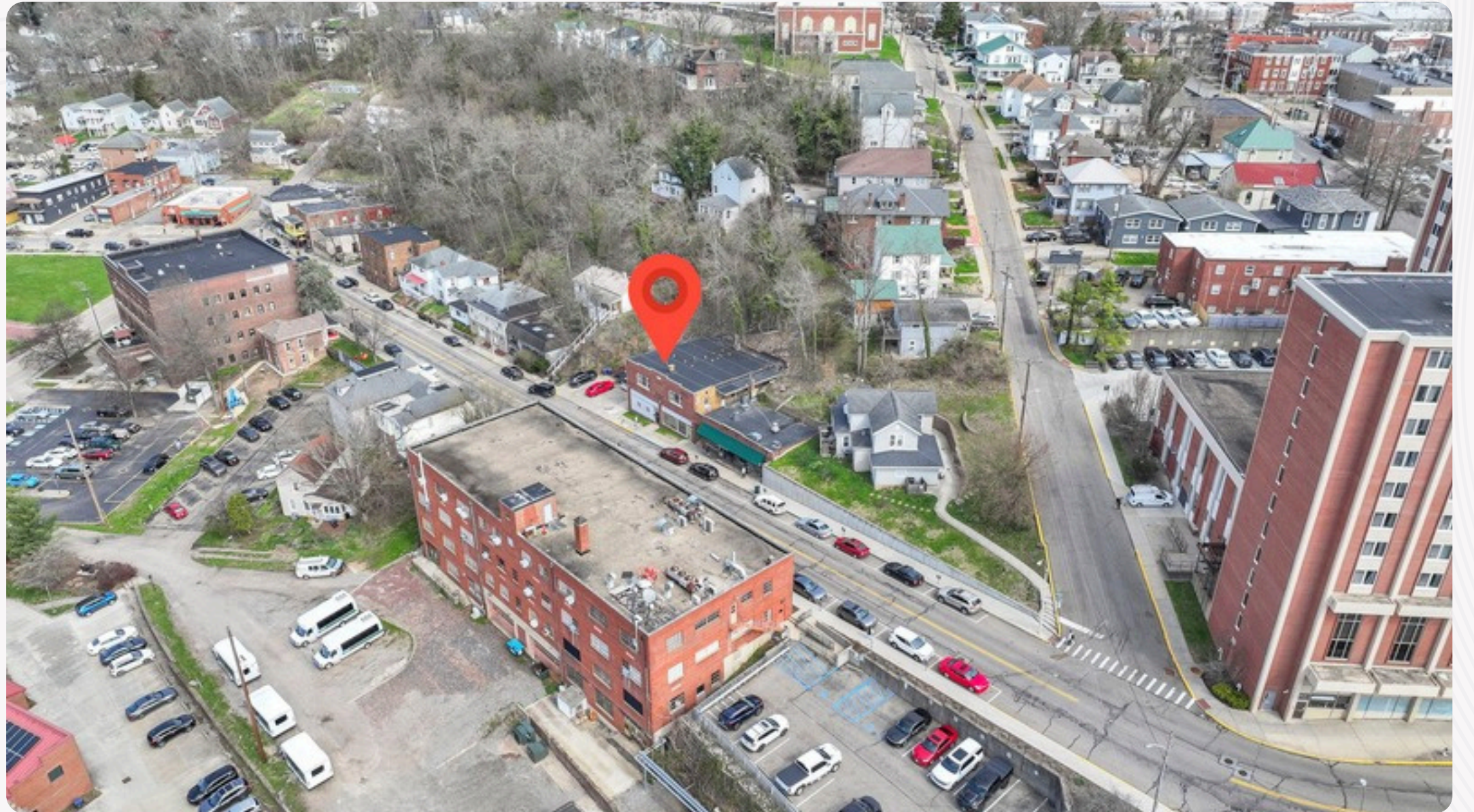
72–82 W. Union Street | Athens, Ohio





This is a rare and unparalleled commercial property package that is now available in the heart of Athens, Ohio. Located at 72, 72.5, 74, 74.5, and 82 W. Union Street, this centrally positioned and highly visible site offers outstanding potential for a variety of uses, including restaurant space, rental units, office suites, and more. Located in uptown Athens, walking distance from the vibrant, infamous Court Street, and surrounded by the Ohio University campus, this is truly one of the most desirable and recognizable locations on the market today. *

This unique package deal offers a combined .25 acres with 216 feet of road frontage. Zoned B-1 and strategically positioned, this is an ideal opportunity for investors or developers seeking a versatile, income-generating asset in the heart of Athens.



72 W Union

- 2,036 sq ft commercial space
- Currently leased month-to-month to the well-known Union Street Diner
- Strong local following and consistent foot traffic
- Current rent: \$2,325/month
- Estimated market rent: \$2,500/month



72 W Union



72.5 W Union

- Residential unit permitted for 4 occupants
- Historical rent: \$1,254/month
- Projected rent potential: \$500/bedroom/month



TOTAL: 3614 sq. ft
1st floor: 1327 sq. ft, 2nd floor: 2287 sq. ft
EXCLUDED AREAS: HALF BATH: 45 sq. ft, PORCH: 517 sq. ft, UTILITY: 39 sq. ft,
COVERED PATIO: 543' x 65' & WALLS: 248' x 65'



74 W Union

- Office space with flexible layout
- Suitable for professional services, creative workspace, or retail
- Total of 3,416 sq ft
- Six rooms and a bathroom



74 W Union



TOTAL: 3614 sq. ft
1st floor: 1327 sq. ft, 2nd floor: 2287 sq. ft
EXCLUDED AREAS: HALF BATH: 45 sq. ft, PORCH: 517 sq. ft, UTILITY: 39 sq. ft,
COVERED PATIO: 242 sq. ft, WALLS: 240 sq. ft



74.5 W Union

- Residential unit permitted for 3 occupants
- Projected rent potential: \$500/bedroom/month



TOTAL: 3614 sq. ft
1st floor: 1327 sq. ft, 2nd floor: 2287 sq. ft
EXCLUDED AREAS: HALF BATH: 45 sq. ft, PORCH: 517 sq. ft, UTILITY: 39 sq. ft,
COVERED PATIO: 343 sq. ft, WALLS: 348 sq. ft

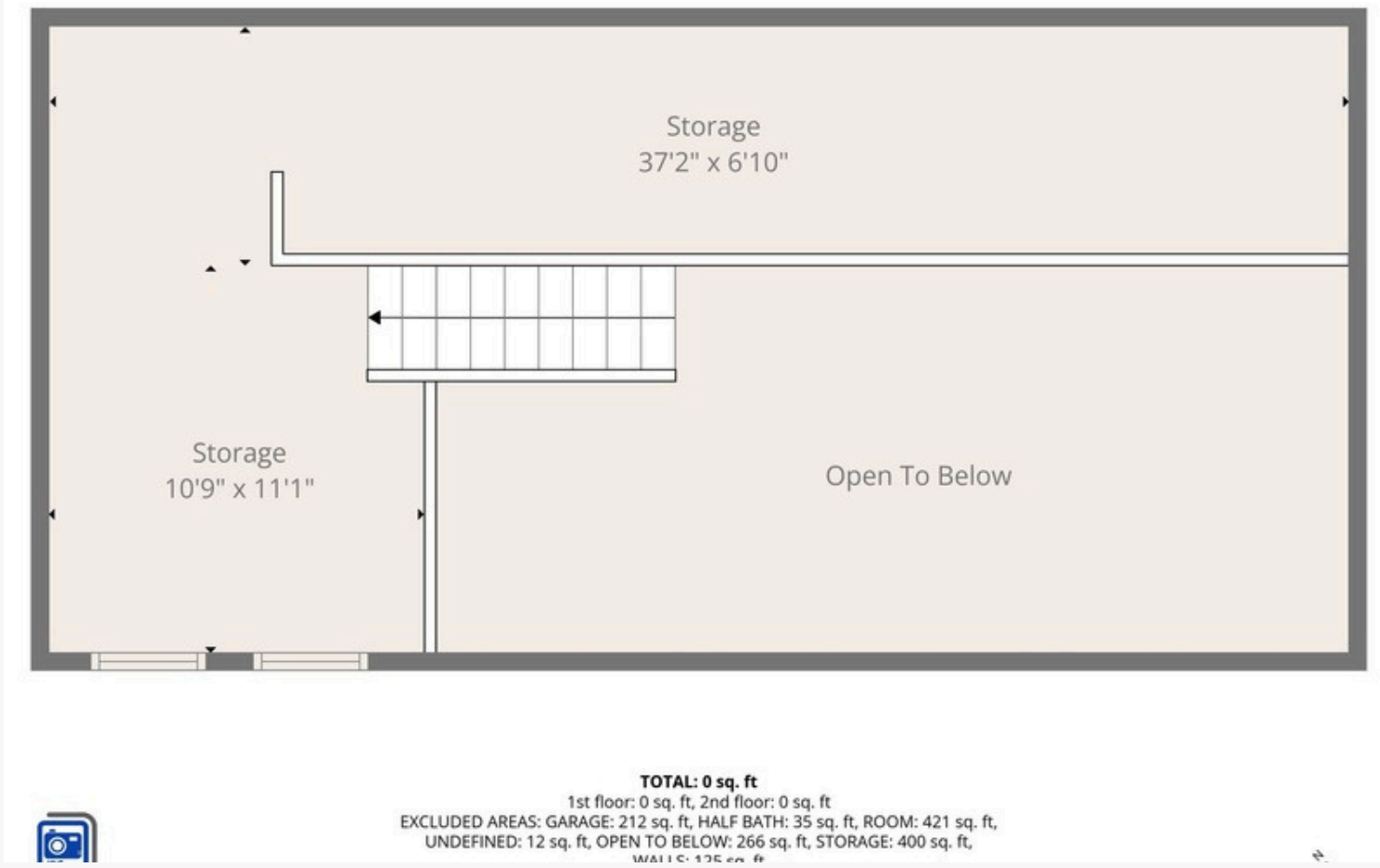
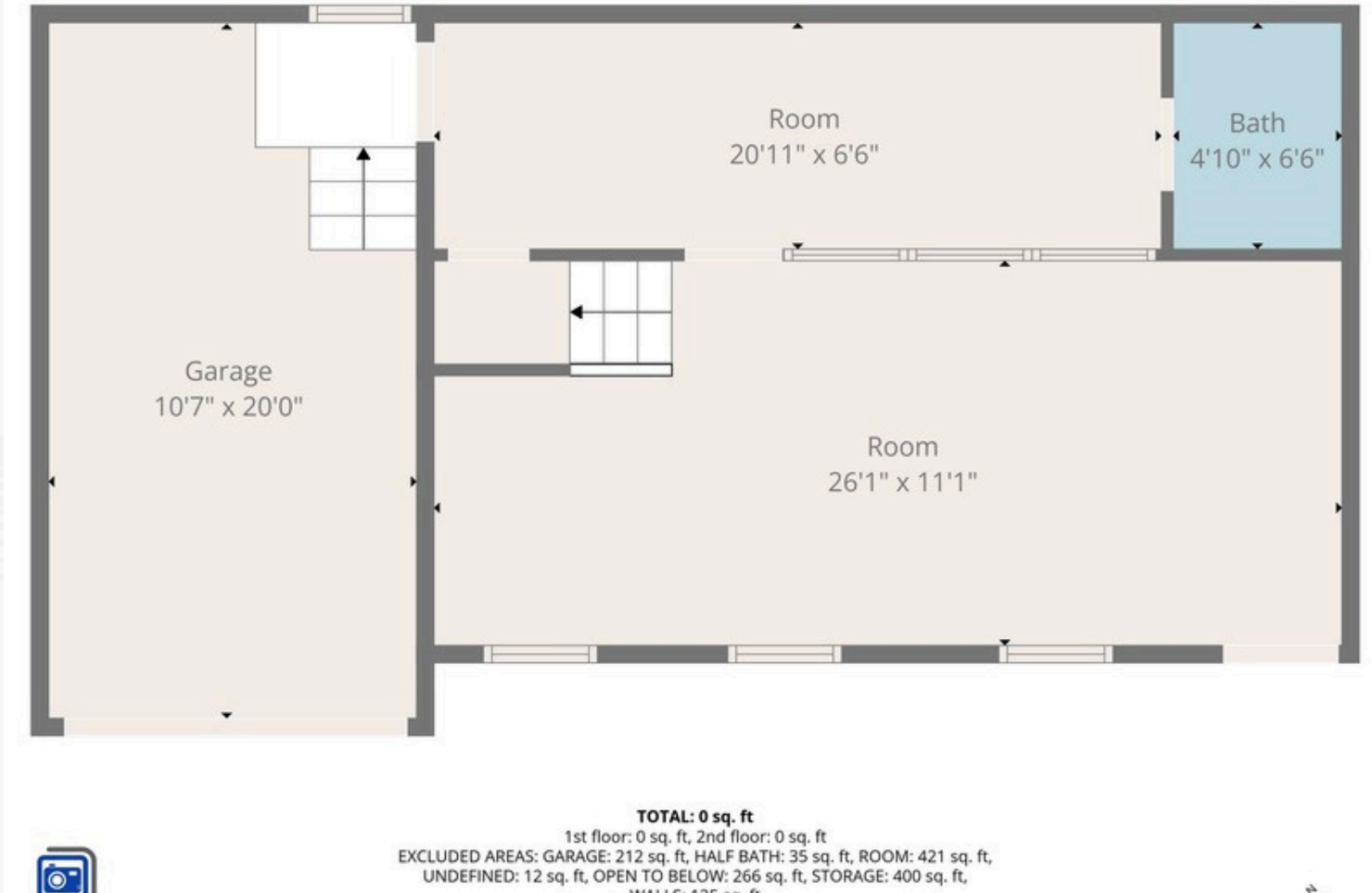


74.5 W Union



82 W Union

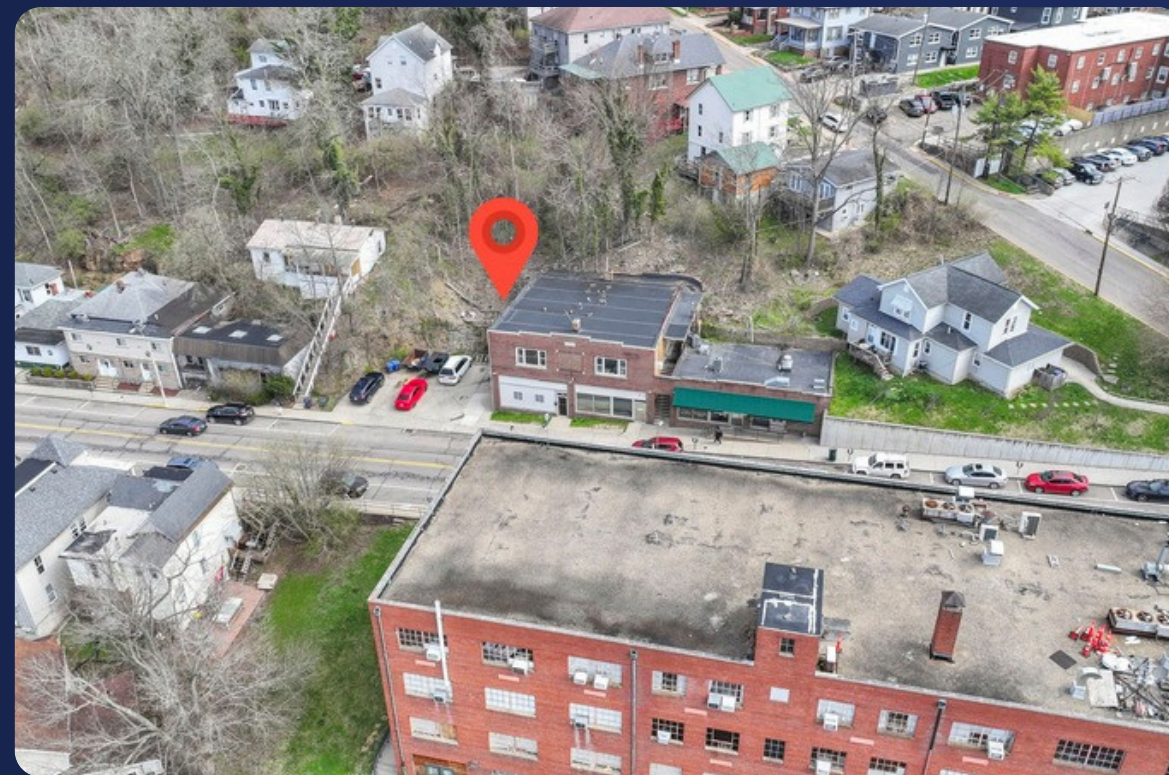
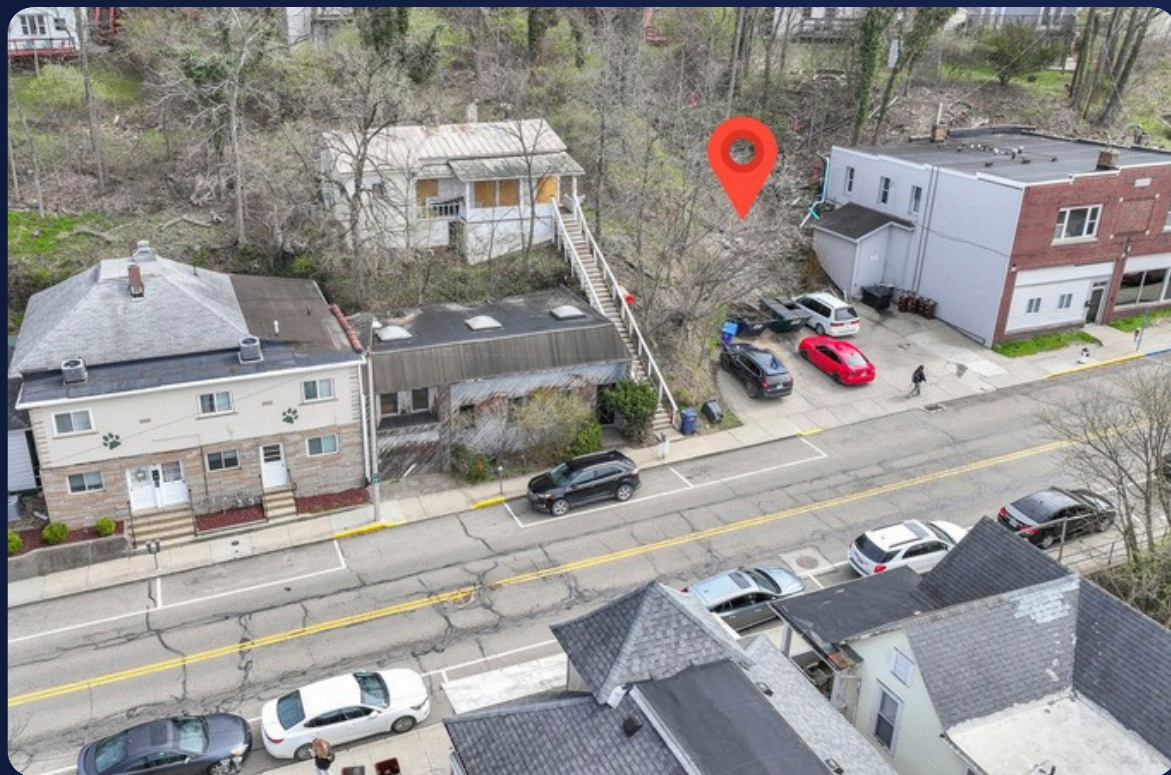
- Former office building
- Currently vacant - ready for renovation or redevelopment



Private Parking Lot



This is a one-of-a-kind opportunity to own a landmark property in a proven location with multiple revenue streams. Whether you're looking to expand your investment portfolio, open a new business, or redevelop a cornerstone of uptown Athens, this property can do it all.



Dan Abdella Realtor®

Dan Abdella Sales Team

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📞 740-591-7797

e



A027310009200



Jill A. Davidson
County Auditor
Athens County, Ohio

www.athenscountyauditor.org

4/3/2025

Parcel

A027310009200

(499) C - OTHER COMMERCIAL...

Owner

ZORN AUGUST J & RUTH E

SOLD: 11/18/1992 \$150,000.00

Address

72 74 W UNION ST

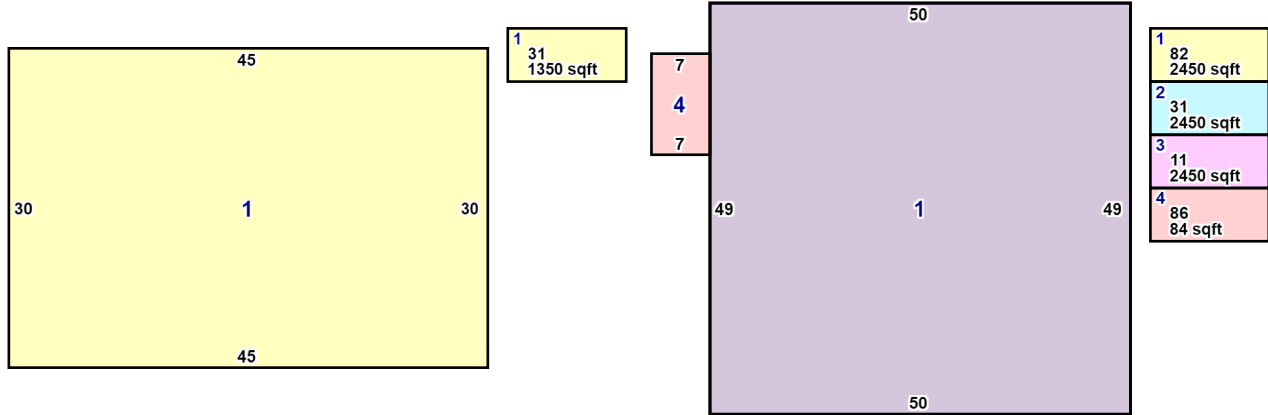
ATHENS CSD

Appraised

\$345,310.00

ACRES: 0.000

Sketches



Location

Parcel	A027310009200
Owner	ZORN AUGUST J & RUTH E
Address	72 74 W UNION ST
City / Township	ATHENS TWP
School District	ATHENS CSD

Deeded Owner Address

Mailing Name	ZORN AUGUST J & RUTH E
Mailing Address	2049 LADD RIDGE
City, State, Zip	ALBANY OH 45710

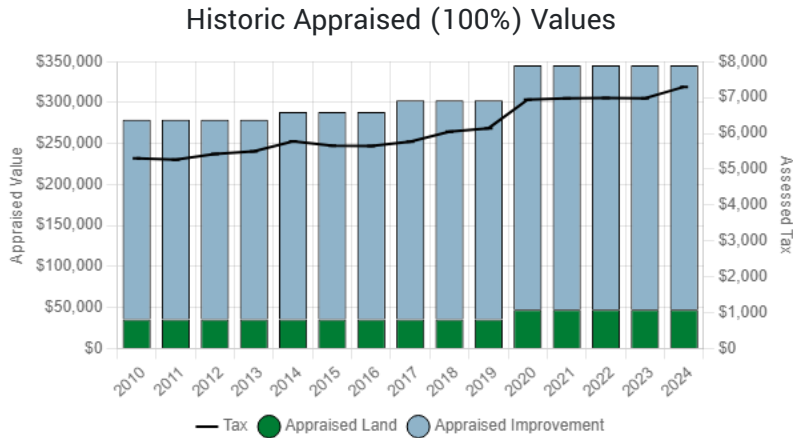
Tax Payer Address

Mailing Name	ZORN AUGUST J
Mailing Address	6035A PINECREST DR
City, State, Zip	ATHENS OH 45701

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2024	\$47,440.00	\$297,870.00	\$345,310.00	\$16,600.00	\$104,250.00	\$120,850.00

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2023	\$47,440.00	\$297,870.00	\$345,310.00	\$16,600.00	\$104,250.00	\$120,850.00
2022	\$47,440.00	\$297,870.00	\$345,310.00	\$16,600.00	\$104,250.00	\$120,850.00
2021	\$47,440.00	\$297,870.00	\$345,310.00	\$16,600.00	\$104,250.00	\$120,850.00
2020	\$47,440.00	\$297,870.00	\$345,310.00	\$16,600.00	\$104,250.00	\$120,850.00
2019	\$35,580.00	\$267,190.00	\$302,770.00	\$12,450.00	\$93,520.00	\$105,970.00



Legal			
Legal Acres	0.000	Homestead Reduction	NO
Legal Description	14-09-00 IL 197 P-22 121' FRONT S PT <i>(Not to be used on legal documents)</i>	Owner Occupied Reduction	NO
Land Use	(499) C - OTHER COMMERCIAL STRUCTURES	Neighborhood	004040C
Section		Town	
Range		Appraisal ID	
Card Count	2	Annual Tax	\$7,347.74

Owners	
Name	Ownership
ZORN AUGUST J & RUTH E	100%

Residential
No Residential Records Found.

Permits
No Permit Records Found.

Agricultural

No Agricultural Records Found.

Commercial

Dwelling 1

Name	Card	Year Built	Building Number	Number Of Units	Identical Units
	2	1924	1	2	2

Construction

Section Number	From	To	Width	Length	Area	Perimeter	Description	Wall Height	Exterior	Construction	Heat
01	01	01	36.00	49.00	1764	170	MULTI-USE OFFICE	12	Unknown	WOOD FRAME/JOIST/B EAM	HC WATER,
01	01	01	14.00	49.00	686	126	RESTAURANT	12	Unknown	WOOD FRAME/JOIST/B EAM	HC WATER,
01	02	02			2450	198	APARTMENT	10	Unknown	WOOD FRAME/JOIST/B EAM	HC WATER,
02	01	01			84	38	SUPPORT AREA	12	Unknown	WOOD FRAME/JOIST/B EAM	HC WATER,

Dwelling 2

Name	Card	Year Built	Building Number	Number Of Units	Identical Units
UNION STREET DINER	1	1900	1		

Construction

Section Number	From	To	Width	Length	Area	Perimeter	Description	Wall Height	Exterior	Construction	Heat
01	01	01			1350	150	RESTAURANT	12	Unknown	WOOD FRAME/JOIST/B EAM	HC WATER,

Commercial Value Summary

Card	Value
Card 1	\$203,020.00
Card 2	\$94,850.00
Totals	\$297,870.00

Improvements

No Improvement Records Found.

Sales

Date	Buyer	Seller	Conveyance	Deed Type	Valid	Parcels In Sale	Amount
			Number (Book / Page)				
11/18/1992	ZORN AUGUST J	WHEATON GENE E	944 (/)	- Unknown	1 - MULTIPLE PARCELS QUALIFIED	0	\$150,000.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
SQUARE FOOT	PRIMARY SITE	0	0	0.136	5,930.00	\$47,440.00
Totals				0.136	5,930	\$47,440.00

Tax

2024 Payable 2025

	Delinquent	First Half	Second Half	Total
Gross Tax	\$0.00	\$5,655.18	\$5,655.18	\$11,310.36
Reduction		-\$2,007.48	-\$2,007.48	-\$4,014.96
Effective Tax	\$0.00	\$3,647.70	\$3,647.70	\$7,295.40
Non-Business Credit		\$0.00	\$0.00	\$0.00
Owner Occupancy Credit		\$0.00	\$0.00	\$0.00
Homestead Reduction		\$0.00	\$0.00	\$0.00
Net General	\$0.00	\$3,647.70	\$3,647.70	\$7,295.40
Special Assessments		\$26.17	\$26.17	\$52.34
CAUV Recoupment		\$0.00	\$0.00	\$0.00
Penalty And Adjustments	\$0.00	\$0.00	\$0.00	\$0.00
Taxes Billed	\$0.00	\$3,673.87	\$3,673.87	\$7,347.74
Payments Made	\$0.00	-\$3,673.87	\$0.00	-\$3,673.87
Taxes Due	\$0.00	\$0.00	\$3,673.87	\$3,673.87

GROSS TAX RATE: 93.59	OTHER CREDITS	\$0.00
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EFFECTIVE TAX RATE:
60.37

Yearly Tax Value Summary

Year	Effective Tax	Net General	Taxes Billed
2024	\$7,295.40	\$7,295.40	\$7,347.74
2023	\$6,978.86	\$6,978.86	\$6,978.86
2022	\$6,983.42	\$6,983.42	\$6,983.42
2021	\$6,974.28	\$6,974.28	\$6,974.28
2020	\$6,939.92	\$6,939.92	\$6,939.92
2019	\$6,142.02	\$6,142.02	\$6,142.02
2018	\$6,045.52	\$6,045.52	\$6,045.52
2017	\$5,764.46	\$5,764.46	\$5,764.46
2016	\$5,648.74	\$5,648.74	\$5,648.74
2015	\$5,654.10	\$5,654.10	\$5,654.10
2014	\$5,775.28	\$5,775.28	\$5,775.28
2013	\$5,496.32	\$5,496.32	\$5,496.32
2012	\$5,426.14	\$5,426.14	\$5,426.14
2011	\$5,265.36	\$5,265.36	\$5,265.36
2010	\$5,301.76	\$5,301.76	\$5,301.76
2009	\$5,234.54	\$5,234.54	\$5,234.54
2008	\$5,102.50	\$5,102.50	\$5,102.50

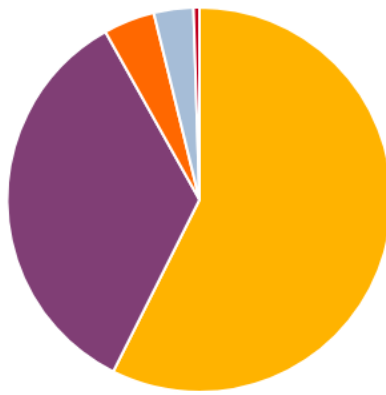
Tax Payments

Payment Date	Tax Year	Amount
3/18/2025	2024	\$3,673.87
8/15/2024	2023	\$3,489.43
3/12/2024	2023	\$3,489.43
7/25/2023	2022	\$3,491.71
3/15/2023	2022	\$3,491.71

Payment Date	Tax Year	Amount
7/13/2022	2021	\$3,487.14
3/2/2022	2021	\$3,487.14
7/30/2021	2020	\$3,469.96
3/25/2021	2020	\$3,469.96
8/5/2020	2019	\$3,071.01
2/27/2020	2019	\$3,071.01
8/7/2019	2018	\$3,022.76
2/28/2019	2018	\$3,022.76
8/15/2018	2017	\$2,882.23
3/8/2018	2017	\$2,882.23
7/21/2017	2016	\$2,824.37
3/3/2017	2016	\$2,824.37
8/22/2016	2015	\$2,827.05
3/8/2016	2015	\$2,827.05
7/23/2015	2014	\$2,887.64
3/13/2015	2014	\$2,887.64
7/25/2014	2013	\$2,748.16
3/10/2014	2013	\$2,748.16
7/24/2013	2012	\$2,713.07
3/22/2013	2012	\$2,713.07
8/2/2012	2011	\$2,632.68
2/27/2012	2011	\$2,632.18
1/14/2012	2011	\$0.50
8/11/2011	2010	\$2,650.88
3/11/2011	2010	\$2,650.88
8/10/2010	2009	\$2,617.27
3/12/2010	2009	\$2,617.27
8/3/2009	2008	\$2,551.25
3/12/2009	2008	\$2,551.25

Tax Distribution

2024



■ Athens Csd
 ■ Athens County
 ■ Athens City
 ■ Tri Co Jvs
■ Athens Twp/City

Tax Unit Name	Levy Name	Amount	Percentage
Athens City	Athens City	\$314.21	4.31%
Athens County	Athens County	\$2,514.84	34.47%
Athens Csd	Athens Csd	\$4,187.77	57.40%
Athens Twp/City	Athens Twp/City	\$36.26	0.50%
Tri Co Jvs	Tri Co Jvs	\$242.32	3.32%
Totals		\$7,295.40	100%

Special Assessments

Project	Notes	Amount Charged
21800 - HOCKING CONSERV		\$52.34
	Total	\$52.34

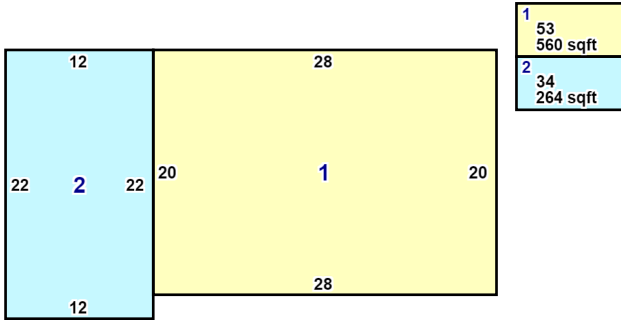
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 County Auditor
 Athens County, Ohio
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4/2/2025

FIRST SKETCH **LEGAL**



OWNER	ZORN AUGUST J & RUTH E		
ADDRESS	82 W UNION ST		
DESCRIPTION	IL 196 PT 48' FRONT UNION		
SCHOOL DIST	ATHENS CSD	TAX DIST	A02
ACREAGE	0.0000		

VALUATION		
	APPRAISED	ASSESSED
LAND	\$11,520.00	\$4,030.00
IMPROVEMENTS	\$48,400.00	\$16,940.00
CAUV	\$0.00	\$0.00
TOTAL	\$59,920.00	\$20,970.00

TAXES	
TAXABLE VALUE	\$20,970.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$659.12 / \$659.12
YEAR (TOTAL / BALANCE)	\$1,318.24 / \$659.12

SPECIAL ASSESSMENTS	
COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$52.34 / \$26.17

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
LAND			IMPROVEMENTS		
CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
SQUARE FOOT	0	0	0.033	1,440	\$11,520.00
Building Site					

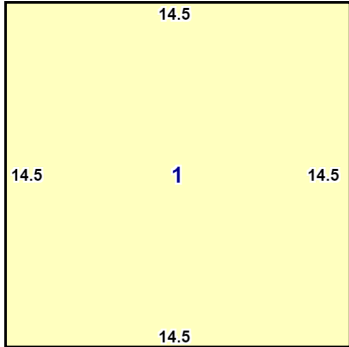
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 Athens County, Ohio
 www.athenscountyauditor.org

4/2/2025

FIRST SKETCH **LEGAL**



1 ASPHALT OR BLACKTOP
 210 sqft

OWNER	ZORN AUGUST & RUTH ANN		
ADDRESS	0 W UNION ST		
DESCRIPTION	IL 196 MID PT CD#3991-1 PP		
SCHOOL DIST	ATHENS CSD	TAX DIST	A02
ACREAGE	0.0000		

VALUATION		
	APPRAISED	ASSESSED
LAND	\$1,680.00	\$590.00
IMPROVEMENTS	\$80.00	\$30.00
CAUV	\$0.00	\$0.00
TOTAL	\$1,760.00	\$620.00

TAXES

TAXABLE VALUE	\$620.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$21.29 / \$21.28
YEAR (TOTAL / BALANCE)	\$42.57 / \$21.28

SPECIAL ASSESSMENTS

COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$5.15 / \$2.57

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY				
LAND			IMPROVEMENTS						
CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE	DESCRIPTION	BUILT	DIMS	VALUE
SQUARE FOOT	0	0	0.005	210	\$1,680.00	(C11) - ASPHALT OR BLACKTOP PAVING	1994	0x0	\$80.00
Building Site									

A027310003300



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Athens County, Ohio
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4/2/2025

MOST RECENT PHOTO



LEGAL

OWNER	ZORN AUGUST J & RUTH E		
ADDRESS	0 S HIGH ST		
DESCRIPTION	IL 196 REAR P-22		
SCHOOL DIST	ATHENS CSD	TAX DIST	A02
ACREAGE	0.0000		

VALUATION

	APPRAISED	ASSESSED
LAND	\$500.00	\$180.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$500.00	\$180.00

TAXES

TAXABLE VALUE	\$180.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$7.38 / \$7.37
YEAR (TOTAL / BALANCE)	\$14.75 / \$7.37

SPECIAL ASSESSMENTS

COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$5.15 / \$2.57

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/18/1992	ZORN AUGUST J & RUTH E	AULT CAROL ANN	0	\$150,000.00	MULTIPLE PARCELS QUALIFIED
9/1/1990			0	\$155,000.00	MULTIPLE PARCELS QUALIFIED

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
GROSS House Lot	0	0	0.000	0	\$500.00

IMPROVEMENTS

A027310003500



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Athens County, Ohio
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4/2/2025

MOST RECENT PHOTO



LEGAL

OWNER	ZORN AUGUST J & RUTH E		
ADDRESS	0 S HIGH ST		
DESCRIPTION	IL 197 TRI S PT OF N PT		
SCHOOL DIST	ATHENS CSD	TAX DIST	A02
ACREAGE	0.0000		

VALUATION

	APPRAISED	ASSESSED
LAND	\$7,580.00	\$2,650.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$7,580.00	\$2,650.00

TAXES

TAXABLE VALUE	\$2,650.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$73.34 / \$73.33
YEAR (TOTAL / BALANCE)	\$146.67 / \$73.33

SPECIAL ASSESSMENTS

COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$5.15 / \$2.57

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/18/1992	ZORN AUGUST J & RUTH E	HOSHOWER LEON B	0	\$150,000.00	MULTIPLE PARCELS QUALIFIED
10/16/1987	AULT JAMES	WARMKE ROMAN F REVOCABLE	0	\$50,000.00	QUALIFIED

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
FRONT FOOT	22	83	0.042	1,826	\$7,580.00
Building Site					

IMPROVEMENTS

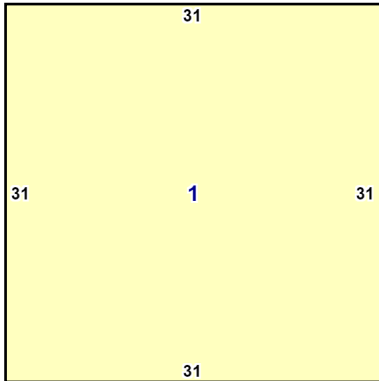
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 Athens County, Ohio
 www.athenscountyauditor.org

4/2/2025

FIRST SKETCH **LEGAL**



1 CONCRETE PAVING**
 960 sqft

OWNER	ZORN AUGUST J & RUTH E		
ADDRESS	0 UNION ST		
DESCRIPTION	14-09-00 IL 196-197 P-22 4		
SCHOOL DIST	ATHENS CSD	TAX DIST	A02
ACREAGE	0.0000		

VALUATION		
	APPRAISED	ASSESSED
LAND	\$7,680.00	\$2,690.00
IMPROVEMENTS	\$580.00	\$200.00
CAUV	\$0.00	\$0.00
TOTAL	\$8,260.00	\$2,890.00

TAXES

TAXABLE VALUE	\$2,890.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$89.81 / \$89.80
YEAR (TOTAL / BALANCE)	\$179.61 / \$89.80

SPECIAL ASSESSMENTS

COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$5.15 / \$2.57

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/18/1992	ZORN AUGUST J	WHEATON GENE E	0	\$150,000.00	MULTIPLE PARCELS QUALIFIED

LAND **IMPROVEMENTS**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE	DESCRIPTION	BUILT	DIMS	VALUE
SQUARE FOOT Building Site	0	0	0.022	960	\$7,680.00	(C12) - CONCRETE PAVING	1994	0x0	\$580.00

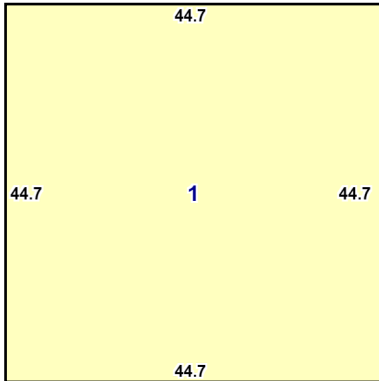
A027310009000



Jill A. Davidson
 County Auditor
 Athens County, Ohio
 www.athenscountyauditor.org

4/2/2025

FIRST SKETCH **LEGAL**



1 CONCRETE PAVING**
 2000 sqft

OWNER	ZORN AUGUST J & RUTH E		
ADDRESS	0 W UNION ST		
DESCRIPTION	14-09-00 IL 196-197 P-22 4		
SCHOOL DIST	ATHENS CSD	TAX DIST	A02
ACREAGE	0.0000		

VALUATION		
	APPRAISED	ASSESSED
LAND	\$16,640.00	\$5,820.00
IMPROVEMENTS	\$1,200.00	\$420.00
CAUV	\$0.00	\$0.00
TOTAL	\$17,840.00	\$6,240.00

TAXES

TAXABLE VALUE	\$6,240.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$190.93 / \$190.92
YEAR (TOTAL / BALANCE)	\$381.85 / \$190.92

SPECIAL ASSESSMENTS

COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$5.15 / \$2.57

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/18/1992	ZORN AUGUST J	WHEATON GENE E	0	\$150,000.00	MULTIPLE PARCELS QUALIFIED

LAND **IMPROVEMENTS**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE	DESCRIPTION	BUILT	DIMS	VALUE
SQUARE FOOT Building Site	0	0	0.048	2,080	\$16,640.00	(C12) - CONCRETE PAVING	1993	0x0	\$1,200.00



APPLICATION for RENTAL PERMIT

For Rental Housing
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23
codeoffice@ci.athens.oh.us
740-592-3306

(Office Use Only)
Permit #: RNT12-000010
Date Rec'd: March 23, 2022

Subtype: New Rental New Owner X Demographics update only Total Due: 0.00

Owner Name: Ruth Zorn

Address: 6035 Pinecrest Drive Apartment A

City, State, Zip: Athens, OH 45701

Telephone #: 740-592-2356 E-mail Address (if applicable):

Would you prefer to receive notifications by regular U.S. mail or E-mail?

Property Manager: Todd Zorn Telephone #: (740) 541-3069

Property Manager Address: 6030 Pine Crest Drive Athens, OH 45701

Emergency Contact & Telephone #
(must be a resident of Athens County and other than the owner):
Name: Todd Zorn, Telephone #: (740) 541-3069

Property Address (include all units #'s for multiple units/buildings):
72 1/2 & 74 1/2 West Union Street, Athens, OH 45701

Check One: Rental Unit
 2 Number of UNITS in Building

-OR- Rooming House (6 or more tenants)
 Owner-Occupied Rooming House
 _____ Number of Bedrooms
 Rented

Requested Maximum Occupancy Level of Unrelated Persons Per Unit (list each unit separately):
Unit #1: 72 1/2 Max Occupancy #1: 4
Unit #2: 74 1/2 Max Occupancy #2: 3

Or One Family per ACC 23.04.01(A)(1)

Number of Parking Spaces (to be confirmed by Inspector)
Number of Parking Spaces: 0

Scheduled Trash Pickup Day:
Wednesday

I HEREBY SWEAR OR AFFIRM THAT ALL OF THE INFORMATION PROVIDED IS TO THE BEST OF MY KNOWLEDGE TRUTHFUL AND ACCURATE, AND THAT THE PROPERTY COMPLIES WITH ATHENS CITY HOUSING CODE TITLE 29 AND ATHENS CITY ZONING CODE TITLE 23.

Owner Signature: Ruth E Zorn

Date: 4-4-22

(For Office Use Only)
Zone: _____
Exg.# of Parking Spaces: _____
Code Officer Signature: _____
Comments: _____
Demographics Update only.
UOCH is no longer Property Manager 03/22/2022
ing Verified by Code
er:
pproval/Refusal:
Zoning Administrator Signature: _____ Date: _____ Approval/Refusal: _____

Plat of Survey of 0.295 Acres (West Union St.)
Situate Ohio Company Purchase, Town 9, Range 14, Auditor's Section 9,
Athens Township, Athens County, City of Athens, Ohio, and being a portion of
Athens City Lot 196, Lot 197, and vacated West Union Street;
Being the entirety of (8) parcels deeded to: Ruth E. Zorn,
Official Record Book 624, pages 160-166;
Parcels: A027310008800, A027310008900, A027310009000,
A027310003300, A027310009100, A027310003500, A027310009200, and
027310008801.

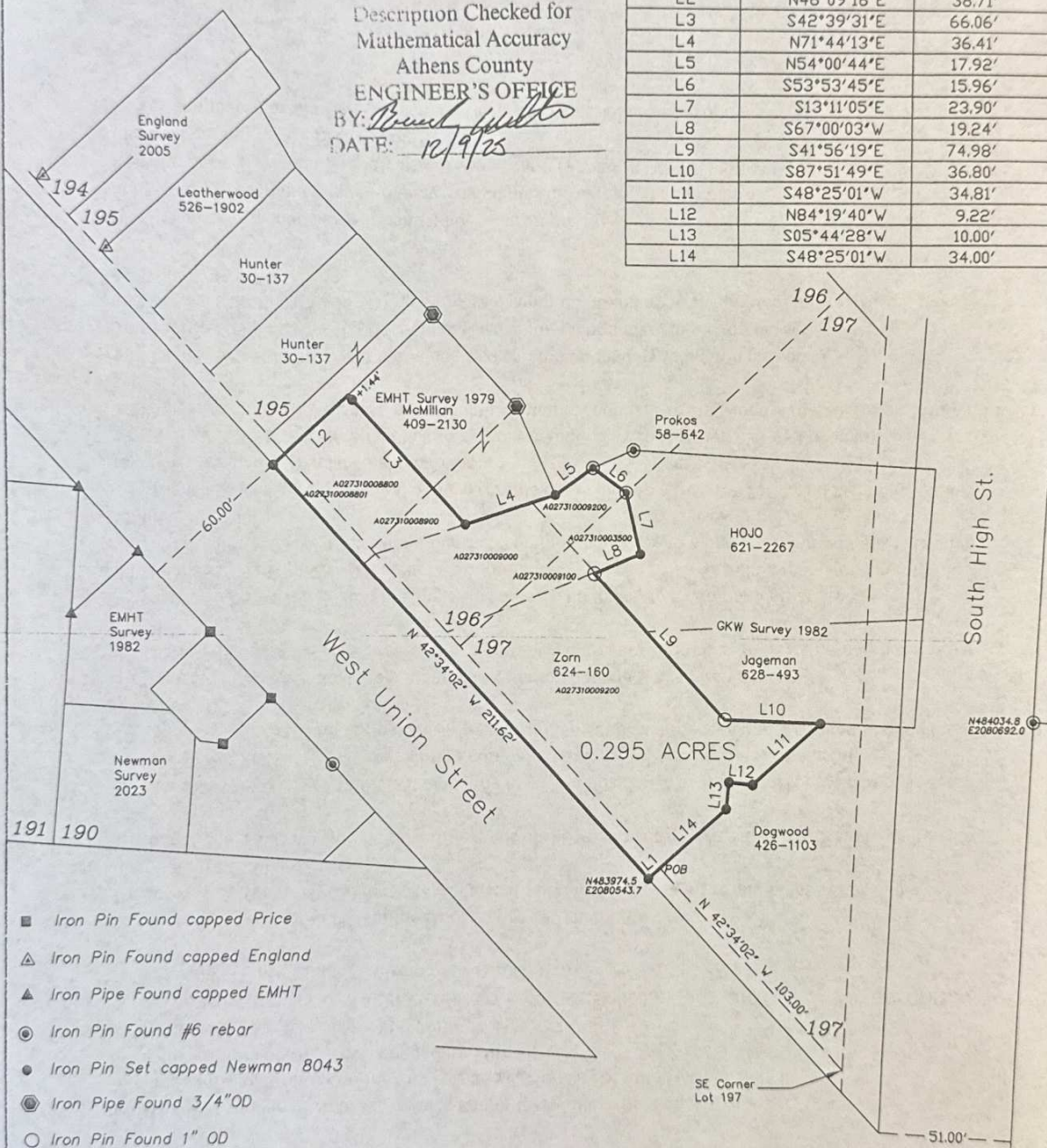


Basis of Bearings: NAD83 Ohio South
Prior Surveys and Deeds reviewed as noted on Plat
Historical Tax Plat P-22

Charles T. Newman
Charles T. Newman
Surveyed Dec. 2025

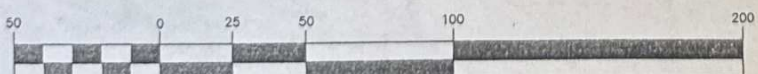
LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°25'01"W	6.00'
L2	N46°09'16"E	38.71'
L3	S42°39'31"E	66.06'
L4	N71°44'13"E	36.41'
L5	N54°00'44"E	17.92'
L6	S53°53'45"E	15.96'
L7	S13°11'05"E	23.90'
L8	S67°00'03"W	19.24'
L9	S41°56'19"E	74.98'
L10	S87°51'49"E	36.80'
L11	S48°25'01"W	34.81'
L12	N84°19'40"W	9.22'
L13	S05°44'28"W	10.00'
L14	S48°25'01"W	34.00'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bruce J. Fisher*
DATE: *12/9/25*



- Iron Pin Found capped Price
- ▲ Iron Pin Found capped England
- ▲ Iron Pipe Found capped EMHT
- Iron Pin Found #6 rebar
- Iron Pin Set capped Newman 8043
- Iron Pipe Found 3/4" OD
- Iron Pin Found 1" OD

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

West Union Street
0.295 Acres

Situate Ohio Company Purchase, Town 9, Range 14, Auditor's Section 9,
Athens Township, Athens County, City Lots 196 & 197, City of Athens, Ohio.
Being the entirety of (8) parcels deeded to: Ruth E. Zorn,

Official Record Book 624, pages 160-166,

Parcels: A027310008800, A027310008900, A027310009000, A02731003300, A027310009100,
A027310003500, A027310009200, and A027310008801.

Commencing at a point at the southeast corner of City Lot 197;

Thence N42°34'02"W 103.00 feet along the south boundary of said Lot to the point of beginning of the tract herein described;

- 1.) Thence S48°25'01"W 6.00 feet over the lands of the vacated strip of West Union Street to an iron pin set;
- 2.) Thence N42°34'02"W 211.62 feet along the north boundary of West Union Street to an iron pin set;
- 3.) Thence N46°09'16"E 38.71 feet along a common boundary to Hunter 30-137 to a point;
- 4.) Thence S42°39'31"E 66.06 feet, (passing an iron pin set at 1.44 feet) along a common boundary to McMillan 409-2130 to an iron pin set;
- 5.) Thence N71°44'13"E 36.41 feet along said common boundary to an iron pin set;
- 6.) Thence N54°00'44"E 17.92 feet along a common boundary to Prokos 58-642 to a number 6 rebar found;
- 7.) Thence S53°53'45"E 15.96 feet along said common boundary to a number 6 rebar found;
- 8.) Thence S13°11'05"E 23.90 feet along a common boundary to HOJO 621-2267 to an iron pin set;
- 9.) Thence S67°00'03"W 19.24 feet along said common boundary to a one-inch diameter solid steel pin found;
- 10.) Thence S41°56'19"E 74.98 feet along a common boundary to HOJO 621-2267, and Jageman 628-493 to a one-inch diameter solid steel pin found;
- 11.) Thence S87°51'49"E 36.80 feet along a common boundary to Jageman 628-493 to an iron pin set;
- 12.) Thence S48°25'01"W 34.81 feet along a common boundary to Dogwood 426-1103 to an iron pin set;
- 13.) Thence N84°19'40"W 9.22 feet along said common boundary to an iron pin set;
- 14.) Thence S05°44'28"W 10.00 feet along said common boundary to an iron pin set;
- 15.) Thence S48°25'01"W 34.00 feet along said common boundary to the point of beginning containing a total of 0.295 acres.


Plat of Survey attached herewith and made a part thereof.

Subject to all easements, rights-of-way, covenants, and agreements of record.

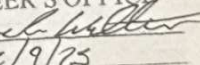
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 3, 2025.


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701

CHARLES
T.
NEWMAN
SURVEYOR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/9/25

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 09 2025

Jill Davidson
Athens County Auditor