

**PARID: H33301623 0001**  
**PARCEL LOCATION: 4045 SALEM AVE**

**NBHD CODE: C3003000**

[Click here to view neighborhood map](#)

## Owner

Name

NU WAVE DEVELOPMENT LLC

## Mailing

Name NU WAVE DEVELOPMENT LLC

Mailing Address 5524 MARSHALL RD

City, State, Zip DAYTON, OH 45429

## Legal

Legal Description 1 C A SCHWARTZ PLAT

Land Use Description C - OTHER RETAIL STRUCTURES

Acres .25

Deed

Tax District Name TROTWOOD-DAYTON CSD

## Sales

Date	Sale Price	Deed Reference	Seller	Buyer
07-APR-98	\$110,000			
23-APR-15	\$33,500	<a href="#">201500021125</a>	HAWKINS FLETCHER JR	NU WAVE DEVELOPMENT LLC

## Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2008	Informal		
2014	2915		Decrease Value

## Values

\*\*\*\*\* TENTATIVE VALUES CURRENTLY  
 UPDATING \*\*\*\*\*

**35%**

**100%**

Land	10,570	30,190
Improvements	4,620	13,210
CAUV	0	0
Total	15,190	43,400

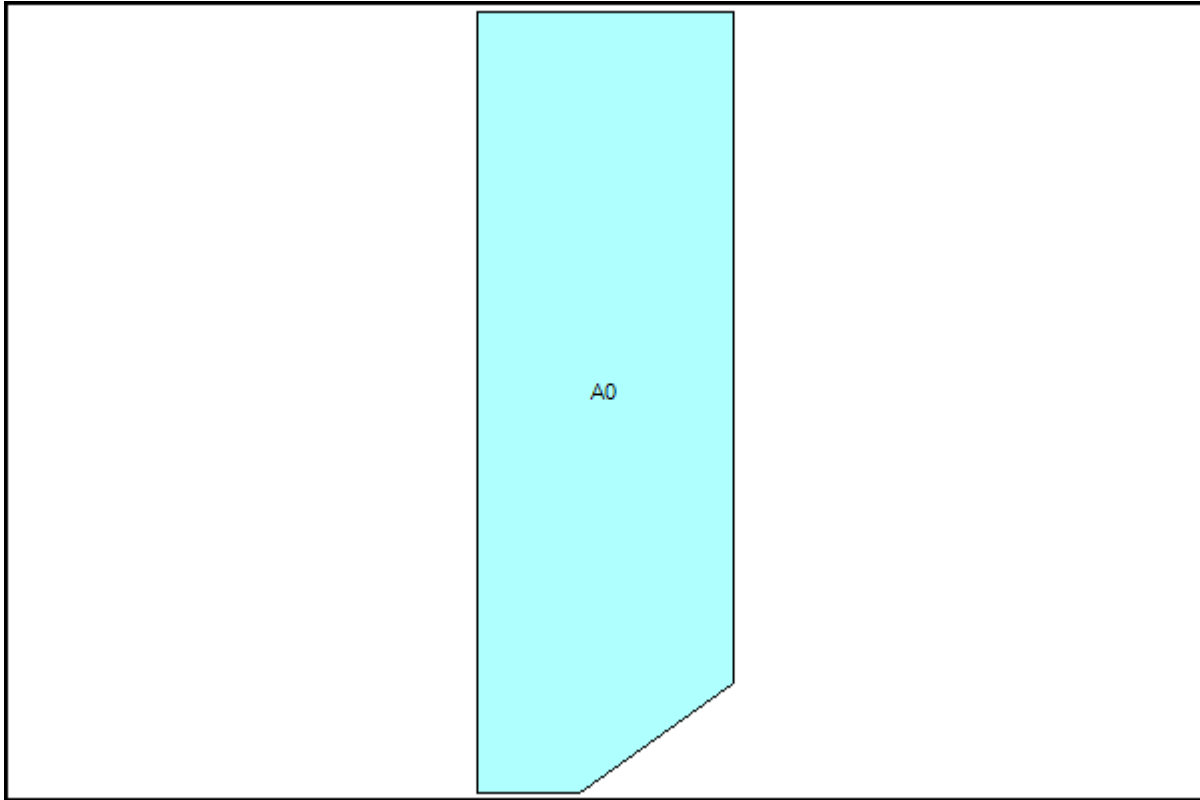
\*\*\*\*\* TENTATIVE VALUES CURRENTLY  
 UPDATING \*\*\*\*\*

### Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	\$0.00

### Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/16/2018	1st Half Payments	2nd Half Due 7/20/2018	2nd Half Payments	Total Currently Due
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



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## Commercial Property Data

Primary Use of Building      398-WAREHOUSE  
 Year Built                      1965  
 Number of Stories            02  
 Number of Units  
 Building Gross Floor Area    7225  
 Number of Bedrooms

Line	Description	Square Footage	Value
1	WAREHOUSE	3,588	5,260
2	ULTI USE STORAGE	3,637	5,990

## Out Building

1 of 2

Improvement                  ASPHALT OR BLACKTOP PAVING  
 Quantity                        1  
 Size (sq. ft)                    3500  
 Year Built                       1965  
 Grade                              C  
 Condition                        FAIR  
 Value                               1810