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PARID: J44 04105 0102
PARCEL LOCATION: 2800 RIVER RD E **NBHD CODE: C1300000**

Tax Year: **2018** ▼

CURRENT RECORD

1 of 1

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Owner

Name: **GOBRIAL NASSIF AND MONICA**

Mailing

Name: **GOBRIAL NASSIF AND MONICA**
 Mailing Address: **P O BOX 1456**
 City, State, Zip: **SANTA MONICA, CA 90406**

Legal

Legal Description: **3522 ABATEMENT**
 Land Use Description: **C - OFFICE BULD 3 OR MORE STORIES ELEVAT**
 Acres: **7.79**
 Deed:
 Tax District Name: **MORaine CITY-KETTERING CSD**

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
07-SEP-01	\$1,580,000		FIRSTAR BANK TR	OBERER CONSTRUCTION MANAGERS LTD
12-SEP-01			OBERER CONSTRUCTION MANAGERS LTD	OBERER-WHQ LTD
11-MAY-07	\$4,250,000	200700039970	OBERER-WHQ LTD	NEYER PROPERTIES INC
04-OCT-10			NEYER PROPERTIES INC	GLIC REAL ESTATE HOLDING LLC
10-DEC-14	\$2,520,000	201400066917	GLIC REAL ESTATE HOLDING LLC	GOBRIAL NASSIF AND

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2001	97		Decrease Value
2007	6073		Increase Value
2015	1014		Decrease Value
2018	0626		

Values

	35%	100%
Land	62,930	179,800
Improvements	819,070	2,340,200
CAUV	0	0
Total	882,000	2,520,000

Current Year Special Assessments

41000-M.C.D. MIAMI CONSERVANCY DIST	\$576.10
11777-APC FEE	\$1,945.80
41001-MCD DAM SAFETY INITIATIVE FUND	\$188.54
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$22.21

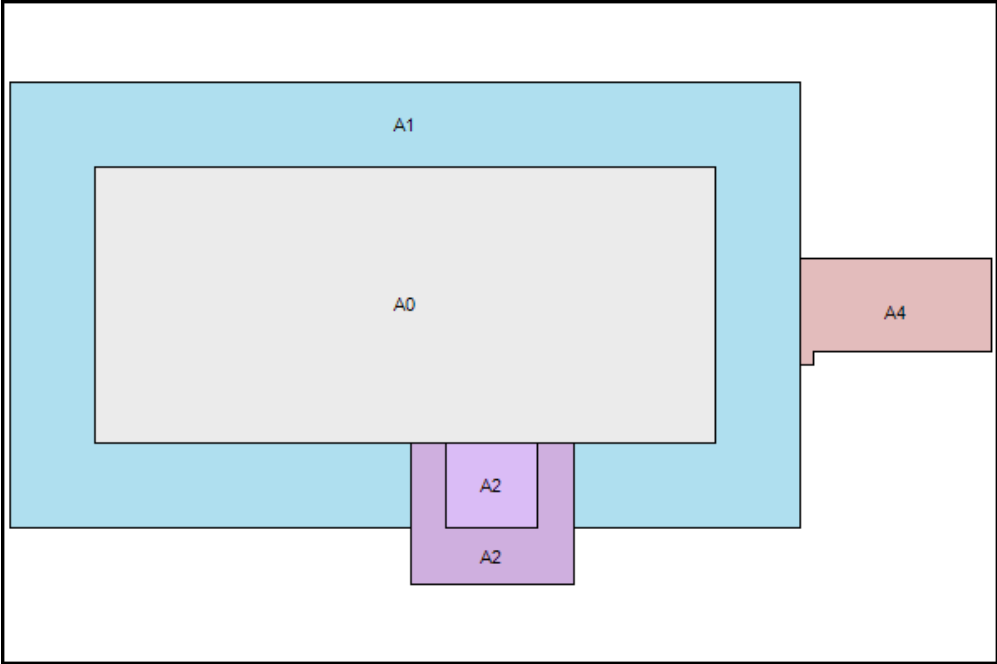
Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00

Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	-\$15,057.96

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/15/2019	1st Half Payments	2nd Half Due 7/19/2019	2nd Half Payments	Total Currently Due
2018	\$0.00	\$0.00	\$47,238.97	-\$47,238.97	\$46,452.12	\$0.00	\$46,452.12



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