

[Click here to view neighborhood map](#)

Owner

| | |
|------|----------------------------|
| Name | LYNNE LEIGH PROPERTIES LLC |
|------|----------------------------|

Mailing

| | |
|------------------|----------------------------|
| Name | LYNNE LEIGH PROPERTIES LLC |
| Mailing Address | 5165 MAD RIVER |
| City, State, Zip | DAYTON, OH 45429 241 |

Legal

| | |
|----------------------|-----------------------------|
| Legal Description | 5-2-15/16 |
| Land Use Description | R - RESIDENTIAL, 0-9.999 AC |
| Acres | 3.92 |
| Deed | 1979-00374C012 |
| Tax District Name | MIAMI TWP-MIAMISBURG CSD |

Sales

| | | | | |
|-----------|--------------|----------------|------------------|----------------------------|
| Date | Sale Price | Deed Reference | Seller | Buyer |
| 16-MAR-17 | 201700016689 | | FRITZSCHE JACK F | LYNNE LEIGH PROPERTIES LLC |

Board of Revision

| | | | |
|----------|--------------|---------|--------------------|
| Tax Year | Case Number: | BTA/CPC | Result |
| 2016 | 1113 | | No Change in Value |

Values

| | | |
|--------------|--------|--------|
| | 35% | 100% |
| Land | 25,930 | 74,090 |
| Improvements | 0 | 0 |
| CAUV | 0 | 0 |
| Total | 25,930 | 74,090 |

Current Year Rollback Summary



| | | | | | |
|-------------------|---|------------------|--------------------------------------|-----------------------------|------------|
| Parcel ID | 0416300001 | Current Owner | LYNNE LEIGH PROPERTIES | Value As Of | 01-01-2020 |
| Parcel Seq | 0 | | | | |
| Account Number | 0605201 | Property Address | WOOD RD FRANKLIN 45005 | Ownership As Of | 01-04-2021 |
| | | | | Tax Data As Of | 01-04-2021 |
| Legal Description | 5 -2-16 0.525 ACRES | State Use Code | 0501 - RES. VAC. LAND- 0 TO 9.99 AC. | Census Tract | 305.00 |
| Tax District | 06 CLEARCREEK TWP SPRBORO CSD FLD | Neighborhood ID | 049001 | OH Public School Dist No | 8302 |
| | | School District | SPRINGBORO CSD | | |

Primary Picture



Primary Sketch

**No Sketch Found
For Selected Property**

Residential Building and Last Sale Summary

| | | | |
|---------------------|------------|-------------------------|-----------|
| Last Sale Amount | \$0 | Bedrooms | 0 |
| Last Sale Date | 01/03/2018 | Exterior | |
| Owner Occupied | N | Above Grade Living Area | 0 sq. ft. |
| Homestead Exemption | N | Finished Basement/Attic | 0 sq. ft. |
| Year Built | 0 | Total Living Area | 0 sq. ft. |

Value Summary

| VALUATION | TRUE VALUE | ASSESSED VALUE |
|-----------|------------|----------------|
| LAND | \$5,780 | \$2,020 |
| BUILDING | \$0 | \$0 |
| TOTAL | \$5,780 | \$2,020 |
| CAUV | \$0 | - |

| | | | | | |
|------------|------------|---------------|------------------------|----------------|---------|
| Parcel ID | 0416300001 | Current Owner | LYNNE LEIGH PROPERTIES | Account Number | 0605201 |
| Parcel Seq | 0 | | | | |

Land Records

| Method | Front Feet | Depth Feet | Acres | Sq. Ft. | Rate | Factor % | Adj. Rate | Adj. 1 | % | Adj. 2 | % | Value |
|---------|------------|------------|--------|---------|-------------|----------|-------------|--------|---|--------|---|------------|
| ACREAGE | 0 | 0 | 0.5250 | 0 | \$11,000.00 | 0 | \$11,000.00 | | 0 | | 0 | \$5,780.00 |



| | | | | | |
|-------------------|---|------------------|--|-----------------------------|------------|
| Parcel ID | 0415101009 | Current Owner | LYNNE LEIGH PROPERTIES | Value As Of | 01-01-2020 |
| Parcel Seq | 0 | | | | |
| Account Number | 0615037 | Property Address | 9850 WOOD RD MIAMISBURG, OHIO 45342 | Ownership As Of | 01-04-2021 |
| | | | | Tax Data As Of | 01-04-2021 |
| Legal Description | 5 -2-15 9.64 ACRES | State Use Code | 0501 - RES. VAC. LAND- 0 TO 9.99 AC. | Census Tract | 305.00 |
| Tax District | 06 CLEARCREEK TWP SPRBORO CSD FLD | Neighborhood ID | 049001 | OH Public School Dist No | 8302 |
| | | School District | SPRINGBORO CSD | | |

Primary Picture



Primary Sketch

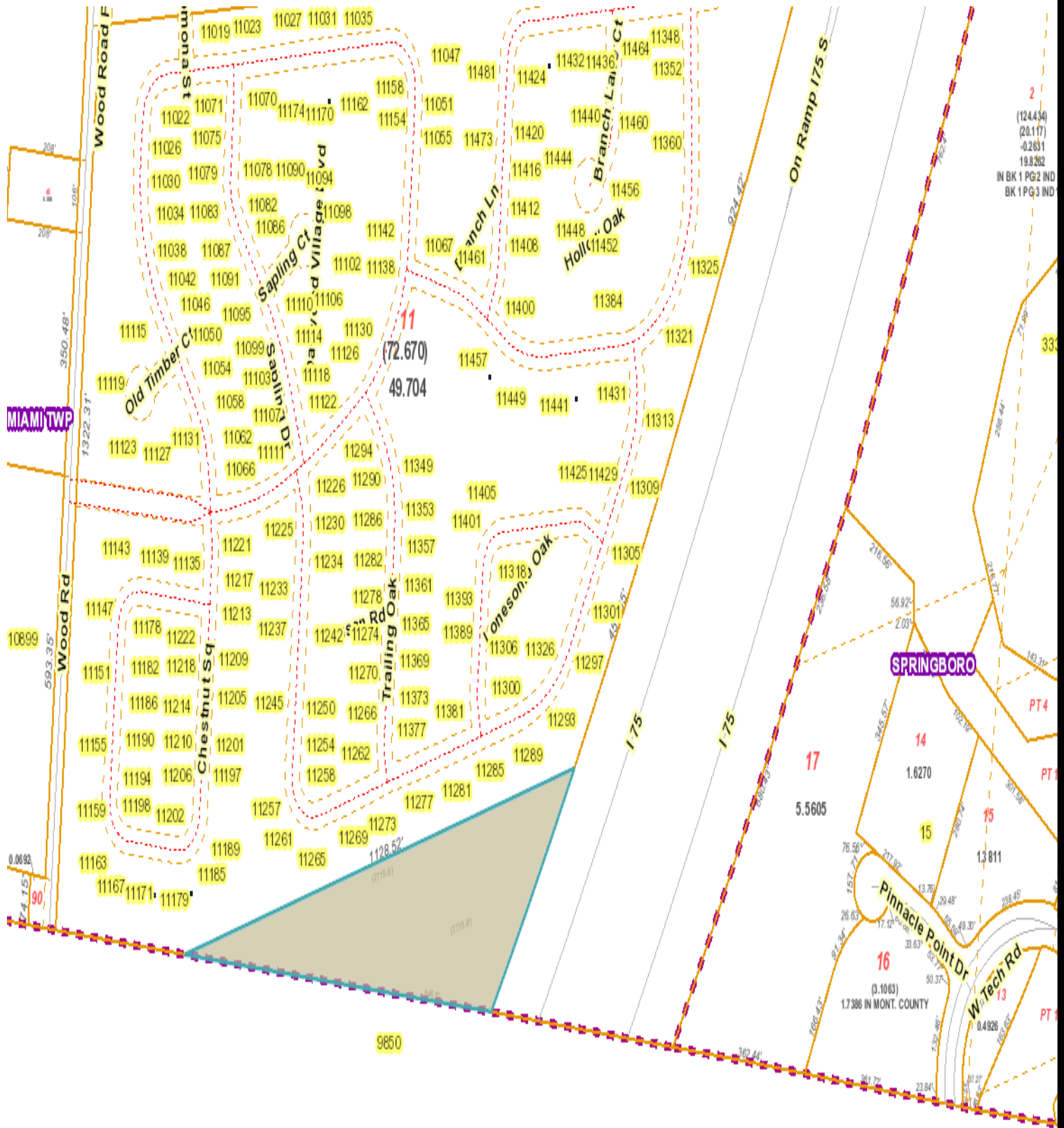
**No Sketch Found
For Selected Property**

Residential Building and Last Sale Summary

| | | | |
|---------------------|------------|-------------------------|-----------|
| Last Sale Amount | \$0 | Bedrooms | 0 |
| Last Sale Date | 03/16/2017 | Exterior | |
| Owner Occupied | N | Above Grade Living Area | 0 sq. ft. |
| Homestead Exemption | N | Finished Basement/Attic | 0 sq. ft. |
| Year Built | 0 | Total Living Area | 0 sq. ft. |

Value Summary

| VALUATION | TRUE VALUE | ASSESSED VALUE |
|-----------|------------|----------------|
| LAND | \$106,040 | \$37,110 |
| BUILDING | \$43,500 | \$15,230 |
| TOTAL | \$149,540 | \$52,340 |
| CAUV | \$0 | - |



DISCLAIMER:

This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore The Montgomery County Auditors Office shall assume no liability for:

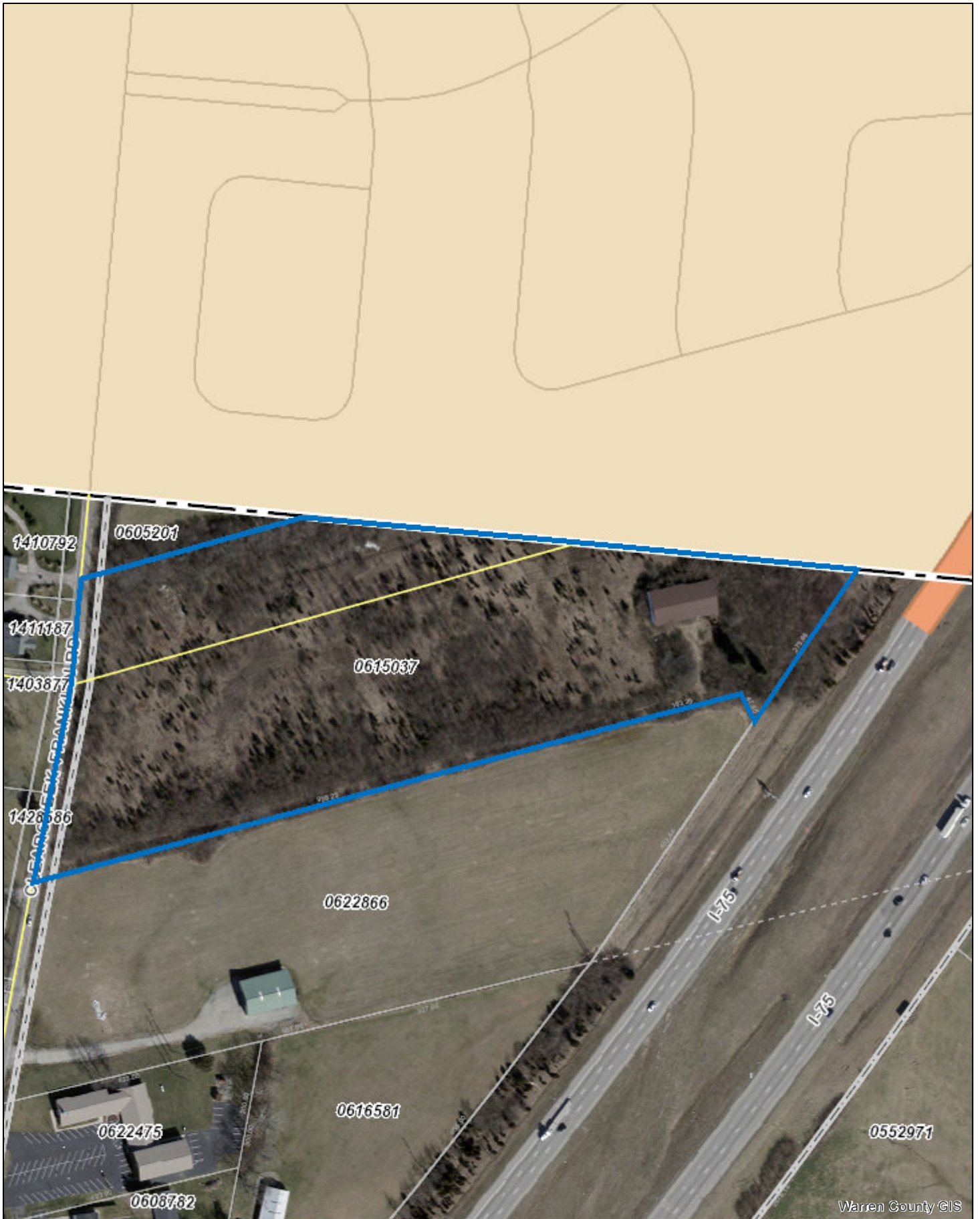
1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

Note: Exact property boundaries must be derived by a legal survey of the property.

1 inch = 236 ft

GIS DEPARTMENT





Date: 1/5/2021

| | | | |
|---|--|--|--------------------------|
| <p>Cadastral Lines</p> <ul style="list-style-type: none"> Corporate Line County Line Farm Lot Line Auditors Tract Line Civil Township Line Subdivision Unit Line Parcel Line ROW Unknown Width Line Road ROW School Line Section Line Hardware Subdivision Lot Line Township and Range Line Tract Line VMS Line Vacated Road Line <p>Line Type</p> <ul style="list-style-type: none"> Overpass Line | <p>Warren County Map</p> <p>The provider makes no warranty or representation with respect to its information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.</p> | | <p>1 inch = 200 feet</p> |
|---|--|--|--------------------------|