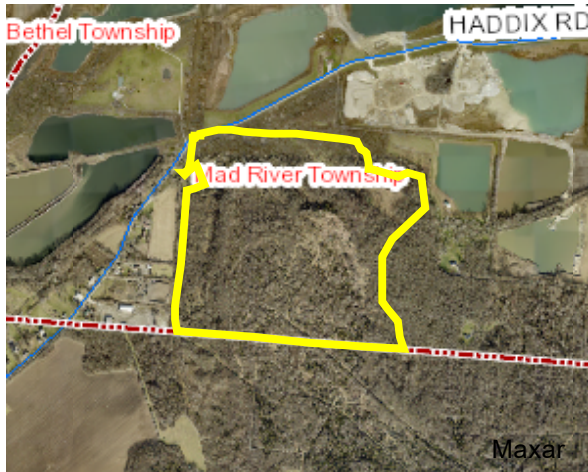




Clark County GIS - John S. Federer  
(937) 521-1860 - gis@clarkcountyohio.gov

Report generated: Friday, March 25, 2022

## Parcel Report



Sorry, no sketch available  
for this record

### Base Data

**Parcel Number:** 1801000029401033  
**Owner Name:** 444 SANDHILL INC  
**Property Address:** HADDIX RD, FAIRBORN 45324  
**Percent Owned %:** 100

### Geographic

**City:** UNINCORPORATED  
**Township:** MAD RIVER TOWNSHIP  
**School District:** GREENON LSD

### Mailing Address

**Mailing Name:** ROBERT L KOHNEN  
**Mailing Address:** 739 E ST RT 73  
**City State Zip:** SPRINGBORO OH 45066

### Legal

**Neighborhood:** 180C0000  
**Legal Description:** NE PT SE  
QR SEC  
29 & PT  
NW & PT  
SW QR  
SEC 23  
**Class:** C

**Legal Acres:** 148.98  
**Land Use:** 400  
COMMERCIAL  
VACANT  
LAND  
**Map Number:** DSW1-H1

### Valuation

**Appraised Assessed (35%)**  
**Land Value:** \$37,450.00 \$13,110.00  
**Building Value:** \$0.00 \$0.00  
**Total Value:** \$37,450.00 \$13,110.00  
**CAUV Value:** \$0.00  
**Taxable Value:** \$13,110.00

### Tax Credits

**Homestead Exemption:** No  
**2.5% Reduction:** No

### Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
WASTELAND			149.81	6,525,724	\$37,450.00
RIGHT OF WAY			0.17	7,405	\$0.00

### Land Totals

**Effective Total Acres** 149.98  
**Effective Total Square Footage** 6,533,129  
**Total Value** \$37,450.00

### Valuation

**Appraised Assessed (35%)**  
**Land Value:** \$37,450.00 \$13,110.00  
**Building Value:** \$0.00 \$0.00  
**Total Value:** \$37,450.00 \$13,110.00  
**CAUV Value:** \$0.00  
**Taxable Value:** \$13,110.00

Valuation History

Tax Year	Appraised Land Value	Appraised Building Value	CAUV Value	AppraisedTotalValue
2020	\$37,450.00	\$0.00	\$0.00	\$37,450.00
2019	\$37,450.00	\$0.00	\$0.00	\$37,450.00
2018	\$37,450.00	\$0.00	\$0.00	\$37,450.00
2017	\$37,450.00	\$0.00	\$0.00	\$37,450.00
2016	\$37,450.00	\$0.00	\$0.00	\$37,450.00
2015	\$37,450.00	\$0.00	\$0.00	\$37,450.00
2014	\$37,450.00	\$0.00	\$0.00	\$37,450.00
2013	\$37,450.00	\$0.00	\$0.00	\$37,450.00
2012	\$44,690.00	\$0.00	\$0.00	\$44,690.00
2011	\$44,690.00	\$0.00	\$0.00	\$44,690.00
2010	\$44,690.00	\$0.00	\$0.00	\$44,690.00
2009	\$44,690.00	\$0.00	\$0.00	\$44,690.00
2008	\$44,690.00	\$0.00	\$0.00	\$44,690.00
2007	\$44,690.00	\$0.00	\$0.00	\$44,690.00

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
10/01/1997	\$0.00		444 SANDHILL INC	

Property Tax

Tax Year 2021 Payable 2022

	First Half	Second Half
Gross Charge:	\$497.01	\$497.01
Reduction Factor:	(\$49.47)	(\$49.47)
Non-Business Credit:	\$0.00	\$0.00
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Net Tax Due:	\$447.54	\$447.54
Special Assessments:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$447.54
Interest:	\$0.00	
Prior Charges:	\$0.00	
Full Year Total:	\$895.08	
Payments:	\$447.54	
Half Year Due:	\$0.00	
Full Year Due:	\$447.54	

Tax History

Tax Year 2007	First Half	Second Half
Gross Charge:	\$4,966.90	\$4,966.90
Reduction Factor:	(\$1,542.89)	(\$1,542.89)
Non-Business Credit:	\$0.00	\$0.00
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Net Tax Due:	\$3,424.01	\$3,424.01
Special Assessments:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$0.00
Interest:	\$0.00	
Prior Charges:	\$0.00	
Full Year Total:	\$7,190.42	
Payments:	\$7,190.42	
Half Year Due:	\$0.00	
Full Year Due:	\$0.00	

Payments

Date	Amount
02/17/2022	(\$447.54)

Clark County, Ohio



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Report generated: Friday, March 25, 2022

## Parcel Report



Sorry, no sketch available  
for this record

### Base Data

**Parcel Number:** 1801000023000042  
**Owner Name:** DIRTVEST LTD  
**Property Address:** HADDIX RD REAR, FAIRBORN 45324  
**Percent Owned %:** 100

### Geographic

**City:** UNINCORPORATED  
**Township:** MAD RIVER TOWNSHIP  
**School District:** GREENON LSD

### Mailing Address

**Mailing Name:** ROBERT L KOHNEN  
**Mailing Address:** 739 E ST RT 73  
**City State Zip:** SPRINGBORO OH 45066

### Legal

**Neighborhood:** 180C0000  
**Legal Description:** NE PT SE QR SEC 29 & PT NW PT SW QR SEC 23  
**Class:** C  
**Legal Acres:** 41.71  
**Land Use:** COMMERCIAL VACANT LAND  
**Map Number:** DSW2-00

### Valuation

**Appraised Assessed (35%)**  
**Land Value:** \$85,980.00 \$30,090.00  
**Building Value:** \$0.00 \$0.00  
**Total Value:** \$85,980.00 \$30,090.00  
**CAUV Value:** \$0.00  
**Taxable Value:** \$30,090.00

### Tax Credits

**Homestead Exemption:** No  
**2.5% Reduction:** No

### Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
			39.08	1,702,325	\$85,980.00
RIGHT OF WAY			2.63	114,563	\$0.00

### Land Totals

**Effective Total Acres** 41.71  
**Effective Total Square Footage** 1,816,888  
**Total Value** \$85,980.00

### Valuation

**Appraised Assessed (35%)**  
**Land Value:** \$85,980.00 \$30,090.00  
**Building Value:** \$0.00 \$0.00  
**Total Value:** \$85,980.00 \$30,090.00  
**CAUV Value:** \$0.00  
**Taxable Value:** \$30,090.00

**Valuation History**

Tax Year	Appraised Land Value	Appraised Building Value	CAUV Value	AppraisedTotalValue
2020	\$151,320.00	\$0.00	\$0.00	\$151,320.00
2019	\$26,840.00	\$0.00	\$0.00	\$26,840.00
2018	\$26,840.00	\$0.00	\$0.00	\$26,840.00
2017	\$26,840.00	\$0.00	\$0.00	\$26,840.00
2016	\$26,840.00	\$0.00	\$0.00	\$26,840.00
2015	\$26,840.00	\$0.00	\$0.00	\$26,840.00
2014	\$26,840.00	\$0.00	\$0.00	\$26,840.00
2013	\$26,840.00	\$0.00	\$0.00	\$26,840.00
2012	\$33,100.00	\$0.00	\$0.00	\$33,100.00
2011	\$33,100.00	\$0.00	\$0.00	\$33,100.00
2010	\$33,100.00	\$0.00	\$0.00	\$33,100.00
2009	\$33,100.00	\$0.00	\$0.00	\$33,100.00
2008	\$45,240.00	\$0.00	\$0.00	\$45,240.00
2007	\$45,240.00	\$0.00	\$0.00	\$45,240.00

**Sales**

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
10/01/1997	\$14,500.00		DIRTVEST LTD	

**Property Tax**

Tax Year 2021 Payable 2022

	First Half	Second Half
<b>Gross Charge:</b>	\$1,140.72	\$1,140.72
<b>Reduction Factor:</b>	(\$113.54)	(\$113.54)
<b>Non-Business Credit:</b>	\$0.00	\$0.00
<b>Owner Occupancy Credit:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Net Tax Due:</b>	\$1,027.18	\$1,027.18
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$0.00	\$1,027.18
<b>Interest:</b>	\$0.00	
<b>Prior Charges:</b>	\$0.00	
<b>Full Year Total:</b>	\$2,054.36	
<b>Payments:</b>	\$1,027.18	
<b>Half Year Due:</b>	\$0.00	
<b>Full Year Due:</b>	\$1,027.18	

**Tax History**

Tax Year 2007	First Half	Second Half
<b>Gross Charge:</b>	\$5,027.87	\$5,027.87
<b>Reduction Factor:</b>	(\$1,561.85)	(\$1,561.85)
<b>Non-Business Credit:</b>	\$0.00	\$0.00
<b>Owner Occupancy Credit:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Net Tax Due:</b>	\$3,466.02	\$3,466.02
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$0.00	\$0.00
<b>Interest:</b>	\$0.00	
<b>Prior Charges:</b>	\$0.00	
<b>Full Year Total:</b>	\$7,278.64	
<b>Payments:</b>	\$7,278.64	
<b>Half Year Due:</b>	\$0.00	
<b>Full Year Due:</b>	\$0.00	

**Payments**

Date	Amount
02/17/2022	(\$1,027.18)

**Permits**

Permit Number	Permit Date	Purpose	Price
20-0326PZ	12/20/2020	POLE BLDG	

Clark County, Ohio