

N44-078764



7/28/2023

Parcel

N44-078764

Address

ROBERT M DAVIS PW

Owner

KOEHLER JAMES C

Appraised

\$190,200.00

400 - COMMERCIAL - VACANT ...

SOLD: 6/7/2006 \$250,000.00

ACRES: 12.7090

Location

Parcel	N44-078764
Owner	KOEHLER JAMES C
Address	ROBERT M DAVIS PW
Municipality	PIQUA CITY
Township	
School District	PIQUA CSD

Valuation

Please note, if you have any questions reach out to the Miami County Auditor's office at 937-440-5925.

Appraised (100%)

Assessed (35%)

Year	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2022	\$190,200.00 (\$27,680.00 📉)	\$0.00	\$190,200.00	\$66,570.00 (\$9,690.00 📉)	\$0.00	\$9,690.00
2019	\$190,200.00 (\$25,410.00 📉)	\$0.00	\$190,200.00	\$66,570.00 (\$8,890.00 📉)	\$0.00	\$8,890.00
2016	\$236,500.00 (\$37,440.00 📉)	\$0.00	\$236,500.00	\$82,780.00 (\$13,100.00 📉)	\$0.00	\$13,100.00
2013	\$236,500.00 (\$31,360.00 📉)	\$0.00	\$236,500.00	\$82,780.00 (\$10,980.00 📉)	\$0.00	\$10,980.00
2010	\$262,800.00 (\$14,320.00 📉)	\$0.00	\$262,800.00	\$91,980.00 (\$5,010.00 📉)	\$0.00	\$5,010.00
2008	\$262,800.00 (\$5,680.00 📉)	\$0.00	\$262,800.00	\$91,980.00 (\$1,990.00 📉)	\$0.00	\$1,990.00

Historic Appraised (100%) Values



### Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

### Legal

Legal Acres	12.7090	Homestead Reduction	N
Legal Description	IN LOT 8872 ^ ^	Owner Occupied	N
Land Use	400 - Commercial - vacan...	Foreclosure	N
Neighborhood	02100	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$590.06	Divided Property	N
Routing Number	080514.4-01-010-00		

### Notes

SMDA#: N44-SW142 -010-11

### Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - C	CRA	9.0960	\$2,010.00	\$2,010.00	\$2,010.00	\$18,280.00
C - C	BS	3.4170	\$2,750.00	\$2,750.00	\$2,750.00	\$9,400.00
O - O		0.1960	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>		<b>12.709</b>				<b>\$27,680.00</b>

### Commercial

No Commercial Building Records Found.

### Sales

Date	Buyer	Seller	Conveyance				Book/Page	Valid	Parcels	
			Number	Deed Type	Deed	Deed			In Sale	Amount
6/7/2006	KOEHLER JAMES C	LAVY EVERETT ELWOOD & MARLAND (CO-TRUSTEES)	1066	Unknown		/	YES	1	\$250,000.00	
6/2/2006	LAVY EVERETT ELWOOD & MARLAND (CO-TRUSTEES)	**PARCEL CREATED	0	Unknown	999	/	YES	2	\$0.00	
6/2/2006	**PARCEL CREATED	Unknown	0	Unknown	999	/	YES	1	\$0.00	

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Appraised Value (100%)
A4 - Undeveloped	12.5130	0	0	0	100%	\$30,400.00	\$30,400.00	\$30,400.00	\$190,200.00
A0 - Row	0.1960	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>	12.7090								\$190,200.00

Improvements

No Improvement Records Found.

Tax

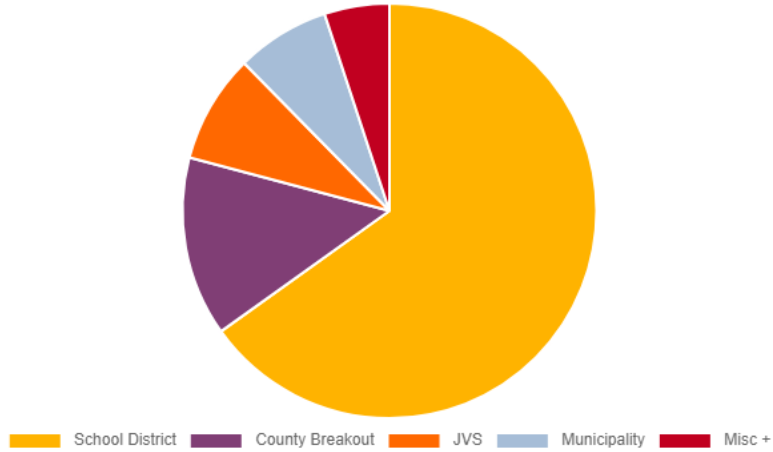
2022 Payable 2023

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$337.12	\$337.12	\$674.24
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$42.09	-\$42.09	-\$84.18
NON-BUSINESS CREDIT		\$0.00	\$0.00	\$0.00
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$295.03	\$295.03	\$590.06
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00

NET OWED	\$0.00	\$295.03	\$295.03	\$590.06
NET PAID	\$0.00	-\$295.03	-\$295.03	-\$590.06
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 69.580000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 60.892200			SURPLUS	\$0.00

**Tax Distributions**

2022



Levy Name	Amount	Percentage
School District	\$192.15	65.13%
County Breakout	\$41.31	14.00%
Municipality	\$21.56	7.31%
JVS	\$25.02	8.48%
Misc +	\$14.99	5.08%
<b>Totals</b>	<b>\$295.03</b>	<b>100%</b>

**Special Assessments**

No Special Assessment Records Found.