



Parcel ID	0204428009	Current Owner	MIAMI VALLEY PAPER LLC	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	2103362	Property Address	413 OXFORD RD FRANKLIN 45005	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	5 -1-4 5.6408 ACRES	State Use Code	0340 - LIGHT MANUFACTURING, ASSEMBLY	Census Tract	302.00
Tax District	21 FRANKLIN CITY FCSD	Neighborhood ID	019001	OH Public School Dist No	8304
		School District	FRANKLIN 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	08/26/2004	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	\$141,020	\$49,360
BUILDING	\$8,980	\$3,140
TOTAL	\$150,000	\$52,500
CAUV	\$0	-

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<b>Parcel Seq</b>	0				

**Tax Information**  
**Tax Year: 2023**

	First Half	Second Half	Total Current	Delinquent	Total Charge
Gross Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Gross	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Business Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Homestead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Occupied Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Recoupment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Aug Tax Interest					\$0.00
Aug SA Interest					\$0.00
Dec Tax Interest					\$0.00
Dec SA Interest					\$0.00
Def Tax Interest					\$0.00
Def SA Interest					\$0.00
Amount Due					\$0.00

**Tax Information**  
**Tax Year: 2022**

	First Half	Second Half	Total Current	Delinquent	Total Charge
Gross Tax	\$2,365.91	\$2,365.91	\$4,731.82	\$0.00	\$4,731.82
Net Gross	\$1,622.21	\$1,622.21	\$3,244.42	\$0.00	\$3,244.42
Non-Business Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Homestead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Occupied Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Tax	\$1,622.21	\$1,622.21	\$3,244.42	\$0.00	\$3,244.42
Recoupment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Tax	\$1,622.21	\$1,622.21	\$3,244.42	\$0.00	\$3,244.42
Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$966.74	\$966.74	\$966.74	\$0.00	\$1,933.48
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$2,588.95	\$2,588.95	\$5,177.90	\$0.00	\$5,177.90
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Aug Tax Interest					\$0.00
Aug SA Interest					\$0.00
Dec Tax Interest					\$0.00
Dec SA Interest					\$0.00
Def Tax Interest					\$0.00
Def SA Interest					\$0.00
Amount Due					\$0.00

Parcel ID	0204428009	Current Owner	MIAMI VALLEY PAPER LLC	Account Number	2103362
Parcel Seq	0				

**Potential CAUV Recoupment**

	2020	2021	2022	TOTAL
Potential Recoupment	NO POTENTIAL RECOUPMENT RECORDS FOUND			

<b>Parcel ID</b>	0204428009	<b>Current Owner</b>	MIAMI VALLEY PAPER LLC	<b>Account Number</b>	2103362
<b>Parcel Seq</b>	0				

**Payment History**

Payment Date	Taxes	Assessments	Total
02/14/2023	\$3,244.42	\$1,933.48	\$5,177.90
03/02/2022	\$3,112.78	\$1,933.62	\$5,046.40
02/18/2021	\$3,405.42	\$1,938.98	\$5,344.40
08/24/2020	\$0.00	\$119.26	\$119.26
07/20/2020	\$20,795.08	\$2,168.08	\$22,963.16
09/04/2019	\$11,446.96	\$1,193.10	\$12,640.06
02/27/2019	\$10,406.32	\$1,084.64	\$11,490.96
07/26/2018	\$10,211.01	\$1,074.31	\$11,285.32
02/27/2018	\$10,211.01	\$1,074.31	\$11,285.32
09/22/2017	\$10,336.48	\$1,179.77	\$11,516.25
02/24/2017	\$10,443.72	\$1,072.53	\$11,516.25
07/27/2016	\$10,429.86	\$1,072.87	\$11,502.73
02/16/2016	\$10,429.86	\$1,072.87	\$11,502.73
07/09/2015	\$10,416.74	\$1,068.62	\$11,485.36
02/10/2015	\$10,416.74	\$1,068.62	\$11,485.36
08/04/2014	\$9,057.27	\$1,070.11	\$10,127.38
02/18/2014	\$9,057.27	\$1,070.11	\$10,127.38
07/22/2013	\$9,086.55	\$1,068.79	\$10,155.34
02/19/2013	\$9,086.55	\$1,068.79	\$10,155.34
07/25/2012	\$9,169.28	\$947.50	\$10,116.78
02/23/2012	\$9,169.28	\$947.50	\$10,116.78
12/19/2011	\$30,722.46	\$3,255.77	\$33,978.23
01/19/2010	\$8,232.41	\$927.59	\$9,160.00
07/27/2009	\$8,242.52	\$916.87	\$9,159.39
03/02/2009	\$8,242.52	\$916.87	\$9,159.39
07/08/2008	\$8,249.76	\$910.24	\$9,160.00
02/15/2008	\$8,249.76	\$910.24	\$9,160.00
06/25/2007	\$8,319.32	\$188.03	\$8,507.35
02/02/2007	\$8,319.32	\$188.03	\$8,507.35
06/30/2006	\$8,411.64	\$909.22	\$9,320.86
02/06/2006	\$8,417.64	\$909.22	\$9,326.86
07/08/2005	\$6,052.77	\$908.60	\$6,961.37
02/07/2005	\$6,052.77	\$908.60	\$6,961.37
07/02/2004	\$6,082.62	\$932.08	\$7,014.70
02/02/2004	\$6,082.62	\$932.08	\$7,014.70
06/30/2003	\$5,654.88	\$888.34	\$6,543.22
02/03/2003	\$5,654.88	\$888.34	\$6,543.22
07/12/2002	\$4,798.94	\$873.46	\$5,672.40
01/28/2002	\$4,798.94	\$873.46	\$5,672.40
07/09/2001	\$4,832.91	\$847.21	\$5,680.12
01/29/2001	\$4,832.91	\$847.21	\$5,680.12
06/26/2000	\$4,669.78	\$779.50	\$5,449.28
01/31/2000	\$4,669.78	\$779.50	\$5,449.28
07/01/1999	\$4,802.13	\$705.76	\$5,507.89
01/25/1999	\$4,802.13	\$705.76	\$5,507.89
07/02/1998	\$4,866.31	\$713.64	\$5,579.95
01/26/1998	\$4,866.31	\$713.64	\$5,579.95
06/23/1997	\$5,060.79	\$725.39	\$5,786.18
02/10/1997	\$5,060.79	\$725.39	\$5,786.18
06/24/1996	\$5,280.09	\$424.99	\$5,705.08
02/01/1996	\$5,280.09	\$424.99	\$5,705.08
06/26/1995	\$4,536.49	\$412.26	\$4,948.75
01/23/1995	\$4,536.49	\$412.26	\$4,948.75
06/27/1994	\$4,417.61	\$403.03	\$4,820.64
01/31/1994	\$4,417.61	\$403.03	\$4,820.64
07/06/1993	\$4,430.16	\$370.43	\$4,800.59
01/29/1993	\$4,430.16	\$370.43	\$4,800.59
06/22/1992	\$4,448.69	\$372.72	\$4,821.41
03/03/1992	\$4,448.69	\$372.72	\$4,821.41
07/18/1991	\$4,562.19	\$376.80	\$4,938.99

Payment Date	Taxes	Assessments	Total
02/20/1991	\$4,562.19	\$376.80	\$4,938.99

<b>Parcel ID</b>	0204428009	<b>Current Owner</b>	MIAMI VALLEY PAPER LLC	<b>Account Number</b>	2103362
<b>Parcel Seq</b>	0				

**Refund History**

Refund Date	Current Tax	Current Assess	Prior Yr. Tax	Prior Yr. Asses	Total
08/12/2020	\$0.00	\$0.00	\$119.26	\$0.00	\$119.26
08/12/2020	\$0.00	\$0.00	\$17,377.22	\$0.00	\$17,377.22

Parcel ID	0204428009	Current Owner	MIAMI VALLEY PAPER LLC	Account Number	2103362
Parcel Seq	0				

**Special Assessment Information**  
**Tax Year: 2023**  
**There Are No Special Assessments Associated With This Property For 2023**

<b>Parcel ID</b>	0204428009	<b>Current Owner</b>	MIAMI VALLEY PAPER LLC	<b>Account Number</b>	2103362
<b>Parcel Seq</b>	0				

**Special Assessment Information  
Tax Year: 2022**

9900 MCD REGULAR MAINTENANCE					
	First Half	Second Half	Total Current	Delinquent	Total Charge
Charge	\$949.05	\$949.05	\$1,898.10	\$0.00	\$1,898.10
Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$949.05	\$949.05	\$1,898.10	\$0.00	\$1,898.10
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
August Interest					\$0.00
December Interest					\$0.00
Default Interest					\$0.00
Total Due					\$0.00

0561 FRANKLIN ST.LTS.					
	First Half	Second Half	Total Current	Delinquent	Total Charge
Charge	\$17.69	\$17.69	\$35.38	\$0.00	\$35.38
Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$17.69	\$17.69	\$35.38	\$0.00	\$35.38
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
August Interest					\$0.00
December Interest					\$0.00
Default Interest					\$0.00
Total Due					\$0.00

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<b>Parcel Seq</b>	0				

**Sales History**

Sale Date	Grantor	Grantee	Consideration	Convey No.
08-26-2004	MIAMI WABASH PAPER, LLC.	MIAMI VALLEY PAPER, LLC	\$0.00	2004-7548
12-26-2002	MIAMI VALLEY PAPER CO., I	MIAMI WABASH PAPER, LLC.	\$0.00	2002-10559
11-15-1993	NEWMAFCO, INC.	MIAMI VALLEY PAPER CO., I	\$0.00	1993-5983
12-14-1990	NEWMAFCO, INC.	NEWMAFCO, INC.	\$0.00	1990-5619
12-14-1990	BLEEKER ASSOCIATES	NEWMAFCO, INC.	\$0.00	1990-5618



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Parcel Seq	0				

**Value History**

Tax Year	Value Description	2023	2022	2021
True Value	Land	\$141,020	\$141,020	\$141,020
	Building	\$8,980	\$8,980	\$8,980
	Total	\$150,000	\$150,000	\$150,000
CAUV	Land	\$0	\$0	\$0
Assessed Value	Land	\$49,360	\$49,360	\$49,360
	Building	\$3,140	\$3,140	\$3,140
	Total	\$52,500	\$52,500	\$52,500

Tax Year	Value Description	2020	2019	2018
True Value	Land	\$141,020	\$141,020	\$141,020
	Building	\$8,980	\$851,880	\$851,880
	Total	\$150,000	\$992,900	\$992,900
CAUV	Land	\$0	\$0	\$0
Assessed Value	Land	\$49,360	\$49,360	\$49,360
	Building	\$3,140	\$298,160	\$298,160
	Total	\$52,500	\$347,520	\$347,520

<b>Parcel ID</b>	0204428009	<b>Current Owner</b>	MIAMI VALLEY PAPER LLC	<b>Account Number</b>	2103362
<b>Parcel Seq</b>	0				

**Land Records**

Method	Front Feet	Depth Feet	Acres	Sq. Ft.	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
ACREAGE	0	0	5.6408	0	\$25,000.00	0	\$25,000.00		0		0	\$141,020.00

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<b>Parcel Seq</b>	0				

**Outbuildings**

**There Are No Outbuildings Associated With This Property**

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<b>Parcel Seq</b>	0				

**Yard Items**

**There Are No Yard Items Associated With This Property**