

PARID: C05 00501 0001
PARCEL LOCATION: 325 CARR DR

NBHD CODE: C2503000

[Click here to view neighborhood map](#)

Owner

Name
D&D RESOURCES LLC

Mailing

Name D&D RESOURCES LLC
Mailing Address 7143 LAUREL OAKS DR
City, State, Zip WEST CHESTER, OH 45069

Legal

Legal Description 1682 K C MOSIER INDUSTRIAL
PARK SEC 2
ABATEMENT PENDING
Land Use Description I - MANUFACTURING & ASSEMBLY LIGHT
Acres 4.96
Deed
Tax District Name CLAY TWP-BROOKVILLE VIL-BROOKVILLE LSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
21-OCT-04		200400120583	MOSIER K C II	MOSIER PROPERTIES LLC
02-AUG-10	\$1,800,000	201000045429	MOSIER PROPERTIES LLC	DGTZ PARTNERS LLC
01-OCT-21	\$770,000	202100075149	DGTZ PARTNERS LLC	4 THE KIDS LLC
01-JUN-22	\$970,000	202200034982	4 THE KIDS LLC	D&D RESOURCES LLC

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2010	2695		Increase Value

Values

Land	41,660	35%	100%	119,040
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Improvements	421,480	1,204,230
CAUV	0	0
Total	463,140	1,323,270

Current Year Special Assessments

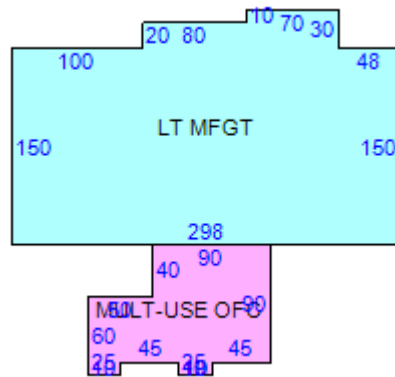
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$7.78
11777-APC FEE	\$39.35

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$17,718.80

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2023	\$28,167.04	\$0.00	\$15,765.44	\$0.00	\$15,757.65	\$0.00	\$59,690.13



Item	Area
LT MFGT - 044:LIGHT MANUFACTURING	49400
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	450
ENCLSD ENTRY - EE1:ENCLOSED ENTRY	200
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	225
TRK,TRN WELL - LD4:TRUCK & TRAIN WELLS	770
MULT-USE OFC - 082:MULTI-USE OFFICE	12500
CANOPY ONLY - CP5:CANOPY ONLY	480
ASPH PAVE - CI1:ASPHALT OR BLACKTOP PAVING	65000

SPRKLR WET - SS1:SPRINKLER SYS WET	61900
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POLE BLDG - AP1:FOUR SIDE CLOSED MTL POLE BLDG	825
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Commercial Property Data

Primary Use of Building	401-MFG/PROCESSING
Year Built	1973
Number of Stories	01
Number of Units	
Building Gross Floor Area	61900
Number of Bedrooms	

Line	Description	Square Footage	Value
1	LIGHT MANUFACTURING	49,400	743,800
3	MULTI-USE OFFICE	12,500	389,640

Out Building

1 of 4

Improvement	FRAME OR CB DETACHED GARAGE
Quantity	1
Size (sq. ft)	450
Year Built	1975
Grade	C
Condition	AVERAGE
Value	4120

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Land

Line Number	1
Land Type	A-ACREAGE
Land Code	6-PRIMARY SITE
Actual Frontage	
Effective Frontage	
Depth	
Depth Factor	1
Square Feet	216058
Acres	4.96
Influence Code 1	
Influence Code 2	
Influence Rate	
Agricultural Indicator	
Override Rate	
Base Rate	24000
Adjustment %	1
Market Land Value	119040

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Tax Year	Total Value	Assessment Reason
1999	1,081,890	TRIENNIAL
2000	1,081,890	
2001	1,081,890	
2002	1,152,440	REAPPRAISAL
2003	1,152,440	
2004	1,152,440	
2005	1,152,440	TRIENNIAL
2006	1,152,440	
2007	1,152,440	
2008	1,014,730	REAPPRAISAL
2009	1,014,730	
2010	1,800,000	BOARD OF REVISION
2011	1,800,000	BOARD OF REVISION
2012	1,800,000	
2013	1,800,000	
2014	1,751,270	REAPPRAISAL
2015	1,751,270	
2016	1,751,270	
2017	1,751,270	TRIENNIAL
2018	1,751,270	
2019	1,751,270	
2020	1,738,740	REAPPRAISAL
2021	1,738,740	
2022	1,738,740	
2023	1,323,270	TRIENNIAL