

N44-009150



Matthew W. Gearhardt  
County Auditor  
Miami County, Ohio  
[www.miamicountyohioauditor.gov](http://www.miamicountyohioauditor.gov)

7/15/2025

Parcel  
N44-009150

499 - OTHER COMMERCIAL STR...

Owner  
ELITE AESTHETICS SALON SUITES LLC  
SOLD: 12/3/2024 \$79,900.00

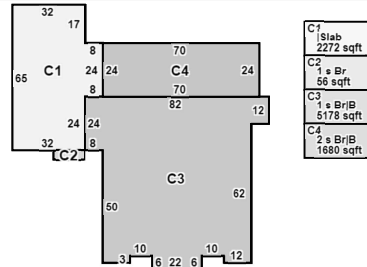
Address  
531 ASH ST W

Appraised  
\$61,600.00  
ACRES: 0.3600

Photos



Sketches



Location

Parcel	N44-009150
Owner	ELITE AESTHETICS SALON SUITES LLC
Address	531 ASH ST W
Municipality	PIQUA CITY
Township	
School District	PIQUA CSD

Deeded Owner Address

Mailing Name	ELITE AESTHETICS SALON SUITES LLC
Mailing Address	531 W ASH ST
City, State, Zip	PIQUA OH 45356

Tax Payer Address

Mailing Name	ELITE AESTHETICS SALON SUITES LLC
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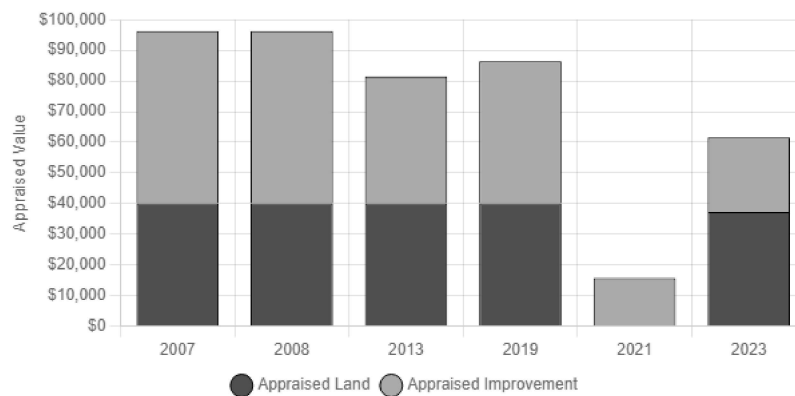
Mailing Address	PO BOX 53
City, State, Zip	DAYTON OH 45401

## 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	Improvements	Total	Land	Improvements	Total
2023	\$37,300.00	\$24,300.00	\$61,600.00	\$13,060.00	\$8,510.00	\$21,570.00
2021	\$0.00	\$15,700.00	\$15,700.00	\$0.00	\$5,500.00	\$5,500.00
2019	\$40,100.00	\$46,400.00	\$86,500.00	\$14,040.00	\$16,240.00	\$30,280.00
2013	\$40,100.00	\$41,300.00	\$81,400.00	\$14,040.00	\$14,460.00	\$28,500.00
2008	\$40,200.00	\$56,100.00	\$96,300.00	\$14,070.00	\$19,640.00	\$33,710.00
2007	\$40,200.00	\$56,100.00	\$96,300.00	\$14,070.00	\$19,640.00	\$33,710.00

Historic Appraised (100%) Values



## Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

## Legal

Legal Acres	0.3600	Homestead Reduction	N
Legal Description	IL 652 62 x 150.66 IL 653 62 x...	Owner Occupied	N
Land Use	499 - Other commercial str...	Foreclosure	N
Neighborhood	01500	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,300.52	Divided Property	N

Routing Number 060618.1-19-011-01

## Notes

SMDA#: N44-NE040 -019-00

## Residential

No Residential Records Found.

## Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
631	Basic Structure Cost	3	0	0	\$0.00
Totals					\$0.00

## Agricultural

No Agricultural Records Found.

## Commercial

Occupancy Type Code	Description	Card	Year Built	Effective Age	Class	Section Number	Section Area	Wall Height	Section Stories
309	Church	3	1914	50	C	1	11,400	30	1
Totals							11,400		

## Sales

Date	Buyer	Seller	Conveyance				Parcels		
			Number	Deed Type	Deed	Book/Page	Valid	In Sale	Amount
12/3/2024	ELITE AESTHETICS SALON SUITES LLC	BOLIN JEFFERY & NICOLE	2184	WD-WARRANTY DEED		/	YES	1	\$79,900.00
10/5/2022	BOLIN JEFFERY & NICOLE	TRUE VINE CHURCH	2506	WD-WARRANTY DEED		/	YES	2	\$15,000.00
8/1/2017	TRUE VINE CHURCH	CHURCHDELA LLC		QE-QUIT CLAIM DEED EXEMPT	999	/	NO	1	\$0.00
1/4/2006	CHURCHDELA LLC	Unknown	19	Unknown		/	YES	1	\$100,000.00

## Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
L1 - Regular Lot	0.2135	62	62	150	0%	\$317.00	\$317.00	\$317.00	\$18,670.00
L1 - Regular Lot	0.1494	62	62	105	0%	\$317.00	\$317.00	\$317.00	\$18,670.00
<b>Totals</b>	0.3629								\$37,340.00

### Improvements

No Improvement Records Found.

### Tax

2024 Payable 2025

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$1,266.52	\$747.18	\$747.18	\$2,760.88
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$96.92	-\$96.92	-\$193.84
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	\$1,266.52	\$650.26	\$650.26	\$2,567.04
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00
PENALTY / INTEREST	\$235.33	\$65.03	\$0.00	\$300.36
NET OWED	\$1,501.85	\$715.29	\$650.26	\$2,867.40
NET PAID	-\$1,501.85	\$0.00	\$0.00	-\$1,501.85
NET DUE	\$0.00	\$715.29	\$650.26	\$1,365.55
TAX RATE: 69.280000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 60.293010			SURPLUS	\$0.00

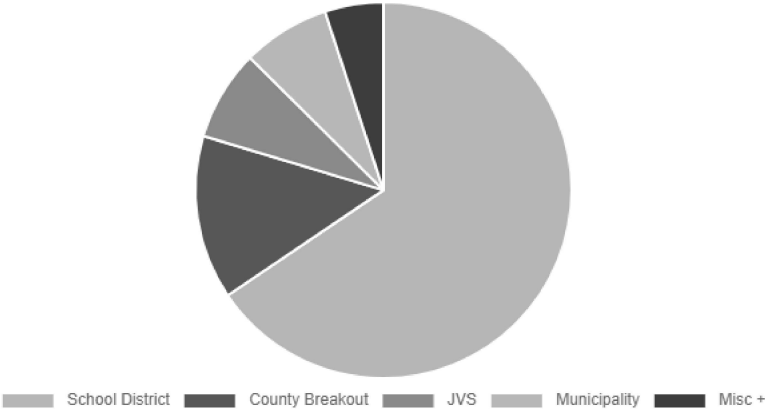
### Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/17/2025	1-24	\$39.01	\$0.00	\$0.00	\$0.00	2mlp-01172025-24-1
12/5/2024	1-24	\$1,462.84	\$0.00	\$0.00	\$0.00	1mes-12052024-2-1
7/19/2023	2-22	\$0.00	\$184.21	\$167.46	\$0.00	8jmb-07192023-35-1

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
10/3/2022	1-22	\$1,404.41	\$0.00	\$0.00	\$0.00	1-10032022-20-1

Tax Distributions

2024



Levy Name	Amount	Percentage
School District	\$877.89	65.54%
County Breakout	\$188.97	14.11%
Municipality	\$100.87	7.53%
JVS	\$104.28	7.78%
Misc +	\$67.52	5.04%
Totals	\$1,339.53	100%

Special Assessments

No Special Assessment Records Found.