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PARID: J44 04105 0083

PARCEL LOCATION: 2681 EAST RIVER RD

NBHD CODE: C1300000



[Click here to view neighborhood map](#)

Owner

Name
VANDERPOHL PROPERTY LLC

Mailing

Name	VANDERPOHL PROPERTY LLC
Mailing Address	2221 ARBOR BLVD
City, State, Zip	DAYTON, OH 45439 1521

Legal

Legal Description	3270
Land Use Description	I - MANUFACTURING & ASSEMBLY LIGHT
Acres	3
Deed	
Tax District Name	MORaine CITY-KETTERING CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
17-MAY-22	\$1,880,000	202200032589	MILLER PROPERTY MANAGEMENT	VANDERPOHL PROPERTY LLC

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2011	1224		No Change in Value

Values

Land
Improvements
CAUV
Total

Current Year Special Assessments

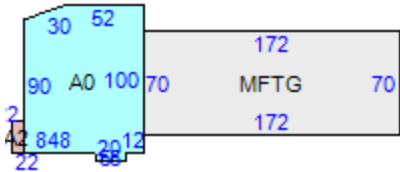
41000-M.C.D. MIAMI CONSERVANCY DIST	\$360.68
41003-MCD CAPITAL	\$107.66

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	\$0.00

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2025	\$19,946.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,946.08



Item	Area
MULT-USE OFC - 082:MULTI-USE OFFICE	4400
PORCH, OPEN - PR1:PORCH, OPEN	208
ASPH PAVE - CI1:ASPHALT OR BLACKTOP PAVING	35000
MFTG - 043:MANUFACTURING	3560
FENCE CHLK - WA1:FENCE CHAIN LINK	3780
MONITOR ROOF - MR1:MONITOR ROOF	2352
MFTG - 043:MANUFACTURING	12040
UTL BLDG-FRM - RS1:UTILITY BLDG-FRAME	357

ENCLOSURE - 085:ENCLOSURE	651
UTL BLDG-FRM - RS1:UTILITY BLDG-FRAME	368
MLTI STORAGE - 084:ULTI USE STORAGE	400

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Commercial Property Data

1 of 3

Primary Use of Building	401-MFG/PROCESSING
Year Built	1968
Number of Stories	01
Number of Units	
Building Gross Floor Area	21051
Number of Bedrooms	

Line	Description	Square Footage	Value
1	MULTI-USE OFFICE	4,400	119,330
1	MANUFACTURING	3,183	42,590
1	MANUFACTURING	11,800	158,610
2	MULTI-USE OFFICE	3,183	120,780
2	MANUFACTURING	3,560	47,180
3	MANUFACTURING	12,040	186,900
3	MANUFACTURING	550	7,360
4	MANUFACTURING	550	54,600
4	ENCLOSURE	651	6,180
5	MANUFACTURING	12,344	239,260
5	ULTI USE STORAGE	400	1,620
6	ENCLOSURE	375	4,330
7	ENCLOSURE	600	3,480

Out Building

1 of 2

Improvement	FENCE CHAIN LINK
Quantity	1
Size (sq. ft)	3780
Year Built	1968
Grade	C
Condition	FAIR
Value	1590

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Land

1 of 2

Line Number	1
Land Type	A-ACREAGE
Land Code	6-PRIMARY SITE
Actual Frontage	
Effective Frontage	
Depth	
Depth Factor	1
Square Feet	76230
Acres	1.75
Influence Code 1	
Influence Code 2	
Influence Rate	
Agricultural Indicator	
Override Rate	
Base Rate	30500
Adjustment %	1
Market Land Value	53380

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Land

2 of 2

Line Number	2
Land Type	A-ACREAGE
Land Code	10-10
Actual Frontage	
Effective Frontage	
Depth	
Depth Factor	1
Square Feet	54450
Acres	1.25
Influence Code 1	
Influence Code 2	
Influence Rate	
Agricultural Indicator	
Override Rate	
Base Rate	7650
Adjustment %	1
Market Land Value	9560

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Tax Year	Total Value	Assessment Reason
1999	1,014,380	TRIENNIAL
2000	1,014,380	
2001	1,014,380	
2002	1,066,990	REAPPRAISAL
2003	1,066,990	
2004	1,066,990	
2005	1,066,990	TRIENNIAL
2006	1,066,990	
2007	1,066,990	
2008	1,067,660	REAPPRAISAL
2009	1,067,660	
2010	1,067,660	
2011	1,025,370	TRIENNIAL
2012	1,025,370	
2013	1,025,370	
2014	973,460	REAPPRAISAL
2015	973,460	
2016	973,460	
2017	973,460	TRIENNIAL
2018	973,460	
2019	973,460	
2020	1,095,180	REAPPRAISAL
2021	1,095,180	
2022	1,095,180	
2023	1,095,180	TRIENNIAL
2024	1,095,180	

