

N44-018360



Matthew W. Gearhardt
County Auditor
Miami County, Ohio
www.miamicountyohioauditor.gov

2/25/2026

Parcel
N44-018360

510 - SINGLE FAMILY DWLG OW...

Owner

HUTTON CLIFFORD W & @ (3)

SOLD: 8/13/2008 \$0.00

Address

454 RIVERSIDE DR

Appraised

\$94,400.00

ACRES: 0.1000

Photos

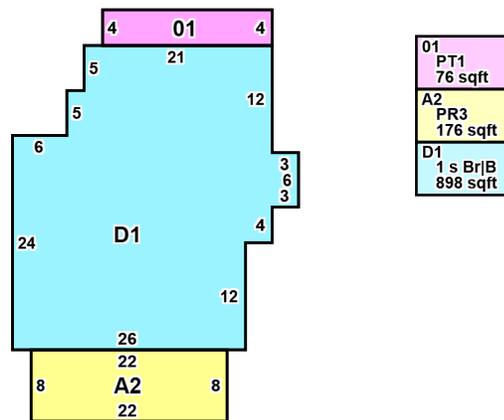
Photo 1



N44018360 06/23/2007

Sketches

Sketch 1



01
PT1
76 sqft
A2
PR3
176 sqft
D1
1 s BrjB
898 sqft

Location

Parcel	N44-018360
Owner	HUTTON CLIFFORD W & @ (3)
Address	454 RIVERSIDE DR
Municipality	PIQUA CITY
Township	
School District	PIQUA CSD

Deeded Owner Address

Mailing Name	HUTTON CLIFFORD W & @ (3)
Mailing Address	454 RIVERSIDE DR
City, State, Zip	PIQUA OH 45356

Tax Payer Address

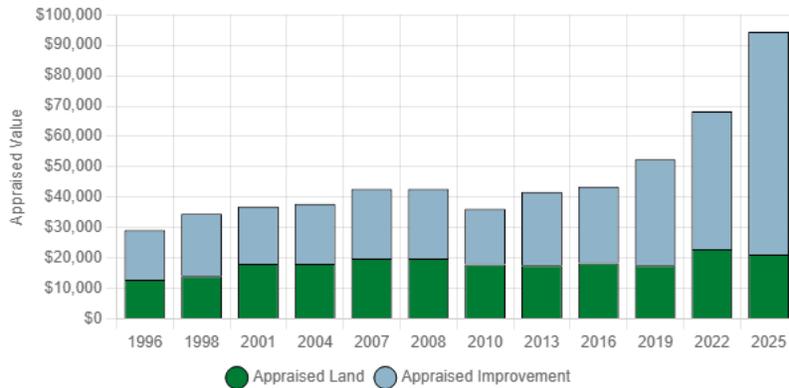
Mailing Name	HUTTON CLIFFORD W & @ (3)
Mailing Address	7888 RANGELINE RD
City, State, Zip	COVINGTON OH 45318

Valuation

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

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025	\$21,200.00	\$73,200.00	\$94,400.00	\$7,420.00	\$25,620.00	\$33,040.00
2022	\$22,900.00	\$45,400.00	\$68,300.00	\$8,020.00	\$15,890.00	\$23,910.00
2019	\$17,600.00	\$34,900.00	\$52,500.00	\$6,160.00	\$12,220.00	\$18,380.00
2016	\$18,300.00	\$25,200.00	\$43,500.00	\$6,410.00	\$8,820.00	\$15,230.00
2013	\$17,600.00	\$24,200.00	\$41,800.00	\$6,160.00	\$8,470.00	\$14,630.00
2010	\$17,900.00	\$18,300.00	\$36,200.00	\$6,270.00	\$6,410.00	\$12,680.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	0.1000	Homestead Reduction	N
Legal Description	IL 1113 129.75 TRI S PT	Owner Occupied	N
Land Use	510 - Single family Dwlg ow...	Foreclosure	N
Neighborhood	01501	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	201

Annual Tax	\$1,197.02	Divided Property	N
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Routing Number 060607.4-01-052-00

Notes

SMDA#: N44-NE068 -005-00

Residential

Dwelling 1

Number Of Stories	1.0	Exterior Wall	Brick
Style	Conventional	Heating	Base
Year Built	1920	Cooling	None
Year Remodeled	1988	Basement	Pt Basement
Number of Rooms	6	Attic	1/2 Finished
Number of Bedrooms	3	Finished Living Area	1,114 sqft
Number of Full Baths	1	First Floor Area	898 sqft
Number of Half Baths	0	Upper Floor Area	0 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Attic Area	216 sqft
Number of Basement Garages	0	Total Basement Area	898 sqft
Grade	C-	Finished Basement Area	0 sqft
Grade Adjustment	0.90		
Condition	P P	Other Fixtures	0
Fireplace Openings	0	Fireplace Stacks	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
PR3	Porch Masonry - Open	1	176	0	\$10,240.00
PTI	Patio Concrete	1	76	0	\$1,020.00
Totals					\$11,260.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance			Book/Page	Valid	Parcels	
			Number	Deed Type	Deed			In Sale	Amount
8/13/2008	HUTTON CLIFFORD W & @ (3)	GAMBILL BONNIE G	0	QE-QUIT CLAIM DEED EXEMPT	999	/	NO	1	\$0.00
3/28/2007	GAMBILL BONNIE G	CLIFFORD W HUTTON	0	QE-QUIT CLAIM DEED EXEMPT	999	/	NO	1	\$0.00
3/28/2007	CLIFFORD W HUTTON	LISA P JACKSON	0	QE-QUIT CLAIM DEED EXEMPT	999	/	NO	1	\$0.00
3/28/2007	LISA P JACKSON	PHILLIP J HUTTON	0	QE-QUIT CLAIM DEED EXEMPT	999	/	NO	1	\$0.00
3/28/2007	PHILLIP J HUTTON	GAMBILL BONNIE J	0	QE-QUIT CLAIM DEED EXEMPT	999	/	NO	1	\$0.00
8/25/2005	GAMBILL BONNIE J	CLIFFORD W HUTTON	0	CE-CERTIFICATE TR EX	999	/	NO	1	\$0.00
8/25/2005	CLIFFORD W HUTTON	ANTHONY HUTTON	0	CE-CERTIFICATE TR EX	999	/	NO	1	\$0.00
8/25/2005	ANTHONY HUTTON	LISA P JACKSON	0	CE-CERTIFICATE TR EX	999	/	NO	1	\$0.00
8/25/2005	LISA P JACKSON	PHILLIP J HUTTON	0	CE-CERTIFICATE TR EX	999	/	NO	1	\$0.00
8/25/2005	PHILLIP J HUTTON	HUTTON RAYMOND J	0	CE-CERTIFICATE TR EX	999	/	NO	1	\$0.00
5/2/1994	HUTTON RAYMOND J	Unknown	0	Unknown		/	NO	1	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
L1 - Regular Lot	0.1003	78	78	56	68%	\$530.00	\$400.00	\$272.00	\$21,220.00
Totals	0.1003								\$21,220.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total

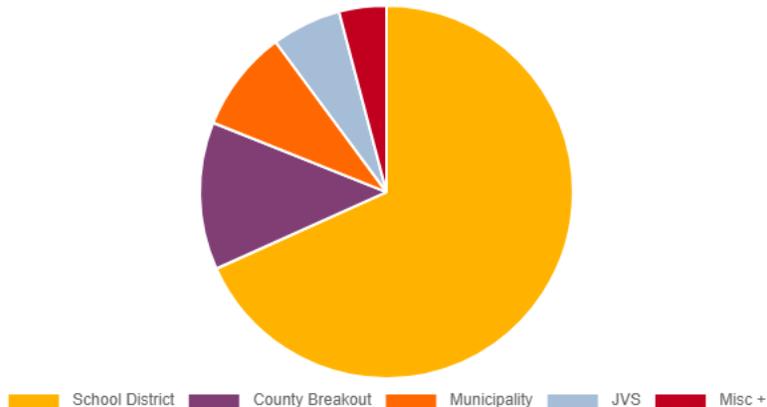
CHARGE	\$4,780.33	\$1,076.77	\$1,076.77	\$6,933.87
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$416.91	-\$416.91	-\$833.82
NON-BUSINESS CREDIT		-\$61.35	-\$61.35	-\$122.70
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$4,780.33	\$598.51	\$598.51	\$5,977.35
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$806.81	\$50.88	\$31.86	\$889.55
PENALTY / INTEREST	\$1,648.47	\$0.00	\$0.00	\$1,648.47
NET OWED	\$7,235.61	\$649.39	\$630.37	\$8,515.37
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$7,235.61	\$649.39	\$630.37	\$8,515.37
TAX RATE: 65.180000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 39.943450			SURPLUS	\$0.00

Tax Payments

No Tax Payment Records Found.

Tax Distributions

2025



Levy Name	Amount	Percentage
School District	\$5,205.56	68.26%
County Breakout	\$976.23	12.80%
Municipality	\$672.50	8.82%
JVS	\$458.95	6.02%
Misc +	\$312.58	4.10%
Totals	\$7,625.82	100%

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
31-260 PIQUA WEED MOWING	\$474.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$474.33
11-903 MIAMI CONS CAPITAL	\$23.63	\$0.00	\$19.02	\$0.00	\$0.00	\$0.00	\$19.02	\$0.00	\$42.65
11-901 CONSERVANCY-DAM SAFETY	\$31.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31.34
11-900 CONSERVANCY	\$277.51	\$0.00	\$31.86	\$0.00	\$31.86	\$0.00	\$31.86	\$31.86	\$341.23
Totals	\$806.81	\$0.00	\$50.88	\$0.00	\$31.86	\$0.00	\$50.88	\$31.86	\$889.55