



Parcel ID	0431327001	Current Owner	CHENEY DYNOS INC	Account Number	1430769
Property Address	7445 MENTZ RD FRANKLIN 45005	Legal Description	10.6000 ACRES	Neighborhood ID	87001
Tax District	14 FRANKLIN TWP FRANKLIN CSD	State Use Code	300 - VACANT INDUSTRIAL LAND	OH Public School Dist No	8304
		School District	FRANKLIN CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$1,400,000	Bedrooms	
Last Sale Date	08/23/2022	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$58,710	\$20,550
BUILDING	\$0	\$0
TOTAL	\$58,710	\$20,550
CAUV	\$0	-

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Tax Information
Tax Year: 2025

	First Half	Delinquent	Total Charge
Gross Tax	\$882.83	\$0.00	\$882.83
Net Gross	\$528.66	\$0.00	\$528.66
Non-Business Credit	\$0.00	\$0.00	\$0.00
Homestead	\$0.00	\$0.00	\$0.00
Owner Occupied Credit	\$0.00	\$0.00	\$0.00
Net Tax	\$528.66	\$0.00	\$528.66
Recoupment	\$0.00	\$0.00	\$0.00
Total Net Tax	\$528.66	\$0.00	\$528.66
Penalty	\$0.00	\$0.00	\$0.00
Special Assessments	\$11.70	\$0.00	\$11.70
SA Penalty	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00
Paid	\$540.36	\$0.00	\$540.36
Refunded	\$0.00	\$0.00	\$0.00
Due	\$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

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**Special Assessment Information
Tax Year: 2025**

9900 MCD REGULAR MAINTENANCE					
	First Half	Second Half	Total Current	Delinquent	Total Charge
Charge	\$9.01	\$9.01	\$18.02	\$0.00	\$18.02
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	\$9.01	\$9.01	\$18.02	\$0.00	\$18.02
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

10015 MCD CAPITAL FUND					
	First Half	Second Half	Total Current	Delinquent	Total Charge
Charge	\$2.69	\$2.69	\$5.38	\$0.00	\$5.38
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	\$2.69	\$2.69	\$5.38	\$0.00	\$5.38
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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Value History

Tax Year	Value Description	2025	2024	2023
True Value	Land	\$58,710	\$58,710	\$53,370
	Building	\$0	\$0	\$0
	Total	\$58,710	\$58,710	\$53,370
CAUV	Land	\$0	\$0	\$0
Assessed Value	Land	\$20,550	\$20,550	\$18,680
	Building	\$0	\$0	\$0
	Total	\$20,550	\$20,550	\$18,680

Tax Year	Value Description	2022	2021	2020
True Value	Land	\$53,370	\$53,370	\$53,370
	Building	\$0	\$0	\$0
	Total	\$53,370	\$53,370	\$53,370
CAUV	Land	\$0	\$0	\$0
Assessed Value	Land	\$18,680	\$18,680	\$18,680
	Building	\$0	\$0	\$0
	Total	\$18,680	\$18,680	\$18,680

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Land Records

Method	Front Feet	Depth Feet	Acres	Sq. Ft.	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
ACREAGE	0	0	10.6740	0	\$10,000.00	0	\$10,000.00	***	-0.50		0	\$58,710.00