



<b>Parcel ID</b>	0431327001	<b>Current Owner</b>	CHENEY DYNOS INC	<b>Account Number</b>	1405403
<b>Property Address</b>	7445 MENTZ RD FRANKLIN 45005	<b>Legal Description</b>	8.0000 ACRES	<b>Neighborhood ID</b>	87001
<b>Tax District</b>	14 FRANKLIN TWP FRANKLIN CSD	<b>State Use Code</b>	399 - OTHER INDUSTRIAL STRUCTURES	<b>OH Public School Dist No</b>	8304
		<b>School District</b>	FRANKLIN CSD		

**Primary Picture**



**Primary Sketch**



**Building & Last Sale Summary**

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

**Value Summary**

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$44,000	\$15,400
BUILDING	\$35,420	\$12,400
TOTAL	\$79,420	\$27,800
CAUV	\$0	-

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**Tax Information**  
**Tax Year: 2025**

	First Half	Delinquent	Total Charge
Gross Tax	\$1,194.29	\$0.00	\$1,194.29
Net Gross	\$715.17	\$0.00	\$715.17
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	\$715.17	\$0.00	\$715.17
Recoupment	\$0.00	\$0.00	\$0.00
Total Net Tax	\$715.17	\$0.00	\$715.17
Penalty	\$0.00	\$0.00	\$0.00
Special Assessments	\$23.71	\$0.00	\$23.71
SA Penalty	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00
Paid	\$738.88	\$0.00	\$738.88
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	\$12.42	\$12.42	\$24.84	\$0.00	\$24.84
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	\$12.42	\$12.42	\$24.84	\$0.00	\$24.84
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	\$3.71	\$3.71	\$7.42	\$0.00	\$7.42
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	\$3.71	\$3.71	\$7.42	\$0.00	\$7.42
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

0950 W.C. STORM WATER MANAGEMENT					
	First Half	Second Half	Total Current	Delinquent	Total Charge
Charge	\$7.58	\$7.58	\$15.16	\$0.00	\$15.16
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	\$7.58	\$7.58	\$15.16	\$0.00	\$15.16
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
<b>True Value</b>	Land	\$44,000	\$44,000	\$40,000
	Building	\$35,420	\$35,420	\$32,200
	<b>Total</b>	<b>\$79,420</b>	<b>\$79,420</b>	<b>\$72,200</b>
<b>CAUV</b>	Land	\$0	\$0	\$0
<b>Assessed Value</b>	Land	\$15,400	\$15,400	\$14,000
	Building	\$12,400	\$12,400	\$11,270
	<b>Total</b>	<b>\$27,800</b>	<b>\$27,800</b>	<b>\$25,270</b>

Tax Year	Value Description	2022	2021	2020
<b>True Value</b>	Land	\$40,000	\$40,000	\$40,000
	Building	\$32,200	\$32,200	\$32,200
	<b>Total</b>	<b>\$72,200</b>	<b>\$72,200</b>	<b>\$72,200</b>
<b>CAUV</b>	Land	\$0	\$0	\$0
<b>Assessed Value</b>	Land	\$14,000	\$14,000	\$14,000
	Building	\$11,270	\$11,270	\$11,270
	<b>Total</b>	<b>\$25,270</b>	<b>\$25,270</b>	<b>\$25,270</b>

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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	8.0000	0	\$10,000.00	0	\$10,000.00	***	-0.50		0	\$44,000.00

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**Outbuildings**

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	UTILITY BLDG.	STONE	2009	GOOD	10	12	20	240	50.00	5	0	\$11,400.00
0	UTILITY BLDG.	STONE	2009	GOOD	10	12	30	360	50.00	5	0	\$17,100.00

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**Yard Items**

Building Number	Yard Item Description	Value
1	6'HI W/WIRE (2009)	0