

## Printable page

PARID: E2210021000080  
ALUM CLIFF INDUSTRIES LLC

6950 TRENTON FRANKLIN RD

### Parcel

Parcel Id	E2210021000080
Address	6950 TRENTON FRANKLIN RD
Building/Unit #	A-B
Class	COMMERCIAL
Land Use Code**	480 C - COMMERCIAL WAREHOUSES
Neighborhood	90004003
Total Acres	1.3740
Taxing District	E22
District Name	MADISON TWP-MADISON LSD
Gross Tax Rate	55.39
Effective Tax Rate	51.067506
Non Business Credit	N/A
Owner Occupied Credit	N/A

**\*\*Land Use Code is for Auditor assessment purposes only. It is not a true representation of legal zoning designation. For more information on zoning and legal property usage, please contact the local zoning department.**

### Dwelling

Year Built
Stories
Construction
Basement
Bedrooms
Full Baths
Half Baths
Above Grade Living Area (Sq. Ft.)
Finished Basement (Sq. Ft.)**
Total Living Area (Sq. Ft.)

**\*\*Finished Basement may be an estimate.**

### Current Value

Land (100%)		\$36,070
Building (100%)		\$167,020
Total Value (100%)		\$203,090
CAUV		\$0
Assessed Tax Year	2025	
Land (35%)		\$12,620
Building (35%)		\$58,460
Assessed Total (35%)		\$71,080

### Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
E2210021000080	Base Parcel	203,090
	Total Value	203,090

### Current Year Real Estate Taxes

TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	1,814.94	1,814.94	3,629.88
Special Assessments	0.00	26.00	26.00	52.00
Tot Payments	0.00	-1,840.94	0.00	-1,840.94
Total:	0.00	0.00	1,840.94	1,840.94

**Homestead Credits** [How do I qualify?](#)

Owner Occupied Credit	NO
Disabled Veteran Exemption	NO
Homestead Exemption	NO

**CAUV & Agricultural District** [What is this?](#)

CAUV	NO
Agricultural District	NO

**Owner and Legal** [Future ?](#)

Owner 1	ALUM CLIFF INDUSTRIES LLC
Owner 2	
Legal 1	4 2 12 NW COR NE 1/4
Legal 2	
Legal 3	
Future	

**Taxbill Mailing Address** [Can I change my mailing address?](#)

Mailing Name 1	ALUM CLIFF INDUSTRIES LLC
Mailing Name 2	
Address 1	3210 S MAIN ST
Address 2	
Address 3	MIDDLETOWN OH 45044 7423

**Transfers** *(Date represents time of transfer)*

Date	Sale Amount
05-JUN-2019	\$265,000
22-APR-2002	\$0

**Transfers** *(Date represents time of transfer)*

Date	Type	Sale Amount	Trans #	Seller	Buyer
05-JUN-2019	LAND & BUILDING	\$265,000.00	5126	LLOYD MILLER REALTY CO INC	ALUM CLIFF INDUSTRIES LLC
22-APR-2002	LAND & BUILDING	\$.00	-2073		LLOYD MILLER REALTY CO INC

**Commercial**

Card	1
Building Number	1
Year Built	1957
Structure Code	401
Structure Description	MFG/PROCESSING
Improvement Name	FOUNDATION FORMS & SUPPLIES IN
Identical Buildings	1
Units per Building	1
Total Units	
Total GBA for displayed card**	10000

**\*\*Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.**

**COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)**

CARD	LINE	FLOOR FROM	FLOOR TO	WALL HEIGHT	AREA	Use Type
1	1	01	01	16	10000	LIGHT MANUFACTURING

**Factors**

Topography 1	LEVEL
Topography 2	
Topography 3	

Utility 1  
 Utility 2  
 Utility 3  
 Traffic 1  
 Fronting

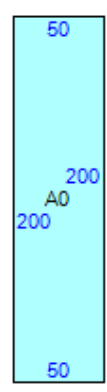
ALL PUBLIC  
 NONE  
 NONE  
 NONE  
 0

**Other Building and Yard Items**

Code	Year Built	Effective Year	Condition	Area
ASPHALT OR BLACKTOP PAVING	1995		AVERAGE	3,000

**Land**

Line Number	Land Type	Land Code	Acres	Square Feet
1	A	6	1.374	59,851



Item	Area
LT MFGT - 044:LIGHT MANUFACTURING	10000
OVRHD DR - OD1:OVERHEAD DR-WOOD/MTL	140
PVG ASPHAL - CI1:ASPHALT OR BLACKTOP PAVING	3000
OVRHD DR - OD1:OVERHEAD DR-WOOD/MTL	80