

Printable page

PARID: K48 00416 0030

PARCEL LOCATION: 1991 ALEX RD S

NBHD CODE: C1801000

[Click here to view neighborhood map](#)

Owner

Name

SVK PROPERTIES LLC

Mailing

Name

SVK PROPERTIES LLC

Mailing Address

5384 COLORADO RIVER TRL

City, State, Zip

HAMILTON, OH 45011

Legal

Legal Description

PT 2256

Land Use Description

C - CAR WASHES

Acres

.777

Deed

Tax District Name

WEST CARROLLTON CITY

Sales

Date

Sale
Price

Deed
Reference

Seller

Buyer

21-JUL-99

CJ ENTERPRISES

SANFORD CODY L

21-OCT-13 \$245,000

[201300074340](#)

SANFORD CODY L

JAS N MEG CARWASH LLC

10-SEP-18 \$317,500

[201800052911](#)

JAS N MEG CARWASH LLC

CLEARWATER FALLS
LIMITED

04-MAR-22 \$255,000

[202200016115](#)

CLEARWATER FALLS
LIMITED

SVK PROPERTIES LLC

Board of Revision

Tax Year

Case Number:

BT/CPC

Result

2013

4034

Decrease Value

2018

5012

Increase Value

2021

0216

Decrease Value

2023

2058

No Change in Value

Values

	35%	100%
Land	59,230	169,230
Improvements	30,020	85,770
CAUV	0	0
Total	89,250	255,000

Current Year Special Assessments

11777-APC FEE	\$281.33
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.45
31200-LT. LIGHTING	\$60.74

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$2,493.58
Inflation Cap Credit	\$0.00

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2025	\$0.00	\$0.00	\$4,429.37	-\$4,429.37	\$4,367.17	-\$2,234.52	\$2,132.65

96

3224

CAR WSH MANL

80

168

Item	Area
CAR WSH MANL - 074:CAR WASH MANUAL	2432
ASPH PAVE - C11:ASPHALT OR BLACKTOP PAVING	20000