

H18-002350



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

9/4/2026

Parcel

H18-002350

510 - SINGLE FAMILY DWLG OW...

Owner

MIGDADI REAL ESTATE INC

SOLD: 8/31/2026 \$10,700.00

Address

214 JAMES ST E

NEWBERRY TWP

Appraised

\$88,000.00

ACRES: 0.1900

Photos

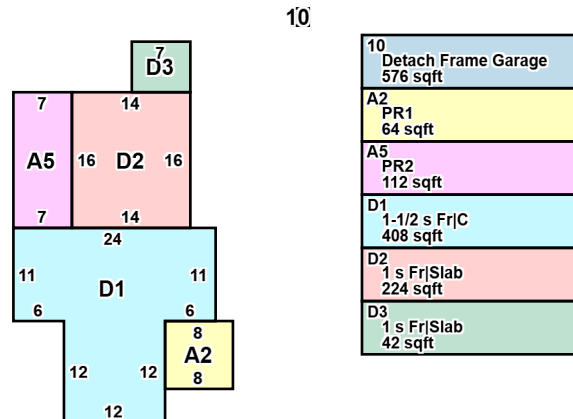
Photo 1



H18002350 07/23/2007

Sketches

Sketch 1



Location

Parcel H18-002350
Owner MIGDADI REAL ESTATE INC
Address 214 JAMES ST E
Municipality BRADFORD VILLAGE
Township NEWBERRY TWP
School District BRADFORD EVSD

Deeded Owner Address

Mailing Name MIGDADI REAL ESTATE INC
Mailing Address 214 E JAMES ST
City, State, Zip BRADFORD OH 45308

Tax Payer Address

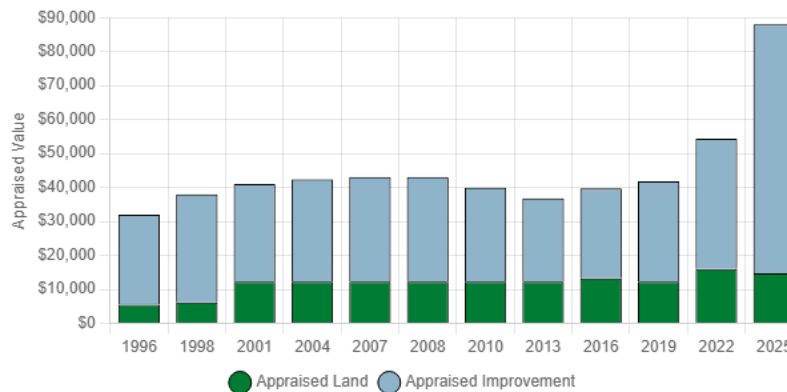
Mailing Name MIGDADI REAL ESTATE INC
Mailing Address 856 W NORTH ST
City, State, Zip LIMA OH 45801

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	\$14,800.00	\$73,200.00	\$88,000.00	\$5,180.00	\$25,620.00	\$30,800.00
2022	\$16,000.00	\$38,400.00	\$54,400.00	\$5,600.00	\$13,440.00	\$19,040.00
2019	\$12,300.00	\$29,500.00	\$41,800.00	\$4,310.00	\$10,330.00	\$14,640.00
2016	\$13,300.00	\$26,500.00	\$39,800.00	\$4,660.00	\$9,280.00	\$13,940.00
2013	\$12,300.00	\$24,500.00	\$36,800.00	\$4,310.00	\$8,580.00	\$12,890.00
2010	\$12,300.00	\$27,700.00	\$40,000.00	\$4,310.00	\$9,700.00	\$14,010.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	0.1900	Homestead Reduction	N
Legal Description	IN LOT 232 55 1/2	Owner Occupied	N
Land Use	510 - Single family Dwlg ow...	Foreclosure	N
Neighborhood	02700	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	201

Annual Tax	\$971.66	Divided Property	N
Routing Number	090422.3-09-010-00		

Notes

SMDA#: H18-BF011 -010-00

Residential

Dwelling 1			
Number Of Stories	1.5	Exterior Wall	Frame/Siding
Style	Conventional	Heating	Base
Year Built	1920	Cooling	None
Year Remodeled	0	Basement	Crawl
Number of Rooms	6	Attic	None
Number of Bedrooms	4	Finished Living Area	1,000 sqft
Number of Full Baths	1	First Floor Area	674 sqft
Number of Half Baths	0	Upper Floor Area	0 sqft
Number of Family Rooms	0	Half Floor Area	326 sqft
Number of Dining Rooms	1	Attic Area	0 sqft
Number of Basement Garages	0	Total Basement Area	0 sqft
Grade	D+	Finished Basement Area	0 sqft
Grade Adjustment	0.85		
Condition	AV AV	Other Fixtures	0
Fireplace Openings	0	Fireplace Stacks	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
PR2	Porch Frame - Enclosed	1	112	0	\$13,630.00
PR1	Porch Frame - Open	1	64	0	\$5,410.00
Totals					\$19,040.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance		Deed	Book/Page	Valid	Parcels	Amount
			Number	Deed Type				In Sale	
8/31/2026	MIGDADI REAL ESTATE INC	RUE CHRISTOPHER I	1757	SD-SHERIFF'S DEED		/	NO	1	\$10,700.00
1/29/2021	RUE CHRISTOPHER I	RUE JOHN D		WE-WARRANTY DEED EXEMPT	999	/	NO	1	\$0.00
1/28/1998	RUE JOHN D	PFISTER BRIAN L	137	WD-WARRANTY DEED		/	YES	1	\$32,000.00
8/1/1984	PFISTER BRIAN L	Unknown	1106	Unknown		/	YES	1	\$19,000.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
L1 - Regular Lot	0.1864	56	56	145	110%	\$240.00	\$240.00	\$264.00	\$14,780.00
Totals	0.1864								\$14,780.00

Improvements

Description	Card	Segment ID	Size (LxW)	Area	Condition	Year Built	Appraised Value
							(100%)
Detach Frame Garage	1	10	24x24	576	P P	1978	\$9,600.00
Totals							\$9,600.00

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$2,297.94	\$867.64	\$867.64	\$4,033.22
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$294.15	-\$294.15	-\$588.30
INFLATION CAP CREDIT		\$0.00	-\$77.80	-\$77.80
NON-BUSINESS CREDIT		-\$48.76	-\$48.76	-\$97.52
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00

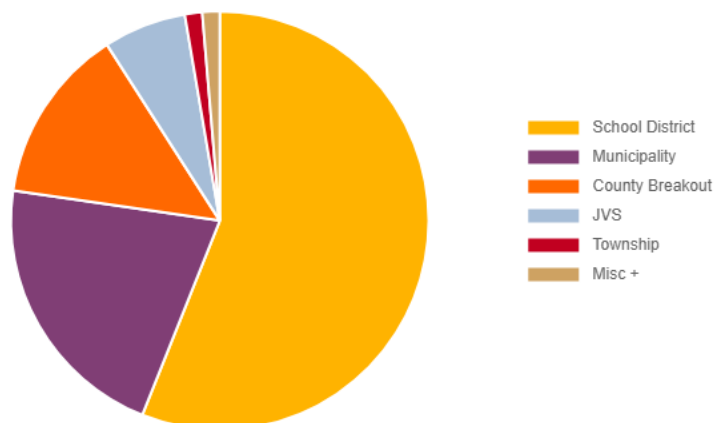
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$2,297.94	\$524.73	\$446.93	\$3,269.60
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$1,144.38	\$15.43	\$14.01	\$1,173.82
PENALTY / INTEREST	\$681.39	\$52.47	\$0.00	\$733.86
NET OWED	\$4,123.71	\$592.63	\$460.94	\$5,177.28
NET PAID	-\$4,123.71	-\$592.63	-\$460.94	-\$5,177.28
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 56.340000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 37.239302			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/20/2026	2-25	\$4,123.71	\$592.63	\$460.94	\$0.00	2mlp-08282026-97-1
2/14/2023	1-22	\$282.24	\$273.22	\$0.00	\$0.00	2mlp-02212023-17-1

Tax Distributions

2025



Levy Name	Amount	Percentage
School District	\$2,258.38	56.06%
Township	\$54.27	1.35%
Totals	\$4,028.79	100%

Levy Name	Amount	Percentage
County Breakout	\$548.42	13.61%
Municipality	\$855.79	21.24%
JVS	\$257.80	6.40%
Misc +	\$54.13	1.34%
Totals	\$4,028.79	100%

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First	Adjustment	Second	Adjustment	First	Second	
			Half		Half		Half	Half	
31-120 BRADFORD WEED MOWING	\$1,027.38	-\$1,027.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31-080 LIGHTS (MILL) - BRADFORD CORP	\$117.00	-\$117.00	\$14.02	-\$14.02	\$14.01	-\$14.01	\$0.00	\$0.00	\$0.00
Totals	\$1,144.38	-\$1,144.38	\$14.02	-\$14.02	\$14.01	-\$14.01	\$0.00	\$0.00	\$0.00