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**PARID: H33300912 0036**  
**PARCEL LOCATION: 4413 NEVADA AVE**

**NBHD CODE: 54005000**

**Owner**

Name  
ABBOTT RICHARD E

**Mailing**

Name ABBOTT RICHARD E  
Mailing Address 1558 W FIFTH ST  
City, State, Zip DAYTON, OH 45402

**Legal**

Legal Description 1036 MAPLEWOOD

Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT  
Acres .1331  
Deed DEED-10-033179  
Tax District Name TROTWOOD-DAYTON CSD

**Sales**

Date	Sale Price	Deed Reference	Seller	Buyer
17- APR-02	\$77,000		PIERCE DONALD G AND	HOOPER SUSAN
10- JUN-04	\$32,000	<a href="#">SF/D-04-067008</a>	HOOPER SUSAN	DEUTSCHE BANK TRUST
03- SEP-04	\$29,000	<a href="#">200400102557</a>	DEUTSCHE BANK TRUST	LEWIS RONALD R1822
24- DEC-09	\$22,000	<a href="#">200900086784</a>	LEWIS RONALD R1822	AMERICAN GENERAL FINANCIAL SERVICES INC
08- JUN-10	\$8,250	<a href="#">201000033179</a>	AMERICAN GENERAL FINANCIAL SERVICES INC	ABBOTT RICHARD E

**Board of Revision**

Tax Year 2010 Case Number: 0483

**Values**

Assessed Values	100%	35%
Land	\$9,190	\$3,220
Improvements	\$32,930	\$11,530
CAUV	\$0	\$0
Total	\$42,120	\$14,750

**Residential Dwelling**

Building Style BUNGALOW  
Exterior Wall Material ALUMINUM/VINYL  
Number of Stories 1

Year Built 1960  
 Total Rms/Bedrms/Baths/Half Baths 5/3/1/0  
 Total Square Feet of Living Area 1021  
 Basement NONE  
 Finished Basemt Living Area (Sq. Ft.) 0  
 Rec Room (Sq. Ft.) 0  
 Central Heat/Air Cond CENTRAL HEAT  
 Heating System Type  
 Heating Fuel Type GAS  
 Number of Fireplaces(Masonry) 0  
 Number of Fireplaces(Prefab)

### Current Year Special Assessments

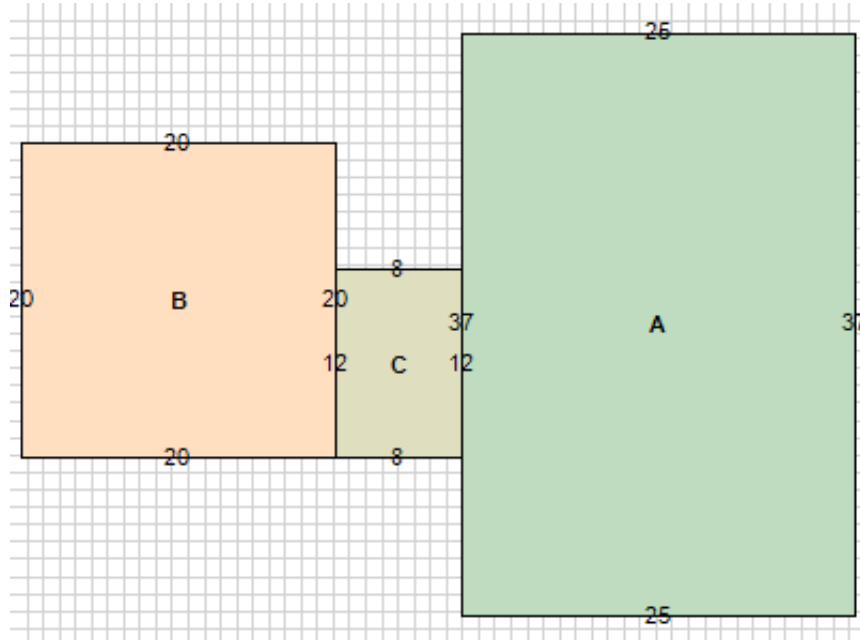
11777-APC FEE \$21.50  
 41100-MCD/AP MCD/AQUIFER PRES SUBD \$1.00

### Current Year Rollback Summary

Non Business Credit -\$135.26  
 Owner Occupancy Credit \$0.00  
 Homestead \$0.00  
 City of Dayton Credit \$0.00  
 Reduction Factor -\$472.72

### Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/14/2014	1st Half Payments	2nd Half Due 7/18/2014	2nd Half Payments	Total Currently Due
2013	\$0.00	\$0.00	\$651.04	-\$651.04	\$650.04	\$0.00	\$650.04



<b>A</b> Main, 925 Sq. Ft.	<b>B</b> FR GR FRAME GARAGE, 400 Sq. Ft.
<b>C</b> 1s FR FRAME, 96 Sq. Ft.	

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**Residential Property Data**

Building Style	BUNGALOW
Exterior Wall Material	ALUMINUM/VINYL
Number of Stories	1
Year Built	1960
Total Rooms	5
Bedrms	3
Baths	1
Half Baths	0
Square Feet of Living Area	1021
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT
Heat System	
Heating Fuel Type	GAS
Number of Fireplaces(Stacked)	0
Number of Fireplaces(Prefab)	

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Tax Year	Total Value
2000	38,220
2001	38,220
2002	44,210
2003	44,210
2004	44,210
2005	56,590
2006	56,590
2007	56,590
2008	59,680
2009	59,680
2010	59,680
2011	42,120
2012	42,120
2013	42,120
2014	42,120

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**Sale Details**

1 of 5

Date	17-APR-02
Sale Price	\$77,000
Sale Validity	8-NOT VALIDATED
Sale Type	LAND AND BUILDING
Deed Reference	
Instrument Type	GENERAL WARRANTY



- Summary
- Property Description
- Tax Summary
- Levy Distribution
- New Levies
- Special Assessments
- Permits
- Value History
- Rental Registration
- Sketch
- Sales
- ▶ Photo

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