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PARID: H33300912 0033
PARCEL LOCATION: 4401 NEVADA AVE

NBHD CODE: 54005000

Owner

Name
ABBOTT RICHARD

Mailing

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

Legal

Legal Description 1033 MAPLEWOOD

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

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
10-MAR-04		200400025614	SPEARS EDWARD J	SPEARS EDWARD J TR
10-MAY-13		201300033007	SPEARS EDWARD J TR	SPEARS BRUCE E TRUSTEE
10-MAY-13	\$4,500	201300033008	SPEARS BRUCE E TRUSTEE	ABBOTT RICHARD

Board of Revision

Tax Year 2013 Case Number: 1563

Registered Rental Property

Registered: Yes

Values

Assessed Values	100%	35%
Land	\$9,190	\$3,220
Improvements	\$32,830	\$11,490
CAUV	\$0	\$0
Total	\$42,020	\$14,710

Residential Dwelling

Building Style RANCH
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 925
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

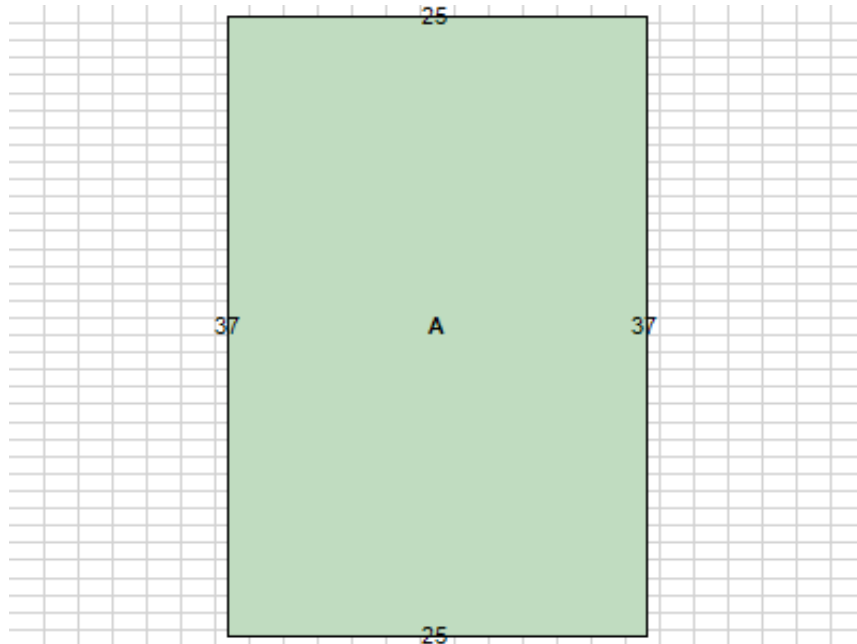
41100-MCD/AP MCD/AQUIFER PRES SUBD \$1.00
 11777-APC FEE \$21.50

Current Year Rollback Summary

Non Business Credit -\$134.90
 Owner Occupancy Credit \$0.00
 Homestead \$0.00
 City of Dayton Credit \$0.00
 Reduction Factor -\$471.42

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	\$649.30	-\$649.30	\$648.30	\$0.00	\$648.30



A Main, 925 Sq. Ft.

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Residential Property Data

Building Style	RANCH
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	925
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT
Heat System	
Heating Fuel Type	GAS
Number of Fireplaces(Stacked)	0
Number of Fireplaces(Prefab)	

Out Building

Improvement	FRAME OR CB DETACHED GARAGE
Quantity	1
Size (sq. ft)	350
Year Built	1960
Grade	C
Condition	AVERAGE
Value	2690

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Tax Year	Total Value
2000	38,580
2001	38,580
2002	41,350
2003	41,350
2004	41,350
2005	52,170
2006	52,170
2007	52,170
2008	56,530
2009	56,530
2010	56,530
2011	42,020
2012	42,020
2013	42,020
2014	42,020

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Sale Details

1 of 3

Date	10-MAR-04
Sale Price	
Sale Validity	8-NOT VALIDATED
Sale Type	LAND AND BUILDING
Deed Reference	200400025614
Instrument Type	QUIT CLAIM

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

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