

# Data For Parcel N44-100300

## Base Data



<b>Parcel:</b>	N44-100300
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1715 W HIGH ST

### Tax Mailing Address

<b>Tax Mailing Name:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1715 W HIGH ST
<b>City State Zip:</b>	PIQUA OH 45356

### Owner Address

<b>Owner Name:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1715 W HIGH ST
<b>City State Zip:</b>	PIQUA OH 45356

### Geographic

<b>City:</b>	CITY OF PIQUA
<b>Township:</b>	
<b>School District:</b>	PIQUA CSD

### Legal

<b>Legal Acres:</b>	1.715	<b>Homestead Reduction:</b>	NO
<b>Legal Description:</b>	PT OL 312 NE PT 1.0293 ACPT OL 313 NE PT .6856 AC	<b>2.5% Reduction</b>	NO
<b>Land Use:</b>	499 - OTHER COMMERCIAL STRUCTURES	<b>Foreclosure:</b>	NA
<b>Neighborhood:</b>	02100	<b>Board of Revision:</b>	NO
<b>Number Of Cards:</b>	1	<b>New Construction:</b>	NA
<b>Annual Tax (Does not include delinquencies.):</b>	\$6,206.99	<b>Divided Property:</b>	NA
<b>Map Number:</b>	080513.3-01-023-00	<b>Routing Number:</b>	080513.3-01-023-00

### Photos



N44100300 07/11/2007



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# Data For Parcel N44-100300

## Valuation Data

<b>Parcel:</b>	N44-100300
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1715 W HIGH ST



## Valuation

	<b>Market (100%)</b>	<b>Assessed (35%)</b>
<b>Land Value:</b>	\$66,800.00	\$23,380.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Improvements Value:</b>	\$206,600.00	\$72,310.00
<b>Total Value:</b>	\$273,400.00	\$95,690.00

CAMA database last updated 5/13/2014 11:58:05 PM.

# Data For Parcel N44-100300

## Sales Data

<b>Parcel:</b>	N44-100300
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1715 W HIGH ST



## Sales

Sale Date	Sale Price	Seller	Buyer	No. Of Properties	Valid Sale	Land Only Sale	Deed Type	Conveyance Number
6/29/2001	\$268,900.00	**PARCEL RE-PLATTED	TIPP CITY PROPERTIES LLC	1	YES	N	WD-WARRANTY DEED	1120
6/29/2001	\$268,900.00	MARJAC INC	**PARCEL RE-PLATTED	2	YES	N	WD-WARRANTY DEED	1120
1/11/1996	\$0.00	GOAD MINISTRIES	MARJAC INC	1	NO	N	WE-WARRANTY DEED EXEMPT	0
11/1/1982	\$160,000.00	Unknown	GOAD MINISTRIES	2	YES	N		1108

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# Data For Parcel N44-100300

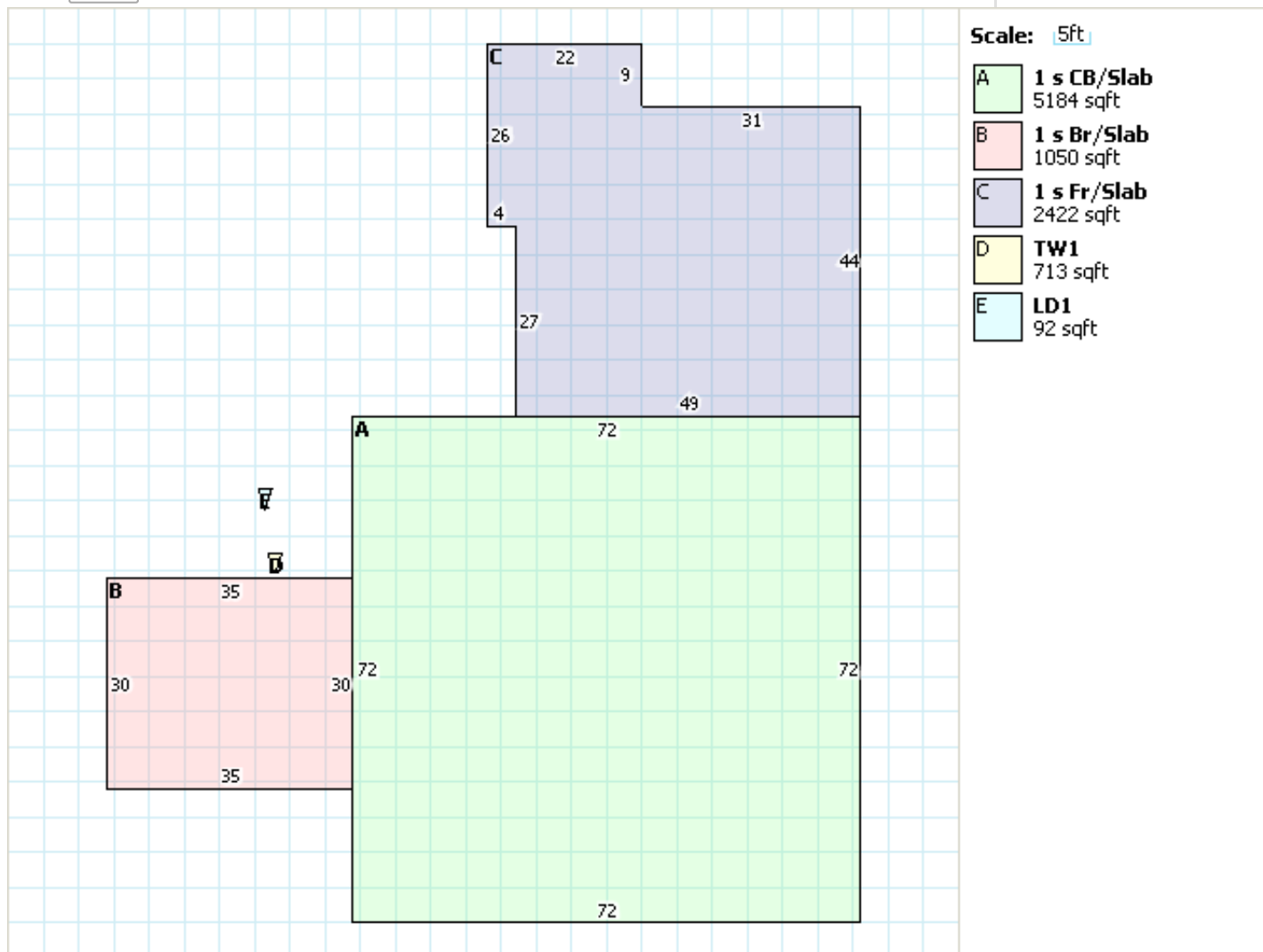
## Sketch Data

<b>Parcel:</b>	N44-100300
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1715 W HIGH ST



Sketch

Card: 1 ▼



## Sketch Labels

<b>BA3</b>	Basement Extension	<b>BL1</b>	Balcony
<b>BZ1</b>	Breezeway-Open	<b>BZ2</b>	Breezeway-Closed
<b>CP1</b>	Carport	<b>CY1</b>	Canopy-Frame Metal
<b>CY2</b>	Canopy-Metal	<b>CY3</b>	Canopy Over Patio
<b>CY4</b>	Canopy Over Stoop	<b>CY5</b>	RFX
<b>CY6</b>	RFX/Patio	<b>CY7</b>	RFX/MS

<b>GH1</b>	Greenhouse	<b>GR1</b>	Garage-Frame/Equal
<b>GR2</b>	Garage-Brick	<b>GR3</b>	Garage-Stone
<b>GR4</b>	Garage-Basement	<b>GR5</b>	Garage-Integral
<b>GR6</b>	Shop	<b>GZ1</b>	Gazebo
<b>PR1</b>	Porch-Open-Frame/Equal	<b>PR2</b>	Porch-Enclosed-Frame/Equal
<b>PR3</b>	Porch-Open-Masonry	<b>PR4</b>	Porch-Enclosed-Masonry
<b>PR5</b>	Portico	<b>PR6</b>	Open Screen Porch
<b>PT1</b>	Patio	<b>PT2</b>	Patio-Brick
<b>PT3</b>	Patio-Stone	<b>PT4</b>	Redwood Patio
<b>SH1</b>	Shed-Frame/Equal	<b>SH2</b>	Shed-Masonry
<b>SP1</b>	Indoor Pool	<b>ST1</b>	Stoop Masonry
<b>WD1</b>	Wood Deck	<b>O1</b>	Outbuilding 1
<b>O2</b>	Outbuilding 2	<b>O3</b>	Outbuilding 3
<b>O4</b>	Outbuilding 4	<b>O5</b>	Outbuilding 5

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# Data For Parcel N44-100300

Please check with the Miami County Treasurer's Office at (937) 440-6045 to confirm the amount now due and owing.

## Tax Data

<b>Parcel:</b>	N44-100300
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1715 W HIGH ST



## Tax Rates

<b>Full Tax Rate</b>	70.87
<b>Effective Tax Rate</b>	58.275817

## Property Tax

	Tax Year 2013 Payable 2014						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
<b>Charge:</b>	\$11,243.74	\$0.00	\$3,390.78	\$0.00	\$3,390.78	\$0.00	
<b>Credit:</b>			(\$602.57)	\$0.00	(\$602.57)	\$0.00	
<b>Non Bus Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Own Occ Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Homestead:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Sales Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Tax:</b>	\$11,243.74		\$2,788.21		\$2,788.21		
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Special Assessments:</b>	\$0.00		\$184.25		\$167.50		
<b>Penalty/Interest:</b>	\$2,070.48	\$0.00	\$0.00	\$278.82	\$0.00	\$0.00	
<b>Net Owed:</b>	\$13,314.22		\$3,251.28		\$2,955.71		\$19,521.21
<b>Net Paid:</b>	\$0.00		\$0.00		\$0.00		\$0.00
<b>Net Due:</b>	\$13,314.22		\$3,251.28		\$2,955.71		\$19,521.21

## Special Assessments

<b>Assessment:</b>	1 ▼	of 1				
<b>31-260 PIQUA WEED MOWING</b>						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
<b>Charge:</b>	\$0.00	\$0.00	\$167.50	\$0.00	\$167.50	\$0.00
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$16.75	\$0.00	\$0.00

<b>Net Special Assessments:</b>	\$0.00	\$184.25	\$167.50
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Payment History

<b>Payment Date</b>	<b>Cycle</b>	<b>Prior Paid</b>	<b>First Half Paid</b>	<b>Second Half Paid</b>	<b>Surplus Paid</b>	<b>Receipt Number</b>
7/20/2011	2-10	\$0.00	\$0.00	\$2,424.11	\$0.00	3vlw-07252011-24-1
7/20/2011	2-10	\$0.00	\$242.41	\$0.00	\$0.00	3vlw-07252011-24-1
6/17/2011	2-10	\$0.00	\$2,424.11	\$0.00	\$0.00	2dac-06172011-27-2
11/10/2010	1-10	\$238.27	\$0.00	\$0.00	\$0.00	1mes-11102010-20-1
11/10/2010	1-10	\$2,382.66	\$0.00	\$0.00	\$0.00	1mes-11102010-20-1

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# Data For Parcel N44-100300

## Improvements Data

**Parcel:** N44-100300  
**Owner:** TIPP CITY PROPERTIES LLC  
**Address:** 1715 W HIGH ST



Card 1 ▼ of 1

### Improvements

Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
525	Paving Asphalt	0	0	5000	1962	\$4,000.00

### Improvements Totals

**Total Improvements Value:** \$4,000.00

# Data For Parcel N44-100300

## Commercial Data

**Parcel:** N44-100300  
**Owner:** TIPP CITY PROPERTIES LLC  
**Address:** 1715 W HIGH ST



Card 1 ▼ of 1

### Commercial

Occupancy Type Code	Description	Year Built	Year Remodeled	Unit Count	Section ID	Section Number	Section Area	Wall Height	Section Story Count
344	Office Building	1962	1998	0	001	1	8656	10	1

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# Data For Parcel N44-100500

## Base Data



<b>Parcel:</b>	N44-100500
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1725 W HIGH ST

## Tax Mailing Address

<b>Tax Mailing Name:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1715 W HIGH ST
<b>City State Zip:</b>	PIQUA OH 45356

## Owner Address

<b>Owner Name:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1725 W HIGH ST
<b>City State Zip:</b>	PIQUA OH 45356

## Geographic

<b>City:</b>	CITY OF PIQUA
<b>Township:</b>	
<b>School District:</b>	PIQUA CSD

## Legal

<b>Legal Acres:</b>	1.175	<b>Homestead Reduction:</b>	NO
<b>Legal Description:</b>	PT OL 313 NW PT .4852 AC PT OL 312 NW PT .6925 AC	<b>2.5% Reduction</b>	NO
<b>Land Use:</b>	499 - OTHER COMMERCIAL STRUCTURES	<b>Foreclosure:</b>	NA
<b>Neighborhood:</b>	02100	<b>Board of Revision:</b>	NO
<b>Number Of Cards:</b>	1	<b>New Construction:</b>	NA
<b>Annual Tax (Does not include delinquencies.):</b>	\$1,349.23	<b>Divided Property:</b>	NA
<b>Map Number:</b>	080513.3-01-024-00	<b>Routing Number:</b>	080513.3-01-024-00

## Photos



N44100500 07/11/2007

[+] Click to enlarge.

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# Data For Parcel N44-100500

## Land Data

<b>Parcel:</b>	N44-100500
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1725 W HIGH ST



## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Appraised Value (100%)
A1 - Primary Site	1.096	0	0	0	\$22,790.00
A0 - Row	0.082	0	0	0	\$0.00

## Land Totals

<b>Deeded Acres:</b>	1.175
<b>Total Calculated Acres:</b>	1.178
<b>Total Value:</b>	\$22,800.00

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# Data For Parcel N44-100500

## Valuation Data

<b>Parcel:</b>	N44-100500
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1725 W HIGH ST



## Valuation

	<b>Market (100%)</b>	<b>Assessed (35%)</b>
<b>Land Value:</b>	\$22,800.00	\$7,980.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Improvements Value:</b>	\$40,200.00	\$14,070.00
<b>Total Value:</b>	\$63,000.00	\$22,050.00

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# Data For Parcel N44-100500

## Sales Data

<b>Parcel:</b>	N44-100500
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1725 W HIGH ST



## Sales

Sale Date	Sale Price	Seller	Buyer	No. Of Properties	Valid Sale	Land Only Sale	Deed Type	Conveyance Number
5/13/2002	\$160,000.00	MARJAC INC	TIPP CITY PROPERTIES LLC	1	YES	N	WD-WARRANTY DEED	816
7/9/2001	\$0.00	**PARCEL RE-PLATTED	MARJAC INC	0	YES	Y		0
6/29/2001	\$0.00	MARJAC INC	**PARCEL RE-PLATTED	2	YES	Y		1120
1/11/1996	\$0.00	GOAD MINISTRIES	MARJAC INC	1	NO	N	WE-WARRANTY DEED EXEMPT	0
10/1/1982	\$160,000.00	Unknown	GOAD MINISTRIES	2	YES	N		1108

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# Data For Parcel N44-100500

Please check with the Miami County Treasurer's Office at (937) 440-6045 to confirm the amount now due and owing.

## Tax Data

<b>Parcel:</b>	N44-100500
<b>Owner:</b>	TIPP CITY PROPERTIES LLC
<b>Address:</b>	1725 W HIGH ST



## Tax Rates

<b>Full Tax Rate</b>	70.87
<b>Effective Tax Rate</b>	58.275817

## Property Tax

Tax Year 2013 Payable 2014							
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
<b>Charge:</b>	\$2,594.96	\$0.00	\$781.34	\$0.00	\$781.34	\$0.00	
<b>Credit:</b>			(\$138.85)	\$0.00	(\$138.85)	\$0.00	
<b>Non Bus Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Own Occ Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Homestead:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Sales Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Tax:</b>	\$2,594.96		\$642.49		\$642.49		
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Special Assessments:</b>	\$0.00		\$0.00		\$0.00		
<b>Penalty/Interest:</b>	\$477.86	\$0.00	\$0.00	\$64.25	\$0.00	\$0.00	
<b>Net Owed:</b>	\$3,072.82		\$706.74		\$642.49		\$4,422.05
<b>Net Paid:</b>	\$0.00		\$0.00		\$0.00		\$0.00
<b>Net Due:</b>	\$3,072.82		\$706.74		\$642.49		\$4,422.05

## Special Assessments

No data found for this parcel.

## Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/20/2011	2-10	\$0.00	\$0.00	\$559.47	\$0.00	3v1w-07252011-24-2



7/20/2011	2-10	\$0.00	\$55.95	\$0.00	\$0.00	3vlw-07252011-24-2
6/17/2011	2-10	\$0.00	\$559.47	\$0.00	\$0.00	2dac-06172011-27-3
11/10/2010	1-10	\$54.99	\$0.00	\$0.00	\$0.00	1mes-11102010-20-2
11/10/2010	1-10	\$549.89	\$0.00	\$0.00	\$0.00	1mes-11102010-20-2

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