

PARID: R72617613 0021
PARCEL LOCATION: 6455 PHEASANT FINCH
DR

NBHD CODE: 47030PHE

[Click here to view neighborhood map](#)

Owner

Name
WILSON BRANDON W

Mailing

| | |
|------------------|------------------------|
| Name | WILSON BRANDON W |
| Mailing Address | 6455 PHEASANT FINCH DR |
| City, State, Zip | DAYTON, OH 45424 4180 |

Legal

| | |
|----------------------|---|
| Legal Description | 81643 PHEASANT HILL NORTH SEC 1 |
| Land Use Description | R - SINGLE FAMILY DWELLING, PLATTED LOT |
| Acres | 0 |
| Deed | |
| Tax District Name | DAYTON-HUBER HTS CSD |

Sales

| Date | Sale Price | Deed Reference | Seller | Buyer |
|-----------|------------|------------------------------|--------------------|------------------|
| 22-JUN-16 | \$176,500 | 201600032212 | ABNEY STEVEN G AND | WILSON BRANDON W |

2023 Tentative Value

| | |
|--------------|-------------|
| | 100% |
| Land | 51,210 |
| Improvements | 175,640 |
| Total | 226,850 |

Values

35%

100%

| | | |
|--------------|--------|---------|
| Land | 13,480 | 38,500 |
| Improvements | 46,220 | 132,060 |
| CAUV | 0 | 0 |
| Total | 59,700 | 170,560 |

Building

| | |
|---------------------------------------|-----------------------|
| Exterior Wall Material | ALUMINUM/VINYL |
| Building Style | COLONIAL |
| Number of Stories | 2 |
| Year Built | 1988 |
| Total Rms/Bedrms/Baths/Half Baths | 8/3/2/1 |
| Square Feet of Living Area | 2,028 |
| Finished Basemt Living Area (Sq. Ft.) | 0 |
| Rec Room (Sq. Ft.) | 0 |
| Total Square Footage | 2,028 |
| Basement | FULL |
| Central Heat/Air Cond | CENTRAL HEAT WITH A/C |
| Heating System Type | |
| Heating Fuel Type | GAS |
| Number of Fireplaces(Masonry) | 0 |
| Number of Fireplaces(Prefab) | |

Current Year Special Assessments

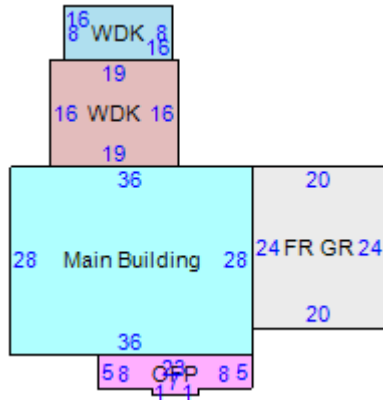
| | |
|------------------------------------|---------|
| 11777-APC FEE | \$21.50 |
| 41100-MCD/AP MCD/AQUIFER PRES SUBD | \$1.24 |

Current Year Rollback Summary

| | |
|------------------------|-------------|
| Non Business Credit | -\$445.14 |
| Owner Occupancy Credit | -\$111.28 |
| Homestead | \$0.00 |
| Reduction Factor | -\$1,587.54 |

Tax Summary

| Year | Prior Year | Prior Year Payments | 1st Half | 1st Half Payments | 2nd Half | 2nd Half Payments | Total Currently Due |
|------|------------|---------------------|------------|-------------------|------------|-------------------|---------------------|
| 2022 | \$0.00 | \$0.00 | \$2,099.94 | -\$2,099.94 | \$2,098.70 | -\$2,098.70 | \$0.00 |



| Item | Area |
|-------------------------------|------|
| Main Building | 1008 |
| OFP - 11:OFP OPEN FRAME PORCH | 122 |
| FR GR - 13:FR GR FRAME GARAGE | 480 |
| FR BAY - 15:FRBAY FRAME BAY | 12 |
| WDK - 31:WDDCK WOOD DECKS | 24 |
| WDK - 31:WDDCK WOOD DECKS | 304 |
| WDK - 31:WDDCK WOOD DECKS | 128 |

PARID: R72617613 0021

PARCEL LOCATION: 6455 PHEASANT FINCH
DR

NBHD CODE: 47030PHE

| Tax Year | Total Value | Assessment Reason |
|----------|-------------|-----------------------|
| 1999 | 128,200 | TRIENNIAL |
| 2000 | 128,200 | |
| 2001 | 131,290 | NEW CONSTRUCTION |
| 2002 | 142,970 | REAPPRAISAL |
| 2003 | 142,970 | |
| 2004 | 142,970 | |
| 2005 | 151,550 | TRIENNIAL |
| 2006 | 151,550 | |
| 2007 | 151,550 | |
| 2008 | 165,380 | REAPPRAISAL |
| 2009 | 165,380 | |
| 2010 | 165,380 | |
| 2011 | 169,500 | TRIENNIAL |
| 2012 | 169,500 | |
| 2013 | 169,500 | |
| 2014 | 136,800 | REAPPRAISAL |
| 2015 | 136,800 | |
| 2016 | 136,800 | 2 1/2 PERCENT |
| 2017 | 140,870 | 2 1/2 PERCENT |
| 2018 | 140,870 | |
| 2019 | 140,870 | |
| 2020 | 170,560 | REAPPRAISAL |
| 2021 | 170,560 | |
| 2022 | 170,560 | |
| 2023 | 226,850 | TRIENNIAL (TENTATIVE) |