

D08-103116

7/21/2025



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

Parcel
D08-103116

510 - SINGLE FAMILY DWLG OW...

Owner
CLEERE APRIL R

SOLD: 12/28/2016 \$57,000.00

Address

504 MADISON ST

Appraised

\$54,300.00

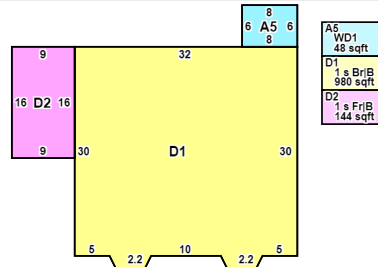
ACRES: 0.2550

Photos



D08103116 05/24/2007

Sketches



Location

Parcel D08-103116
Owner CLEERE APRIL R
Address 504 MADISON ST
Municipality TROY CITY
Township
School District TROY CSD

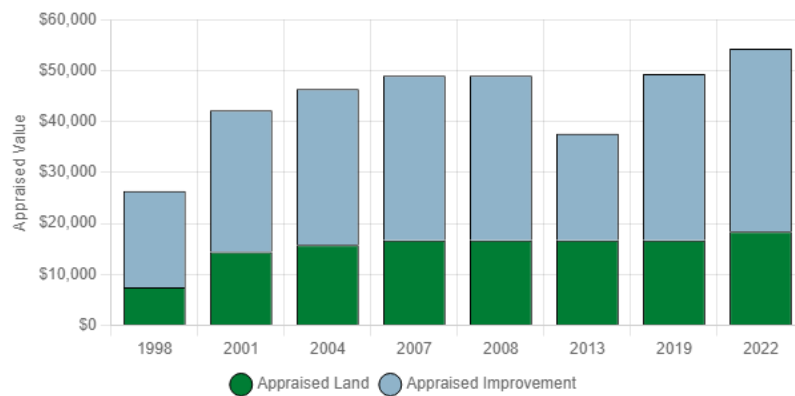
Valuation

Please note, if you have any questions reach out to the Miami County Auditor's office at 937-440-5925.

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2022	\$18,400.00	\$35,900.00	\$54,300.00	\$6,440.00	\$12,570.00	\$19,010.00

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2019	\$16,700.00	\$32,600.00	\$49,300.00	\$5,850.00	\$11,410.00	\$17,260.00
2013	\$16,700.00	\$20,900.00	\$37,600.00	\$5,850.00	\$7,320.00	\$13,170.00
2008	\$16,700.00	\$32,300.00	\$49,000.00	\$5,850.00	\$11,310.00	\$17,160.00
2007	\$16,700.00	\$32,300.00	\$49,000.00	\$5,850.00	\$11,310.00	\$17,160.00
2004	\$15,800.00	\$30,600.00	\$46,400.00	\$5,530.00	\$10,710.00	\$16,240.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	0.2550	Homestead Reduction	N
Legal Description	IN LOT 8578	Owner Occupied	Y
Land Use	510 - Single family Dwlg ow...	Foreclosure	N
Neighborhood	00800	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	9
Annual Tax	\$716.58	Divided Property	N
Routing Number	050621.2-06-006-00		

Notes

[CARD 001]

SMDA#: D08-NW026 -011-00

Residential			
Dwelling 1			
Number Of Stories	1.0	Exterior Wall	Brick
Style	Conventional	Heating	Base
Year Built	1921	Cooling	Central
Year Remodeled	1999	Basement	Pt Basement
Number of Rooms	5	Attic	None
Number of Bedrooms	2	Finished Living Area	1,124 sqft
Number of Full Baths	1	First Floor Area	1,124 sqft
Number of Half Baths	0	Upper Floor Area	0 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Attic Area	0 sqft
Number of Basement Garages	0	Total Basement Area	1,124 sqft
Grade	D+	Finished Basement Area	0 sqft
Grade Adjustment	0.85		
Condition	AV AV	Other Fixtures	0
Fireplace Openings	1	Fireplace Stacks	1

Additions					
Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
WD1	Wood Deck	1	48	0	\$1,320.00
Totals					\$1,320.00

Agricultural					
No Agricultural Records Found.					

Commercial					
No Commercial Building Records Found.					

Sales					
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Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/28/2016	CLEERE APRIL R	NEWMAN LARRY L (TOD) & ELAINE S (TOD)	3608	WD-WARRANTY DEED		/	YES	1	\$57,000.00
2/9/2010	NEWMAN LARRY L (TOD) & ELAINE S (TOD)	SULLENBERGER RENTALS LLC	178	SV-SURVIVOR DEED		/	YES	1	\$36,500.00
1/25/2008	SULLENBERGER RENTALS LLC	SULLENBERGER PHILIP S & BRENDA S	0	QE-QUIT CLAIM DEED EXEMPT	999	/	NO	77	\$0.00
5/15/1998	SULLENBERGER PHILIP S & BRENDA S	STEWART BESSIE	942	WD-WARRANTY DEED		/	YES	1	\$28,000.00
5/7/1998	STEWART BESSIE	**PARCEL CREATED	0	Unknown	999	/	NO	1	\$0.00
5/7/1998	**PARCEL CREATED	Unknown	0	Unknown	999	/	NO	1	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
L1 - Regular Lot	0.2297	58	69	145	110%	\$255.00	\$220.00	\$242.00	\$16,700.00
Totals	0.2297								\$16,700.00

Improvements

No Improvement Records Found.

Tax

2024 Payable 2025

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$738.16	\$738.16	\$1,476.32
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$341.05	-\$341.05	-\$682.10
NON-BUSINESS CREDIT		-\$31.06	-\$31.06	-\$62.12
OWNER OCCUPANCY CREDIT		-\$7.76	-\$7.76	-\$15.52
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$358.29	\$358.29	\$716.58
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00

SPECIAL ASSESSMENTS	\$0.00	\$113.97	\$111.97	\$225.94
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$472.26	\$470.26	\$942.52
NET PAID	\$0.00	-\$472.26	-\$470.26	-\$942.52
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 77.660000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 41.778500			SURPLUS	\$0.00

Special Assessments

Project Name	Past		Due		Year Balance				
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
11-903 MIAMI CONS CAPITAL	\$0.00	\$0.00	\$25.74	-\$25.74	\$25.74	-\$25.74	\$0.00	\$0.00	\$0.00
11-900 CONSERVANCY	\$0.00	\$0.00	\$86.23	-\$86.23	\$86.23	-\$86.23	\$0.00	\$0.00	\$0.00
11-170 TROY-CONC MT	\$0.00	\$0.00	\$2.00	-\$2.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$113.97	-\$113.97	\$111.97	-\$111.97	\$0.00	\$0.00	\$0.00