

3000700032211010



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

9/17/2025

Parcel

3000700032211010

(510) SINGLE FAMILY, PLATTED L...

Owner

DOSS JAMES ANTON

SOLD: 10/7/2022 \$75,000.00

Address

711 KINNANE AVE SPRINGFIELD 45505

CLARK-SHAWNEE LSD

Appraised

\$31,920.00

ACRES: 0.250

Photos

Photo 1



3000700032211010 12/7/2023

Photo 2



3000700032211010

11/15/2023

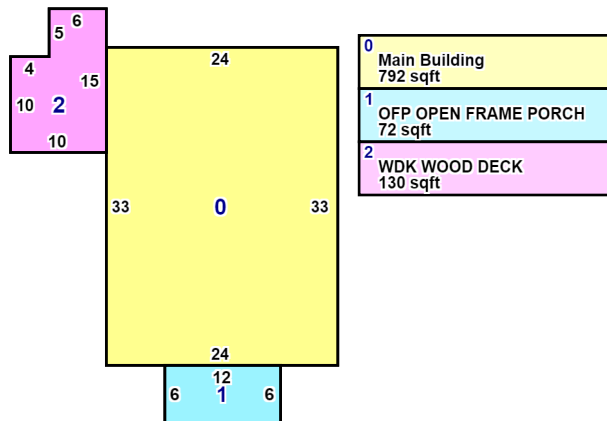
Photo 3



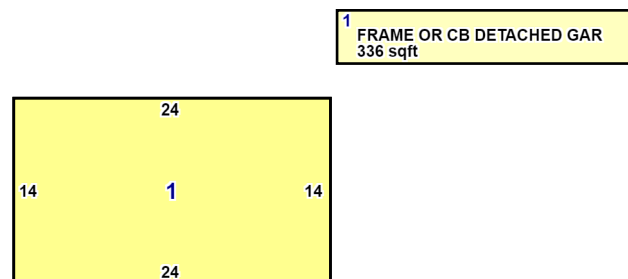
3000700032211010 07/19/2017

Sketches

Sketch 1



Sketch 2



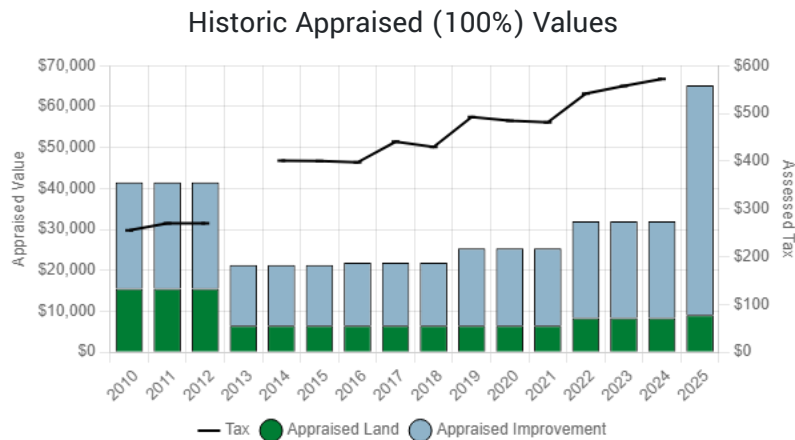
Location

Parcel	3000700032211010
Owner	DOSS JAMES ANTON
Address	711 KINNANE AVE SPRINGFIELD 45505
City / Township	SPRINGFIELD TOWNSHIP
School District	CLARK-SHAWNEE LSD

Valuation

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2025 *	\$9,060.00	\$56,110.00	\$65,170.00	\$3,170.00	\$19,640.00	\$22,810.00
2024	\$8,340.00	\$23,580.00	\$31,920.00	\$2,920.00	\$8,250.00	\$11,170.00
2023	\$8,340.00	\$23,580.00	\$31,920.00	\$2,920.00	\$8,250.00	\$11,170.00
2022	\$8,340.00	\$23,580.00	\$31,920.00	\$2,920.00	\$8,250.00	\$11,170.00
2021	\$6,470.00	\$18,930.00	\$25,400.00	\$2,260.00	\$6,630.00	\$8,890.00
2020	\$6,470.00	\$18,930.00	\$25,400.00	\$2,260.00	\$6,630.00	\$8,890.00

* Preliminary Valuation



Legal

Legal Acres	0.250	Homestead Reduction	NO
Legal Description	HILLCREST TERRACE W 1/2 135 (Not to be used on legal documents)	Owner Occupied Reduction	NO
Land Use	(510) SINGLE FAMILY, PLATTED LOT	Neighborhood	300R0025
Section	Town		
Range	Appraisal ID		
Card Count	1	Annual Tax	\$1,589.32

Residential

Dwelling 1			
Number Of Stories	1.0	Exterior Wall	ALUMINUM/VINYL
Style	BUNGALOW	Heating	GAS

Year Built	1941	Cooling	CENTRAL HEAT WITH A/C
Year Remodeled		Attic	NONE
Number of Rooms	5	Basement	CRAWL
Number of Bedrooms	2	Total Living Area	792 sqft
Number of Full Baths	1	Ground Floor Area	792 sqft
Number of Half Baths	0	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	D-	Fireplace Openings / Stacks	0 / 0

Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(RG1) - FRAME OR CONCRETE BLOCK DETACHED GARAGE	1	24x14	336	C	1941	\$2,900.00	\$1,020.00
Totals						\$2,900.00	\$1,020.00

Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
10/7/2022	DOSS JAMES ANTON	PARRETT RICHARD L	4329 (/)	GW - GENERAL WARRANTY	0 - VALID SALE	0	\$75,000.00
12/18/2015	PARRETT RICHARD L	PERKINS JOHN & KELLY	4518 (/)	GW - GENERAL WARRANTY	0 - VALID SALE	0	\$31,500.00
12/5/2014	PERKINS JOHN & KELLY	SCOTT PRISCILLA F	4299 (/)	SV - SURVIVORSHIP	- Unknown	0	\$29,000.00
8/14/2014	SCOTT PRISCILLA F	ADRIAN RANDAL L	2738 (/)	DD - DEED	- Unknown	0	\$0.00
10/29/2013	ADRIAN RANDAL L	ADRIAN PAULINE	4161 (/)	AF - AFFIDAVIT	- Unknown	0	\$0.00
7/22/2010	ADRIAN PAULINE	ADRIAN RICHARD THOMAS & PAULINE	2430 (/)	AF - AFFIDAVIT	- Unknown	0	\$0.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
FRONT FOOT	REGULAR LOT	104	105	0.251	10,920.00	\$8,340.00
Totals				0.251	10,920	\$8,340.00

Tax

2024 Payable 2025

	Delinquent	First Half	Second Half	Total
Gross Tax	\$0.00	\$421.35	\$421.35	\$842.70
Reduction		-\$111.40	-\$111.40	-\$222.80
Effective Tax	\$0.00	\$309.95	\$309.95	\$619.90
Non-Business Credit		-\$23.92	-\$23.92	-\$47.84
Owner Occupancy Credit		\$0.00	\$0.00	\$0.00
Homestead Reduction		\$0.00	\$0.00	\$0.00
Net General	\$0.00	\$286.03	\$286.03	\$572.06
Special Assessments		\$508.63	\$508.63	\$1,017.26
CAUV Recoupment		\$0.00	\$0.00	\$0.00
Penalty And Adjustments	\$0.00	\$0.00	\$0.00	\$0.00
Taxes Billed	\$0.00	\$794.66	\$794.66	\$1,589.32
Payments Made	\$0.00	-\$794.66	-\$794.66	-\$1,589.32
Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00
GROSS TAX RATE: 75.44			OTHER CREDITS	\$0.00

EFFECTIVE TAX RATE:
55.50

Yearly Tax Value Summary

Year	Effective Tax	Net General	Taxes Billed
2024	\$619.90	\$572.06	\$1,589.32
2023	\$605.38	\$557.50	\$966.95
2022	\$600.52	\$541.10	\$541.10

Year	Effective Tax	Net General	Taxes Billed
2021	\$534.12	\$480.98	\$480.98
2020	\$538.32	\$484.96	\$484.96
2019	\$547.08	\$492.64	\$492.64
2018	\$479.18	\$429.70	\$429.70
2017	\$490.02	\$440.40	\$440.40
2016	\$446.86	\$397.26	\$397.26
2015	\$447.87	\$397.99	\$623.13
2014	\$451.26	\$401.30	\$421.37
2013	\$398.54	\$0.00	\$0.00
2012	\$774.58	\$269.60	\$269.60
2011	\$774.46	\$269.56	\$269.56
2010	\$733.24	\$255.22	\$255.22

Special Assessments

Project	Notes	Amount Charged
IPA2 - DELQ COUNTY SEWER CHARGE	DELQ COUNTY SEWER CHARGE	\$1,017.26
Total		\$1,017.26