

N44-010320

2/6/2026



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County Auditor  
Miami County, Ohio  
[www.miamicountyohioauditor.gov](http://www.miamicountyohioauditor.gov)

Parcel  
N44-010320

510 - SINGLE FAMILY DWLG OW...

Owner  
SEBASTIAN JOSHUA T & DESIREE  
SOLD: 12/27/2022 \$78,000.00

Address  
630 MAIN ST S

Appraised  
\$112,300.00  
ACRES: 0.1400

Photos

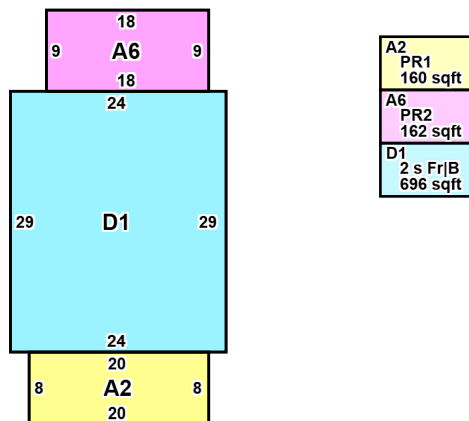
Photo 1



N44010320 06/05/2007

Sketches

Sketch 1



Location

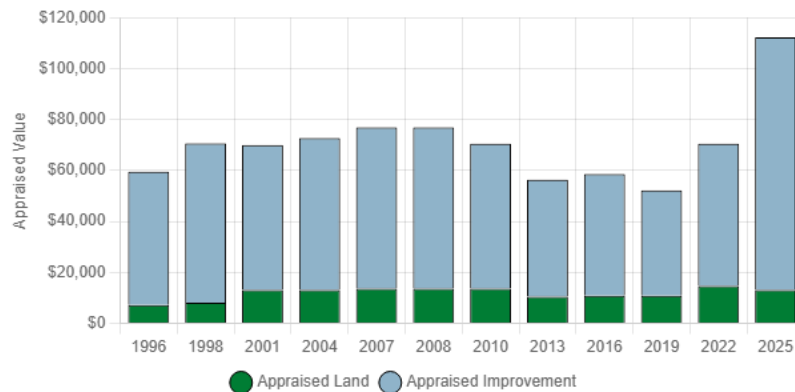
Parcel	N44-010320
Owner	SEBASTIAN JOSHUA T & DESIREE
Address	630 MAIN ST S
Municipality	PIQUA CITY
Township	
School District	PIQUA CSD

Valuation

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

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025	\$13,100.00	\$99,200.00	\$112,300.00	\$4,590.00	\$34,720.00	\$39,310.00
2022	\$14,700.00	\$55,800.00	\$70,500.00	\$5,150.00	\$19,530.00	\$24,680.00
2019	\$10,900.00	\$41,300.00	\$52,200.00	\$3,820.00	\$14,460.00	\$18,280.00
2016	\$10,900.00	\$47,700.00	\$58,600.00	\$3,820.00	\$16,700.00	\$20,520.00
2013	\$10,500.00	\$45,900.00	\$56,400.00	\$3,680.00	\$16,070.00	\$19,750.00
2010	\$13,700.00	\$56,900.00	\$70,600.00	\$4,800.00	\$19,920.00	\$24,720.00

Historic Appraised (100%) Values



#### Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

#### Legal

Legal Acres	0.1400	Homestead Reduction	N
Legal Description	IL 570 31 S SIDE	Owner Occupied	Y
Land Use	510 - Single family Dwlg ow...	Foreclosure	N
Neighborhood	01900	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	9
Annual Tax	\$1,387.70	Divided Property	N
Routing Number	060620.2-01-024-00		

#### Notes

SMDA#: N44-SE054 -024-00

Residential

Dwelling 1			
Number Of Stories	2.0	Exterior Wall	Frame/Siding
Style	Conventional	Heating	Base
Year Built	1940	Cooling	None
Year Remodeled	0	Basement	Full Basement
Number of Rooms	8	Attic	Unfinished
Number of Bedrooms	3	Finished Living Area	1,392 sqft
Number of Full Baths	1	First Floor Area	696 sqft
Number of Half Baths	1	Upper Floor Area	696 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	1	Attic Area	0 sqft
Number of Basement Garages	0	Total Basement Area	696 sqft
Grade	C	Finished Basement Area	0 sqft
Grade Adjustment	1.00		
Condition	F F	Other Fixtures	0
Fireplace Openings	0	Fireplace Stacks	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
PR2	Porch Frame - Enclosed	1	162	0	\$17,170.00
PR1	Porch Frame - Open	1	160	0	\$8,480.00
Totals					\$25,650.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/27/2022	SEBASTIAN JOSHUA T & DESIREE	FIORILLE LINDA	3096	WD- WARRANTY DEED		/	YES	1	\$78,000.00
12/1/2009	FIORILLE LINDA	MESOJEDNIK ELIZABETH K		WE- WARRANTY DEED EXEMPT	999	/	NO	1	\$0.00
5/27/2009	MESOJEDNIK ELIZABETH K	FIORILLE THOMAS & LINDA		WE- WARRANTY DEED EXEMPT	999	/	NO	1	\$0.00
5/26/2006	FIORILLE THOMAS & LINDA	LEMMON BRUCE E	1004	WD- WARRANTY DEED		/	YES	1	\$86,000.00
7/19/2000	LEMMON BRUCE E	LEMMON DONNA JEAN	1244	WD- WARRANTY DEED		/	NO	1	\$75,000.00
6/23/1992	LEMMON DONNA JEAN	Unknown	0	Unknown		/	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	0.1402	31	31	197	121%	\$350.00	\$350.00	\$423.50	\$13,130.00
<b>Totals</b>	0.1402								\$13,130.00

## Improvements

No Improvement Records Found.

## Tax

2025 Payable 2026

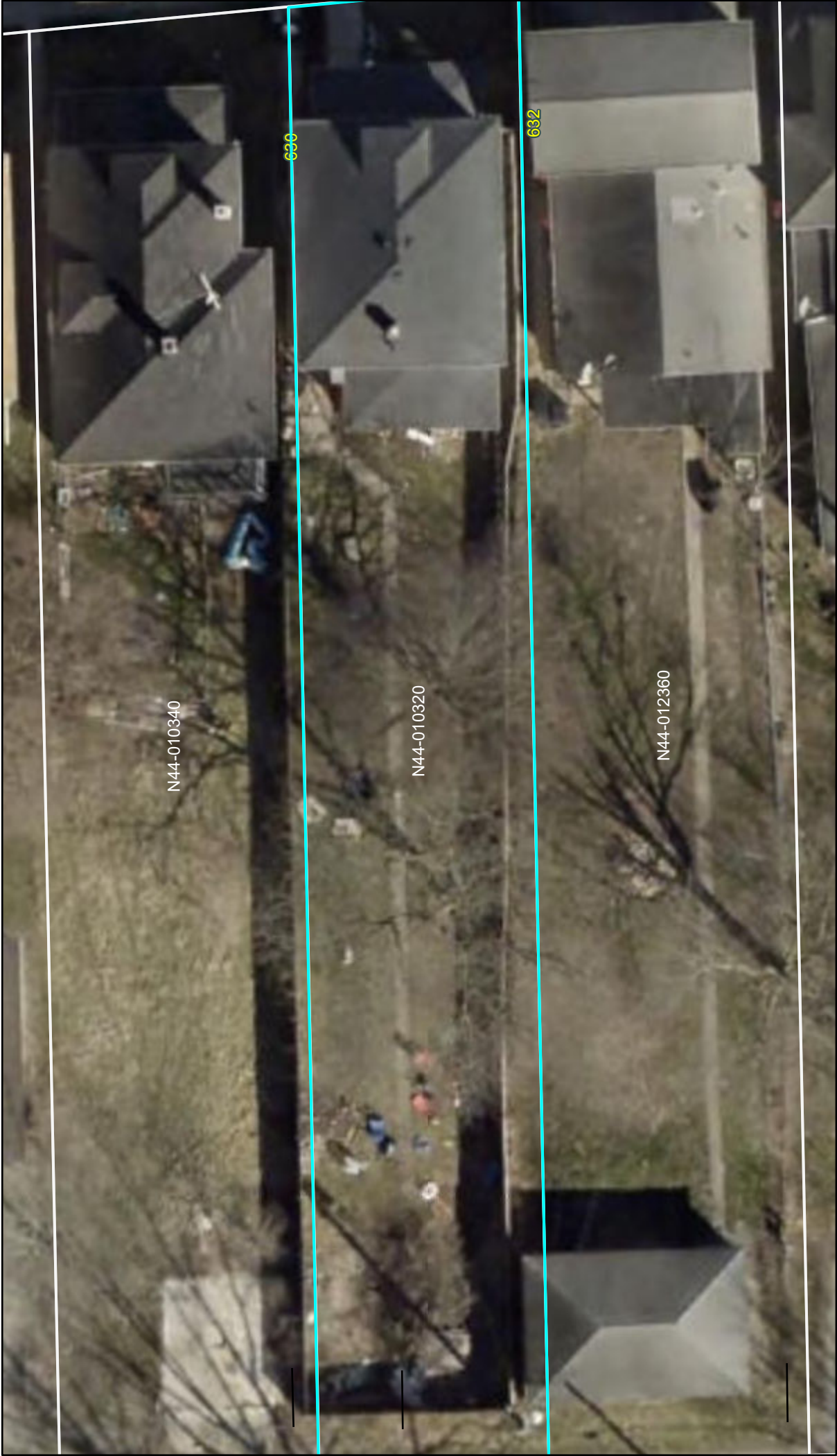
	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,281.11	\$1,281.11	\$2,562.22
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$496.02	-\$496.02	-\$992.04
NON-BUSINESS CREDIT		-\$72.99	-\$72.99	-\$145.98
OWNER OCCUPANCY CREDIT		-\$18.25	-\$18.25	-\$36.50
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$693.85	\$693.85	\$1,387.70

CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$6.88	\$0.00	\$6.88
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$700.73	\$693.85	\$1,394.58
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$700.73	\$693.85	\$1,394.58
TAX RATE: 65.180000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 39.943450			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	\$1.58	\$0.00	\$0.00	\$0.00	\$1.58	\$0.00	\$1.58
11-900 CONSERVANCY	\$0.00	\$0.00	\$5.30	\$0.00	\$0.00	\$0.00	\$5.30	\$0.00	\$5.30
Totals	\$0.00	\$0.00	\$6.88	\$0.00	\$0.00	\$0.00	\$6.88	\$0.00	\$6.88

Miami County OH



2/6/2026, 10:07:30 AM

Recent Sales

> 12/25/2024

< 1/2/2022

Parcels — Lot Numbers

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community