

C06-082842



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County Auditor  
Miami County, Ohio  
www.miamicountyohioauditor.gov

6/5/2026

Parcel

C06-082842

510 - SINGLE FAMILY DWLG OW...

Owner

WARREN CYNTHIA

SOLD: 4/22/2025 \$0.00

Address

1312 SPRUCE ST

CONCORD TWP

Appraised

\$301,500.00

ACRES: 0.7930

Photos

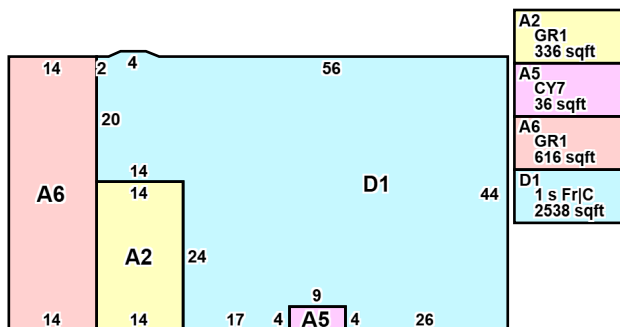
Photo 1



C06082842 05/29/2007

Sketches

Sketch 1



Location

**Parcel** C06-082842  
**Owner** WARREN CYNTHIA  
**Address** 1312 SPRUCE ST  
**Municipality** UNINCORPORATED  
**Township** CONCORD TWP  
**School District** TROY CSD

Deeded Owner Address

**Mailing Name** WARREN CYNTHIA  
**Mailing Address** 1312 SPRUCE ST  
**City, State, Zip** TROY OH 45373

Tax Payer Address

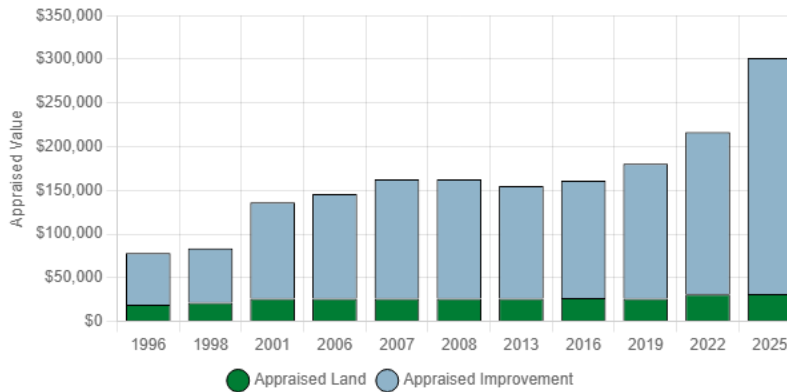
**Mailing Name** WARREN CYNTHIA  
**Mailing Address** 160 ANDERSON AVE  
**City, State, Zip** PLAIN CITY OH 43064

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	\$31,500.00	\$270,000.00	\$301,500.00	\$11,030.00	\$94,500.00	\$105,530.00
2022	\$31,200.00	\$185,600.00	\$216,800.00	\$10,920.00	\$64,960.00	\$75,880.00
2019	\$26,000.00	\$154,700.00	\$180,700.00	\$9,100.00	\$54,150.00	\$63,250.00
2016	\$27,000.00	\$134,200.00	\$161,200.00	\$9,450.00	\$46,970.00	\$56,420.00
2013	\$26,000.00	\$129,000.00	\$155,000.00	\$9,100.00	\$45,150.00	\$54,250.00
2008	\$26,100.00	\$136,400.00	\$162,500.00	\$9,140.00	\$47,740.00	\$56,880.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

<b>Legal Acres</b>	0.7930	<b>Homestead Reduction</b>	N
<b>Legal Description</b>	6-5-32 LOT 180 HOME ACRES	<b>Owner Occupied</b>	Y
<b>Land Use</b>	510 - Single family Dwlg ow...	<b>Foreclosure</b>	N
<b>Neighborhood</b>	04007	<b>Board of Revision</b>	N
<b>Card Count</b>	1	<b>New Construction</b>	N
<b>Tax Lien</b>	N	<b>Lender ID</b>	6

<b>Annual Tax</b>	\$3,760.86	<b>Divided Property</b>	N
<b>Routing Number</b>	050632.1-05-013-00		

Notes

SMDA#: C06-CC032A-141-00

Residential

Dwelling 1

<b>Number Of Stories</b>	1.0	<b>Exterior Wall</b>	FRWMAS
<b>Style</b>	Conventional	<b>Heating</b>	Base
<b>Year Built</b>	1922	<b>Cooling</b>	Central
<b>Year Remodeled</b>	2005	<b>Basement</b>	None
<b>Number of Rooms</b>	6	<b>Attic</b>	None
<b>Number of Bedrooms</b>	3	<b>Finished Living Area</b>	2,538 sqft
<b>Number of Full Baths</b>	2	<b>First Floor Area</b>	2,538 sqft
<b>Number of Half Baths</b>	0	<b>Upper Floor Area</b>	0 sqft
<b>Number of Family Rooms</b>	0	<b>Half Floor Area</b>	0 sqft
<b>Number of Dining Rooms</b>	0	<b>Attic Area</b>	0 sqft
<b>Number of Basement Garages</b>	0	<b>Total Basement Area</b>	0 sqft
<b>Grade</b>	C	<b>Finished Basement Area</b>	0 sqft
<b>Grade Adjustment</b>	1.00		
<b>Condition</b>	G G	<b>Other Fixtures</b>	0
<b>Fireplace Openings</b>	0	<b>Fireplace Stacks</b>	0

Additions

<b>Code</b>	<b>Description</b>	<b>Card</b>	<b>Base Area</b>	<b>Year Built</b>	<b>Appraised Value (100%)</b>
GRI	Garage Frame	1	616	0	\$27,280.00
GRI	Garage Frame	1	336	0	\$15,300.00
CY7	Roof Ext/Masonry Stoop	1	36	0	\$3,310.00
PTI	Patio Concrete	1	216	0	\$2,170.00
<b>Totals</b>					<b>\$48,060.00</b>

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
4/22/2025	WARREN CYNTHIA	WARREN E TRAVIS		CE-CERTIFICATE TR EX	999	/	NO	1	\$0.00
7/26/1995	WARREN E TRAVIS	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
LI - Regular Lot	0.7934	160	160	216	123%	\$210.00	\$160.00	\$196.80	\$31,490.00
<b>Totals</b>	0.7934								\$31,490.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$2,948.08	\$4,193.76	\$4,193.76	\$11,335.60
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$2,106.93	-\$2,106.93	-\$4,213.86
NON-BUSINESS CREDIT		-\$165.12	-\$165.12	-\$330.24
OWNER OCCUPANCY CREDIT		-\$41.28	-\$41.28	-\$82.56
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	\$2,948.08	\$1,880.43	\$1,880.43	\$6,708.94
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00

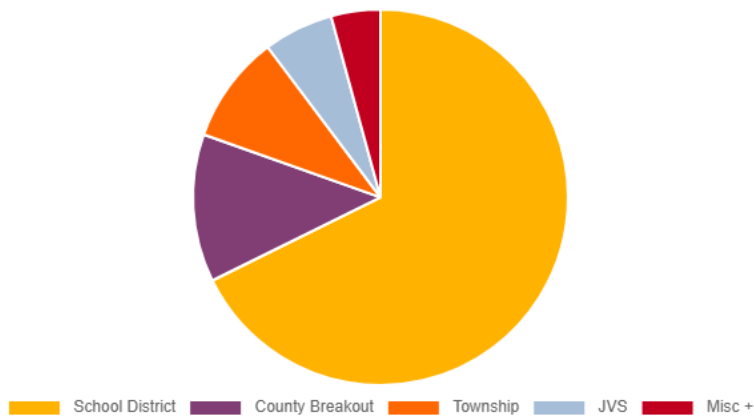
SPECIAL ASSESSMENTS	\$2.42	\$112.87	\$110.86	\$226.15
PENALTY / INTEREST	\$456.94	\$0.00	\$0.00	\$456.94
NET OWED	\$3,407.44	\$1,993.30	\$1,991.29	\$7,392.03
NET PAID	-\$3,407.44	-\$1,993.30	\$0.00	-\$5,400.74
NET DUE	\$0.00	\$0.00	\$1,991.29	\$1,991.29
TAX RATE: 79.480000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 39.549638			SURPLUS	\$0.00

### Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/9/2026	1-25	\$0.00	\$1,993.30	\$0.00	\$0.00	3ms-02092026-38-1
11/12/2025	1-25	\$3,407.44	\$0.00	\$0.00	\$0.00	2mlp-11122025-7-1
7/20/2024	2-23	\$0.00	\$0.00	\$1,444.42	\$0.00	13jmb-07222024-11-1
2/9/2024	1-23	\$0.00	\$1,446.42	\$0.00	\$0.00	7jmb-02092024-32-1
2/6/2023	1-22	\$0.00	\$1,236.59	\$1,234.59	\$0.00	5mes-02062023-76-1

### Tax Distributions

2025



Levy Name	Amount	Percentage
School District	\$2,546.06	67.70%
Township	\$350.36	9.32%
County Breakout	\$478.38	12.72%
JVS	\$226.40	6.02%
Misc +	\$159.66	4.25%
<b>Totals</b>	<b>\$3,760.86</b>	<b>100%</b>

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
11-226 COUNTY-DELQ SAN WATER	\$0.00	\$0.00	\$110.87	-\$110.87	\$110.86	\$0.00	\$0.00	\$110.86	\$110.86
11-170 TROY-CONC MT	\$2.42	-\$2.42	\$2.00	-\$2.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>	<b>\$2.42</b>	<b>-\$2.42</b>	<b>\$112.87</b>	<b>-\$112.87</b>	<b>\$110.86</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$110.86</b>	<b>\$110.86</b>