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PARID: R72 12607 0045

PARCEL LOCATION: 409 UPLAND AVE N

NBHD CODE: 71000WWO

Owner

Name	
CLACK TERRANCE	

Mailing

Name	CLACK TERRANCE
Mailing Address	409 N UPLAND AVE
City, State, Zip	DAYTON, OH 45417

Legal

Legal Description	51653
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	.1148
Deed	
Tax District Name	DAYTON CITY

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
06-MAR-24	\$25,000	202400012122	THOMAS EVELYN T	DANCY DONALD AND
01-APR-25	\$93,000	202500019454	DANCY DONALD AND	CLACK TERRANCE

2026 Tentative Values

	100%
Land	9,350
Improvements	34,530
CAUV	0
Total	43,880

Values

	35%	100%
Land	2,150	6,150
Improvements	7,510	21,470
CAUV	0	0

Total	9,660	27,620
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Building

Exterior Wall Material	ALUMINUM/VINYL
Building Style	BUNGALOW
Number of Stories	1
Year Built	1925
Total Rms/Bedrms/Baths/Half Baths	5/2/1/0
Square Feet of Living Area	820
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	820
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

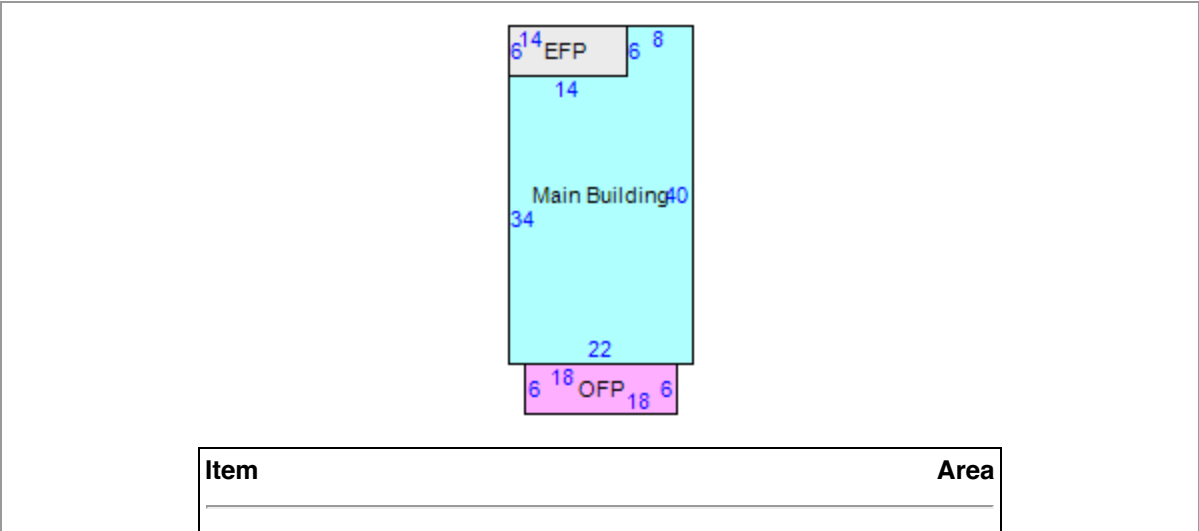
11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00

Current Year Rollback Summary

Non Business Credit	-\$57.82
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$462.50
Inflation Cap Credit	\$0.00

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2025	\$0.00	\$0.00	\$293.86	-\$293.86	\$292.86	-\$292.86	\$0.00



Main Building	796
OFP - 11:OFP OPEN FRAME PORCH	108
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	216
EFP - 12:EFP ENCL FRAME PORCH	84
FR BAY - 15:FRBAY FRAME BAY	24

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Residential Property Data

Building Style	BUNGALOW
Exterior Wall Material	ALUMINUM/VINYL
Number of Stories	1
Year Built	1925
Total Rooms	5
Bedrms	2
Baths	1
Half Baths	0
Square Feet of Living Area	820
Finished Basement Sq. Ft.	0
Rec. Room Sq. Ft.	0
Total Square Footage	820
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT
Heat System	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Stacked)	0
Number of Fireplaces(Prefab)	

Out Building

Improvement	FRAME OR CB DETACHED GARAGE
Quantity	1
Size (sq. ft)	216
Year Built	1925
Grade	D
Condition	AVERAGE
Value	2670

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Tax Detail

Taxes for Selected Year (Without Payments)

1st Half Real	1st Half Asmt	1st Half Total	2nd Half Real	2nd Half Asmt	2nd Half Total	Total
\$282.11	\$11.75	\$293.86	\$282.11	\$10.75	\$292.86	\$586.72

Current Taxes Due

	Charges	Payments	Penalties	Interest	Unpaid Balance
1st Half	\$293.86	-\$293.86	\$0.00		\$0.00
2nd Half	\$292.86	-\$292.86	\$0.00	\$0.00	\$0.00
Full Year	\$586.72	-\$586.72	\$0.00	\$0.00	\$0.00

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Tax Year	Total Value	Assessment Reason
1999	19,860	TRIENNIAL
2000	19,860	
2001	19,860	
2002	27,880	REAPPRAISAL
2003	27,880	
2004	27,880	
2005	34,570	TRIENNIAL
2006	34,570	
2007	34,570	MISCELLANEOUS REASONS
2008	37,460	MISCELLANEOUS REASONS
2009	37,460	MISCELLANEOUS REASONS
2010	37,460	MISCELLANEOUS REASONS
2011	27,790	MISCELLANEOUS REASONS
2012	27,790	MISCELLANEOUS REASONS
2013	27,790	MISCELLANEOUS REASONS
2014	20,910	MISCELLANEOUS REASONS
2015	20,910	MISCELLANEOUS REASONS
2016	20,910	MISCELLANEOUS REASONS
2017	20,780	MISCELLANEOUS REASONS
2018	20,780	MISCELLANEOUS REASONS
2019	20,780	2 1/2 PERCENT
2020	22,510	MISCELLANEOUS REASONS
2021	22,510	2 1/2 PERCENT
2022	22,510	2 1/2 PERCENT
2023	27,620	2 1/2 PERCENT
2024	27,620	2 1/2 PERCENT
2025	27,620	
2026	43,880	REAPPRAISAL

