

PARID: 067 20002 0003
PARCEL LOCATION: 761 MIAMISBURG
CENTERVILLE RD

NBHD CODE: C2001000

[Click here to view neighborhood map](#)

Owner

Name

RTG INVESTMENTS LLC

Mailing

Name

RTG INVESTMENTS LLC

Mailing Address

761 MIAMISBURG-CENTERVILLE RD

City, State, Zip

DAYTON, OH 45459 2236

9913-TX LIEN SOLD

Legal

Legal Description

2 PT WASHINGTON WOODS
SEC 1

Land Use Description

C - OFFICE BUILDING 1-2 STORIES

Acres

.9183

Deed

DEED-04-017661

Tax District Name

WASHINGTON-CENTER CS

Sales

| Date | Sale Price | Deed Reference | Seller | Buyer |
|-----------|------------|------------------------------|----------------|---------------------|
| 30-MAR-87 | \$285,000 | | | |
| 25-JAN-88 | \$612,000 | | | |
| 13-APR-94 | \$510,000 | | | |
| 19-FEB-04 | \$850,000 | 200400017661 | GAMMELL GAIL L | RTG INVESTMENTS LLC |

Board of Revision

| Tax Year | Case Number: | BTA/CPC | Result |
|----------|--------------|---------|----------------|
| 2004 | 583 | | |
| 2010 | 1504 | | Decrease Value |

Values

| | 35% | 100% |
|--------------|------------|-------------|
| Land | 92,400 | 264,000 |
| Improvements | 78,080 | 223,080 |
| CAUV | 0 | 0 |
| Total | 170,480 | 487,080 |

Current Year Special Assessments

| | |
|------------------------------------|----------|
| 11777-APC FEE | \$167.15 |
| 41100-MCD/AP MCD/AQUIFER PRES SUBD | \$4.29 |

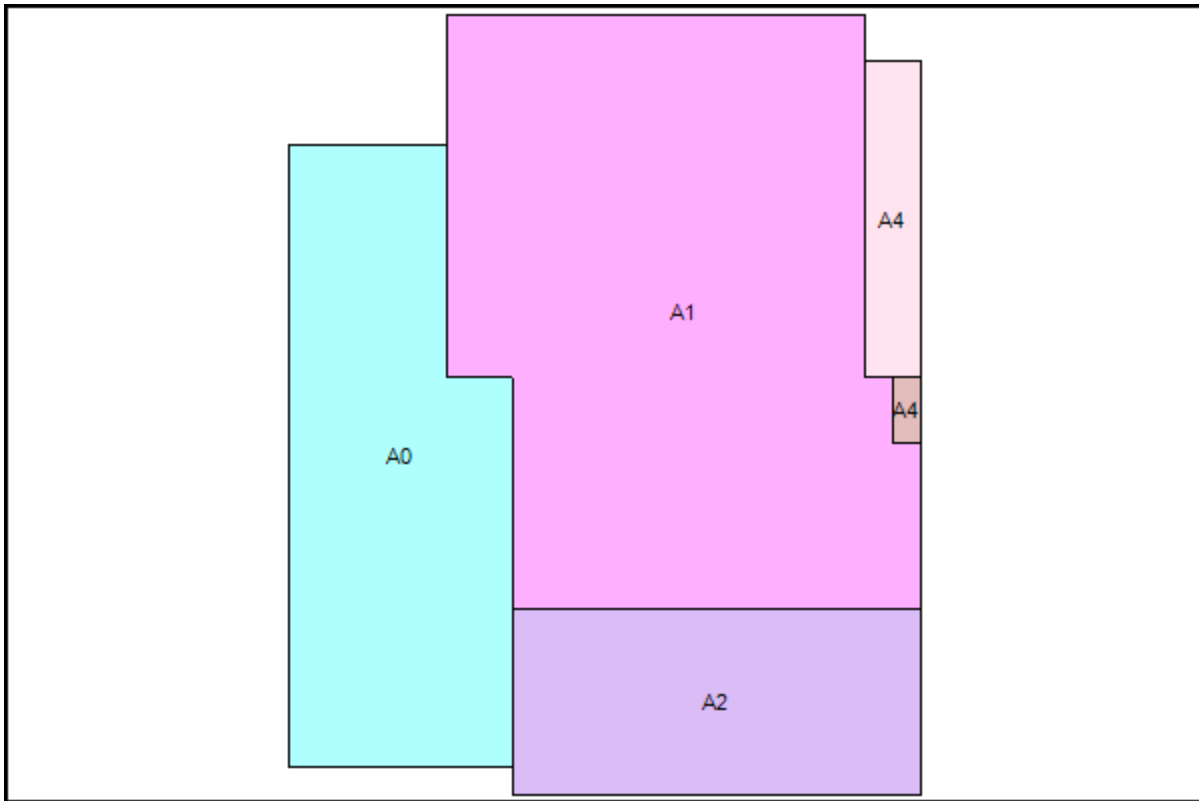
Current Year Rollback Summary

| | |
|------------------------|-------------|
| Non Business Credit | \$0.00 |
| Owner Occupancy Credit | \$0.00 |
| Homestead | \$0.00 |
| City of Dayton Credit | \$0.00 |
| Reduction Factor | -\$5,078.78 |

TAXES HAVE NOT BEEN CERTIFIED

Tax Summary

| Year | Prior Year | Prior Year Payments | 1st Half Due 2/15/2019 | 1st Half Payments | 2nd Half Due 7/19/2019 | 2nd Half Payments | Total Currently Due |
|------|-------------|------------------------|------------------------------|----------------------|------------------------------|----------------------|---------------------------|
| 2018 | \$42,875.41 | \$0.00 | \$7,984.42 | \$0.00 | \$7,980.12 | \$0.00 | \$58,839.95 |



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Commercial Property Data

| | |
|---------------------------|--------------------------|
| Primary Use of Building | 353-OFFICE BLDG L/R 1-4S |
| Year Built | 1977 |
| Number of Stories | 02 |
| Number of Units | |
| Building Gross Floor Area | 7835 |
| Number of Bedrooms | |

| Line | Description | Square Footage | Value |
|------|------------------|----------------|---------|
| 1 | MULTI-USE OFFICE | 1,433 | 111,630 |
| 2 | MULTI-USE OFFICE | 2,659 | 181,030 |
| 3 | MULTI-USE OFFICE | 2,659 | 177,130 |
| 4 | MULTI-USE OFFICE | 204 | 16,090 |
| 5 | MULTI-USE OFFICE | 880 | 55,160 |

Out Building

| | |
|---------------|----------------------------|
| Improvement | ASPHALT OR BLACKTOP PAVING |
| Quantity | 1 |
| Size (sq. ft) | 23000 |
| Year Built | 1995 |
| Grade | C |
| Condition | FAIR |
| Value | 21450 |

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| Tax Year | Total Value |
|----------|-------------|
|----------|-------------|

| | |
|------|---------|
| 2000 | 496,440 |
|------|---------|

| | |
|------|---------|
| 2001 | 496,440 |
|------|---------|

| | |
|------|---------|
| 2002 | 537,290 |
|------|---------|

| | |
|------|---------|
| 2003 | 537,290 |
|------|---------|

| | |
|------|---------|
| 2004 | 754,100 |
|------|---------|

| | |
|------|---------|
| 2005 | 754,100 |
|------|---------|

| | |
|------|---------|
| 2006 | 754,100 |
|------|---------|

| | |
|------|---------|
| 2007 | 754,100 |
|------|---------|

| | |
|------|---------|
| 2008 | 887,640 |
|------|---------|

| | |
|------|---------|
| 2009 | 887,640 |
|------|---------|

| | |
|------|---------|
| 2010 | 764,550 |
|------|---------|

| | |
|------|---------|
| 2011 | 711,030 |
|------|---------|

| | |
|------|---------|
| 2012 | 711,030 |
|------|---------|

| | |
|------|---------|
| 2013 | 711,030 |
|------|---------|

| | |
|------|---------|
| 2014 | 487,080 |
|------|---------|

| | |
|------|---------|
| 2015 | 487,080 |
|------|---------|

| | |
|------|---------|
| 2016 | 487,080 |
|------|---------|

| | |
|------|---------|
| 2017 | 487,080 |
|------|---------|

| | |
|------|---------|
| 2018 | 487,080 |
|------|---------|

| | |
|------|---|
| 2019 | 487,080 *** TENTATIVE VALUES CURRENTLY UPDATING *** |
|------|---|

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Tax Detail

TAXES HAVE NOT BEEN CERTIFIED

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 |
|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------|
| \$7,896.55 | \$87.87 | \$7,984.42 | \$7,896.55 | \$83.57 | \$7,980.12 | \$15,964.54 |

Current Taxes Due

| | Charges | Payments | Penalties | Interest | Unpaid Balance |
|-----------|-------------|----------|-----------|----------|----------------|
| 1st Half | \$50,859.83 | \$0.00 | \$0.00 | | \$50,859.83 |
| 2nd Half | \$7,980.12 | \$0.00 | \$0.00 | \$0.00 | \$7,980.12 |
| Full Year | \$58,839.95 | \$0.00 | \$0.00 | \$0.00 | \$58,839.95 |

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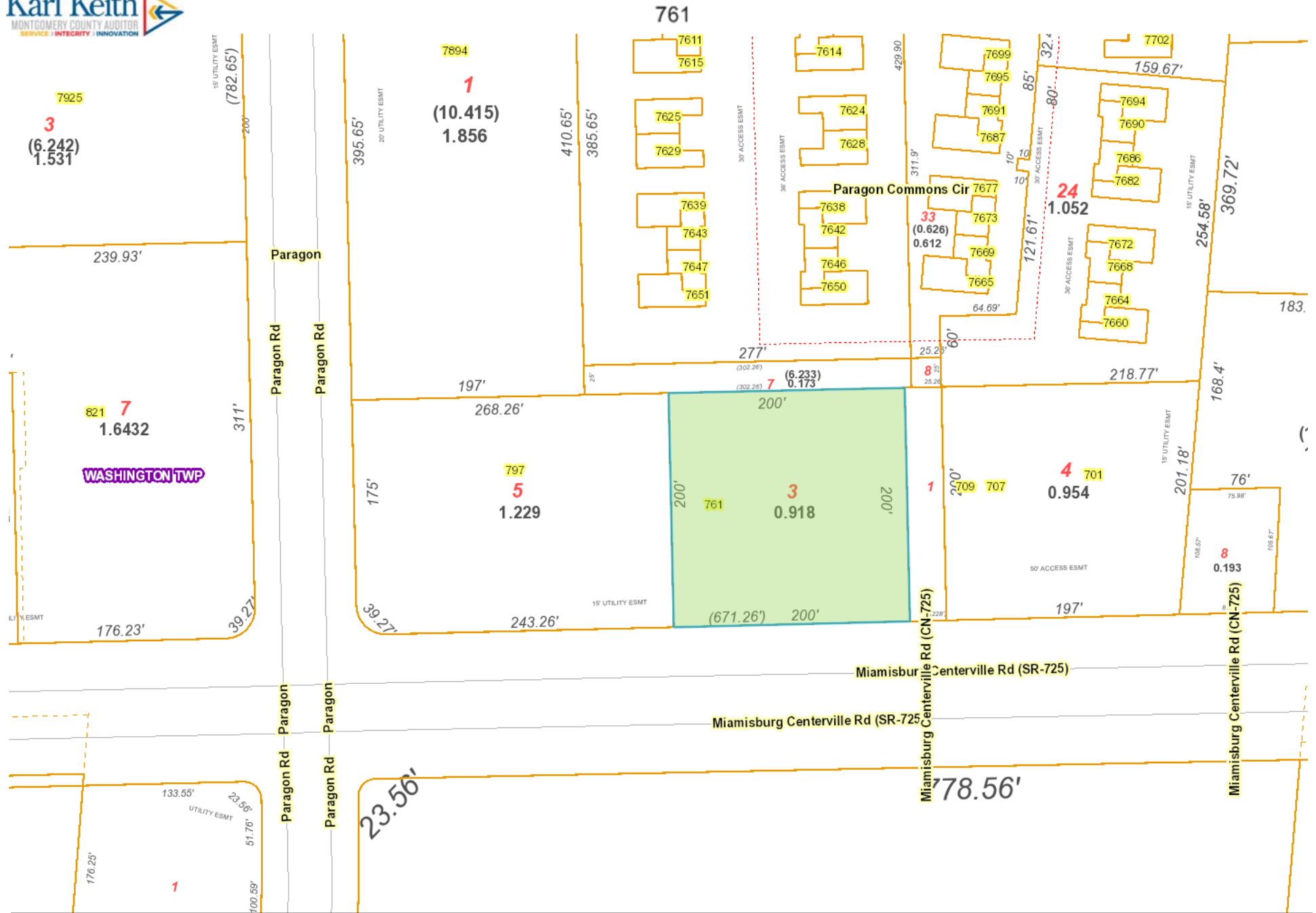
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Sale Details

1 of 4

| | |
|-----------------|-------------------|
| Date | 30-MAR-87 |
| Sale Price | \$285,000 |
| Sale Validity | 8-NOT VALIDATED |
| Sale Type | LAND AND BUILDING |
| Deed Reference | |
| Instrument Type | |



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2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

Note: Exact property boundaries must be derived by a legal survey of the property.



88 ft

GIS DEPARTMENT