

PARID: R72617613 0021  
PARCEL LOCATION: 6455 PHEASANT FINCH  
DR

NBHD CODE: 47030PHE

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[Click here to view neighborhood map](#)

## Owner

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Name  
WILSON BRANDON W

## Mailing

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Name	WILSON BRANDON W
Mailing Address	6455 PHEASANT FINCH DR
City, State, Zip	DAYTON, OH 45424 4180

## Legal

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Legal Description	81643 PHEASANT HILL NORTH SEC 1
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	0
Deed	
Tax District Name	DAYTON-HUBER HTS CSD

## Sales

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Date	Sale Price	Deed Reference	Seller	Buyer
22-JUN-16	\$176,500	<a href="#">201600032212</a>	ABNEY STEVEN G AND	WILSON BRANDON W

## Values

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	35%	100%
Land	17,920	51,210
Improvements	61,470	175,640
CAUV	0	0
Total	79,390	226,850

## Building

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Exterior Wall Material	ALUMINUM/VINYL
Building Style	COLONIAL
Number of Stories	2
Year Built	1988
Total Rms/Bedrms/Baths/Half Baths	8/3/2/1
Square Feet of Living Area	2,028
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	2,028
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

### Current Year Special Assessments

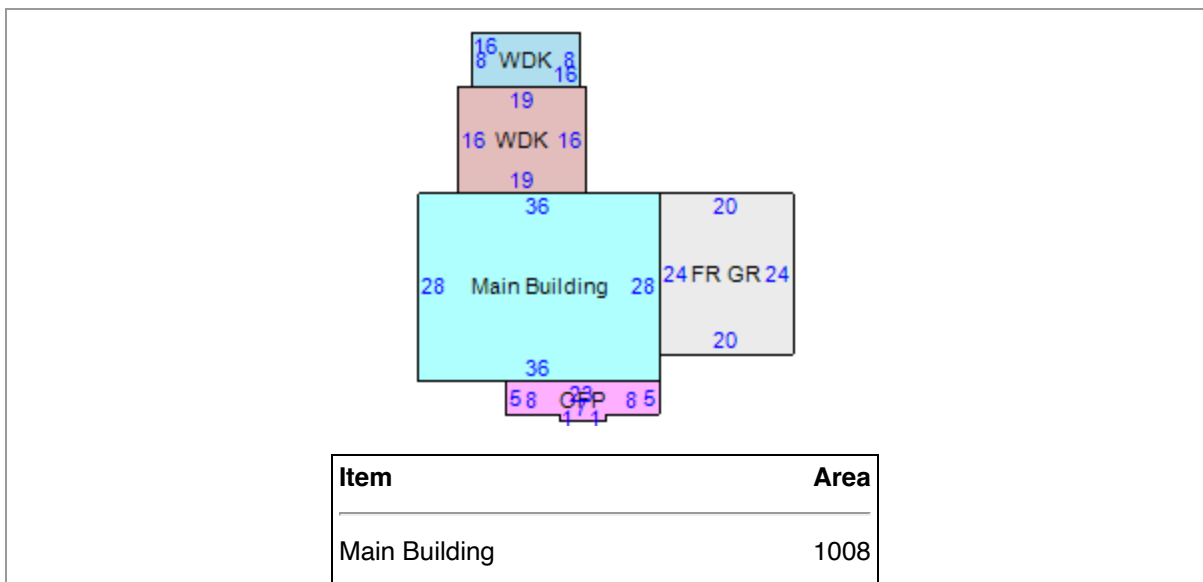
31100-D S+W DELQ SEWER + WATER	\$88.42
31102-D W&S DELQ. WATER	\$92.52
31108-DELINQUENT WELLFIELD	\$1.80
31104-STM SE DELQ STORM SEWER	\$38.32
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.33
11777-APC FEE	\$21.50

### Current Year Rollback Summary

Non Business Credit	-\$479.86
Owner Occupancy Credit	-\$119.98
Homestead	\$0.00
Reduction Factor	-\$3,197.38

### Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2023	\$0.00	\$0.00	\$2,472.74	-\$2,472.74	\$2,250.35	\$0.00	\$2,250.35



OFP - 11:OFP OPEN FRAME PORCH	122
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FR GR - 13:FR GR FRAME GARAGE	480
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FR BAY - 15:FRBAY FRAME BAY	12
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WDK - 31:WDDCK WOOD DECKS	24
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WDK - 31:WDDCK WOOD DECKS	304
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WDK - 31:WDDCK WOOD DECKS	128
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