

PARID: K45 02511 0003
PARCEL LOCATION: 5158 BEAR CREEK RD

NBHD CODE: 88000000

[Click here to view neighborhood map](#)

Owner

Name
 BLUST JOHN R AND MICHAEL

Mailing

Name BLUST JOHN R AND MICHAEL
Mailing Address 220 VOLUSIA AVE
City, State, Zip DAYTON, OH 45409

Legal

Legal Description 5-3-34
Land Use Description A - CASH GRAIN OR GENERAL FARM
Acres 75.882
Deed
Tax District Name MIAMI TWP-MIAMISBURG CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
20-JUN-03		200300090686	BLUST JOHN E AND	BLUST JOHN E AND
02-MAY-06	\$194,000	200600039336	BLUST JOHN E AND	BLUST JOHN E
31-AUG-21		202100065830	BLUST JOHN E	BLUST JOHN R AND

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2014	Informal		Informal review complete

Values

	35%	100%
Land	162,590	464,540
Improvements	42,290	120,820

CAUV	50,240	143,530
Total	92,530	264,350

Building

Exterior Wall Material	ALUMINUM/VINYL
Building Style	OLD STYLE
Number of Stories	2
Year Built	1919
Total Rms/Bedrms/Baths/Half Baths	10/5/1/0
Square Feet of Living Area	2,864
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	2,864
Basement	PART
Central Heat/Air Cond	CENTRAL HEAT
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

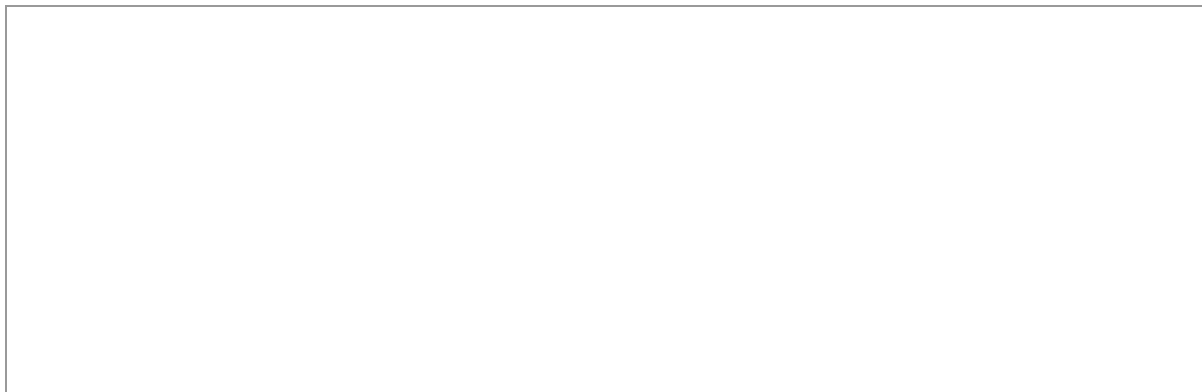
11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.94
41000-M.C.D. MIAMI CONSERVANCY DIST	\$13.30
41001-MCD DAM SAFETY INITIATIVE FUND	\$4.36

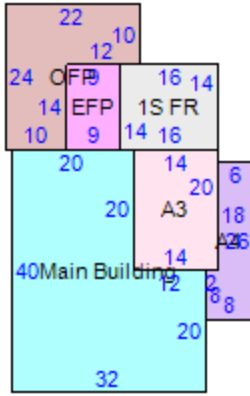
Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	\$0.00

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/19/2021	1st Half Payments	2nd Half Due 7/16/2021	2nd Half Payments	Total Currently Due
2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00





Item	Area
Main Building	1040
EFP - 12:EFP ENCL FRAME PORCH	126
BANK BARN - AB1:BANK BARN	3040
1S FR - 10:1s FR FRAME	224
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	720
1S FR/1S FR - 10/10:1s FR FRAME/1s FR FRAME	280
FLAT BARN - AB2:FLAT BARN	1512
OFP - 11:OFP OPEN FRAME PORCH	172
OFP - 11:OFP OPEN FRAME PORCH	360