

5166 Wagner Ford Rd, Dayton, OH 45414-3662, Montgomery County

APN: E21-01002-0060 CLIP: 2195041873

MULTIPLE BUILDING PROPERTY SUMMARY

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$145,500	05/08/2014
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	5,506	47,872	1950	GARAGE	

OWNER INFORMATION

Owner Name	Davidson Scott A	Tax Billing City & State	Dayton, OH
Owner Name 2	Davidson Cynthia L	Tax Billing Zip	45414
Owner Occupied	Yes	Tax Billing Zip+4	3662
Tax Billing Address	5166 Wagner Ford Rd	Mailing Carrier Route	C022

LOCATION INFORMATION

School District	Northridge Local SD	Property Zip+4	3662
Township	Northridge Lsd	Property Carrier Route	C022
Census Tract	807.00	Flood Zone Code	X
Topography	Flat/Level	Flood Zone Panel	39113C0158E
Location Influence	Neighborhood / Spot	Flood Zone Date	01/06/2005
Property Zip Code	45414		

TAX INFORMATION

Parcel ID 1	E21-01002-0060	% Improved	55%
Lot #	60	Tax Area	E21
Legal Description	6-2-2 10-2-61		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$56,020	\$56,020	\$56,020
Assessed Value - Land	\$25,140	\$25,140	\$25,140
Assessed Value - Improved	\$30,880	\$30,880	\$30,880
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$160,050	\$160,050	\$160,050
Market Value - Land	\$71,830	\$71,830	\$71,830
Market Value - Improved	\$88,220	\$88,220	\$88,220
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$7,548		
2021	\$7,547	-\$0	-0%
2022	\$7,468	-\$79	-1.05%

CHARACTERISTICS

Land Use - County	Commercial Garage	Building Type	Auto Service
Land Use - State	Commercial	Building Sq Ft	5,506
Land Use - CoreLogic	Garage	Gross Sq Ft	5,506
Lot Acres	1.099	Electric Service Type	Available
Lot Sq Ft	47,872	Water	Public
# of Buildings	2	Sewer	Public Service
Year Built	1950		

SELL SCORE

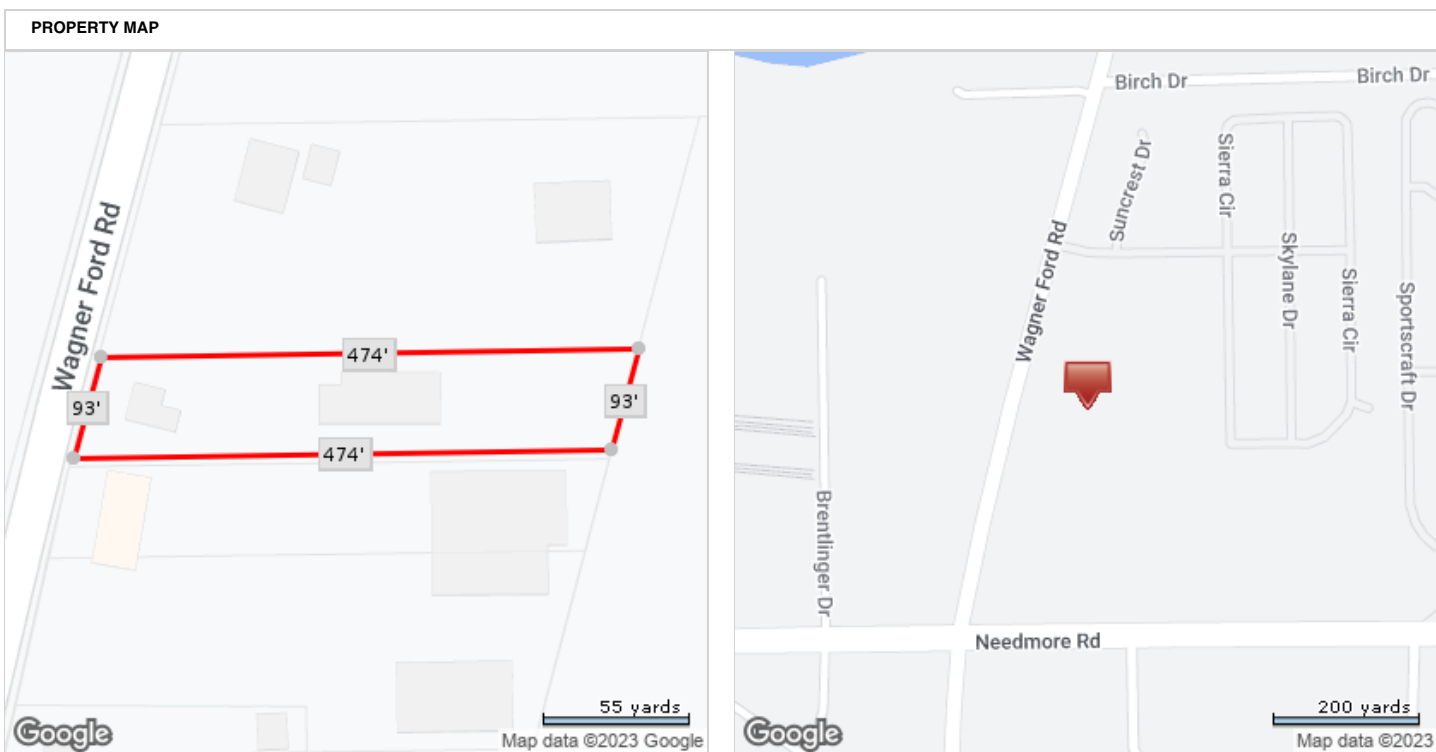
Value As Of	2023-07-16 04:41:06
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LAST MARKET SALE & SALES HISTORY

Recording Date	05/14/2014	Owner Name 2	Davidson Cynthia L
Sale Date	05/08/2014	Seller	Davidson Carl C Trust
Sale Price	\$145,500	Multi/Split Sale	Multiple
Price Per Square Feet	\$26.43	Document Number	24428
Owner Name	Davidson Scott A	Deed Type	Joint Survivorship/Right Of

Recording Date	05/14/2014	08/05/2009	04/14/2005	06/28/2001
Sale Date	05/08/2014	08/04/2009	03/03/2005	06/11/2001
Sale Price	\$145,500			
Nominal		Y	Y	Y
Buyer Name	Davidson Scott A & Cynthia L	Davidson Carl C Trust	Davidson Carl C	Davidson Carl C & Carolyn B
Buyer Name 2	Davidson Cynthia L			Davidson Carolyn B
Seller Name	Davidson Carl C Trust	Davidson Carl C	Davidson Carolyn B	Davidson Carl C & Carolyn B
Document Number	24428	54263	34477	74062
Document Type	Joint Survivorship/Right Of	Warranty Deed	Affidavit	Joint Survivorship/Right Of

MORTGAGE HISTORY			
Mortgage Date	08/24/2004	08/07/2002	10/21/1996
Mortgage Amount	\$60,172	\$76,000	\$35,273
Mortgage Lender	National Cty Bk	National Cty Bk	National Cty Bk/Dayton
Borrower Name	Davidson Carl C	Davidson Carolyn	Davidson Carl C
Borrower Name 2	Davidson Carolyn B	Davidson Carl	Davidson Carolyn B
Mortgage Term	5		
Mortgage Term	Years		
Mortgage Purpose	Refi	Refi	Refi
Mortgage Type	Conventional	Conventional	Conventional



*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS			
Land Use - County	Commercial Garage	Building Type	Auto Service
Land Use - State	Commercial	Building Sq Ft	3,978
Land Use - CoreLogic	Garage	Gross Sq Ft	5,506
Lot Acres	1.099	Electric Service Type	Available
Lot Sq Ft	47,872	Water	Public
# of Buildings	2	Sewer	Public Service
Year Built	1950		

BUILDING 2 OF 2

CHARACTERISTICS			
Land Use - County	Commercial Garage	Electric Service Type	Available
Land Use - State	Commercial	Water	Public
Land Use - CoreLogic	Garage	Sewer	Public Service

Lot Acres	1.099
Lot Sq Ft	47,872
# of Buildings	2
Year Built	1950
Building Type	Single Family
Building Sq Ft	1,528
Gross Sq Ft	5,506

No. of Porches	2
Porch	Open Porch
Porch 1 Sq Ft	40
Patio Type	Concrete Block Patio
Patio/Deck 1 Sq Ft	45
Patio/Deck 2 Sq Ft	180

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Open Porch	S	40	5	8	
Conc Patio	S	45	5	9	
Open Porch	S	180	10	18	
Asp/Blacktop Paving	S	15,500			1950

Feature Type	Value
Open Porch	\$1,080
Conc Patio	\$170
Open Porch	\$4,840
Asp/Blacktop Paving	