

N44-009150



Matthew W. Gearhardt
County Auditor
Miami County, Ohio
www.miamicountyohioauditor.gov

2/2/2026

Parcel
N44-009150

499 - OTHER COMMERCIAL STR...

Owner
ELITE AESTHETICS SALON SUITES LLC
SOLD: 12/3/2024 \$79,900.00

Address
531 ASH ST W

Appraised
\$77,800.00
ACRES: 0.3600

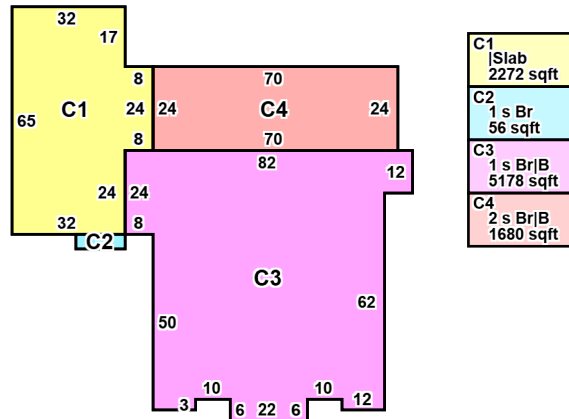
Photos

Photo 1



Sketches

Sketch 1



Location

Parcel	N44-009150
Owner	ELITE AESTHETICS SALON SUITES LLC
Address	531 ASH ST W
Municipality	PIQUA CITY
Township	
School District	PIQUA CSD

Deeded Owner Address

Mailing Name	ELITE AESTHETICS SALON SUITES LLC
Mailing Address	531 W ASH ST
City, State, Zip	PIQUA OH 45356

Tax Payer Address	
Mailing Name	ELITE AESTHETICS SALON SUITES LLC
Mailing Address	531 W ASH ST
City, State, Zip	PIQUA OH 45356

Valuation

Please note, if you have any questions reach out to the Miami County Auditor's office at 937-440-5925.

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2025	\$37,300.00	\$40,500.00	\$77,800.00	\$13,060.00	\$14,180.00	\$27,240.00
2023	\$37,300.00	\$24,300.00	\$61,600.00	\$13,060.00	\$8,510.00	\$21,570.00
2021	\$0.00	\$15,700.00	\$15,700.00	\$0.00	\$5,500.00	\$5,500.00
2019	\$40,100.00	\$46,400.00	\$86,500.00	\$14,040.00	\$16,240.00	\$30,280.00
2013	\$40,100.00	\$41,300.00	\$81,400.00	\$14,040.00	\$14,460.00	\$28,500.00
2008	\$40,200.00	\$56,100.00	\$96,300.00	\$14,070.00	\$19,640.00	\$33,710.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	0.3600	Homestead Reduction	N
Legal Description	IL 652 62 x 150.66 IL 653 62 x...	Owner Occupied	N
Land Use	499 - Other commercial str...	Foreclosure	N
Neighborhood	01500	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0

Annual Tax	\$1,389.10	Divided Property	N
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Routing Number 060618.1-19-011-01

Notes

SMDA#: N44-NE040 -019-00

Residential

No Residential Records Found.

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
631	Basic Structure Cost	3	0	0	\$0.00
Totals					\$0.00

Agricultural

No Agricultural Records Found.

Commercial

Occupancy Type Code	Description	Card	Year Built	Effective Age	Class	Section Number	Section Area	Wall Height	Section Stories
309	Church	3	1914	50	C	1	11,400	30	1
Totals							11,400		

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/3/2024	ELITE AESTHETICS SALON SUITES LLC	BOLIN JEFFERY & NICOLE	2184	WD-WARRANTY DEED		/	YES	1	\$79,900.00
10/5/2022	BOLIN JEFFERY & NICOLE	TRUE VINE CHURCH	2506	WD-WARRANTY DEED		/	YES	2	\$15,000.00
8/1/2017	TRUE VINE CHURCH	CHURCHDELA LLC		QE-QUIT CLAIM DEED EXEMPT	999	/	NO	1	\$0.00
1/4/2006	CHURCHDELA LLC	Unknown	19	Unknown		/	YES	1	\$100,000.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
L1 - Regular Lot	0.2135	62	62	150	0%	\$317.00	\$317.00	\$317.00	\$18,670.00
L1 - Regular Lot	0.1494	62	62	105	0%	\$317.00	\$317.00	\$317.00	\$18,670.00
Totals	0.3629								\$37,340.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$1,300.52	\$887.75	\$887.75	\$3,076.02
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$193.20	-\$193.20	-\$386.40
NON-BUSINESS CREDIT		\$0.00	\$0.00	\$0.00
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$1,300.52	\$694.55	\$694.55	\$2,689.62
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00
PENALTY / INTEREST	\$241.65	\$0.00	\$0.00	\$241.65
NET OWED	\$1,542.17	\$694.55	\$694.55	\$2,931.27
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$1,542.17	\$694.55	\$694.55	\$2,931.27
TAX RATE: 65.180000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 50.995147			SURPLUS	\$0.00

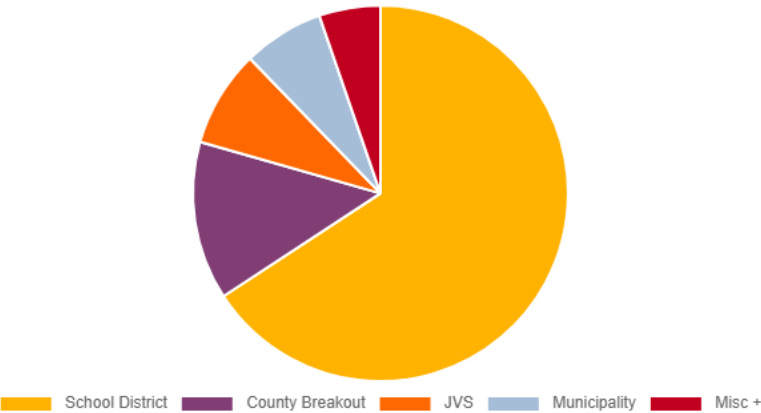
Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/17/2025	1-24	\$39.01	\$0.00	\$0.00	\$0.00	2mlp-01172025-24-1

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
12/5/2024	1-24	\$1,462.84	\$0.00	\$0.00	\$0.00	1mes-12052024-2-1
7/19/2023	2-22	\$0.00	\$184.21	\$167.46	\$0.00	8jmb-07192023-35-1
10/3/2022	1-22	\$1,404.41	\$0.00	\$0.00	\$0.00	1-10032022-20-1

Tax Distributions

2025



Levy Name	Amount	Percentage
School District	\$1,928.11	65.78%
County Breakout	\$399.53	13.63%
Municipality	\$204.07	6.96%
JVS	\$244.48	8.34%
Misc +	\$155.08	5.29%
Totals	\$2,931.27	100%

Special Assessments

No Special Assessment Records Found.