

D08-056449

7/29/2025



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

Parcel

D08-056449

400 - COMMERCIAL - VACANT ...

Owner

ORCA HOLDINGS LLC

SOLD: 10/10/2023 \$186,400.00

Address

150 S STANFIELD RD

Appraised

\$269,400.00

ACRES: 2.3340

Location

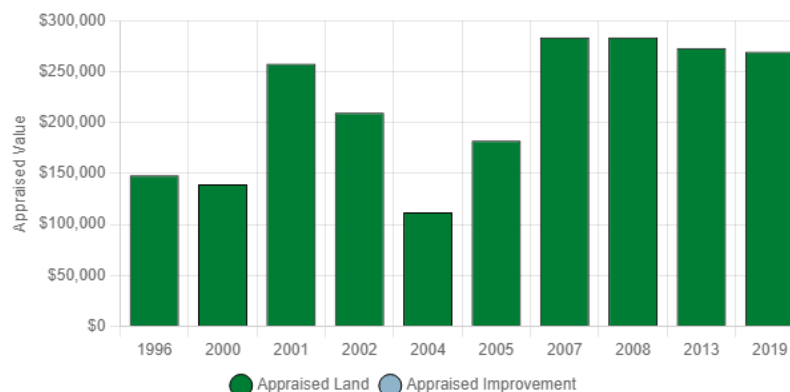
| | |
|-----------------|--------------------|
| Parcel | D08-056449 |
| Owner | ORCA HOLDINGS LLC |
| Address | 150 S STANFIELD RD |
| Municipality | TROY CITY |
| Township | |
| School District | TROY CSD |

Valuation

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

| Year | Appraised (100%) | | | Assessed (35%) | | |
|------|------------------|--------------|--------------|----------------|--------------|-------------|
| | Land | Improvements | Total | Land | Improvements | Total |
| 2019 | \$269,400.00 | \$0.00 | \$269,400.00 | \$94,290.00 | \$0.00 | \$94,290.00 |
| 2013 | \$273,100.00 | \$0.00 | \$273,100.00 | \$95,590.00 | \$0.00 | \$95,590.00 |
| 2008 | \$283,600.00 | \$0.00 | \$283,600.00 | \$99,260.00 | \$0.00 | \$99,260.00 |
| 2007 | \$283,600.00 | \$0.00 | \$283,600.00 | \$99,260.00 | \$0.00 | \$99,260.00 |
| 2005 | \$182,100.00 | \$0.00 | \$182,100.00 | \$63,740.00 | \$0.00 | \$63,740.00 |
| 2004 | \$112,100.00 | \$0.00 | \$112,100.00 | \$39,240.00 | \$0.00 | \$39,240.00 |

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

| | | | |
|-------------------|-----------------------------|---------------------|---|
| Legal Acres | 2.3340 | Homestead Reduction | N |
| Legal Description | IN LOT 9859 | Owner Occupied | N |
| Land Use | 400 - Commercial - vacan... | Foreclosure | N |
| Neighborhood | 00308 | Board of Revision | N |
| Card Count | 0 | New Construction | N |
| Tax Lien | N | Lender ID | 0 |
| Annual Tax | \$5,525.76 | Divided Property | N |
| Routing Number | 050619.1-02-003-00 | | |

Notes

SMDA#: D08-SWI42 -008-00

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

| Date | Buyer | Seller | Conveyance | | Deed | Book/Page | Valid | Parcels | |
|------------|-----------------------------|-----------------------------|------------|------------------|------|-----------|-------|---------|--------------|
| | | | Number | Deed Type | | | | In Sale | Amount |
| 10/10/2023 | ORCA HOLDINGS LLC | UPPER VALLEY MEDICAL CENTER | 2008 | WD-WARRANTY DEED | | / | NO | 1 | \$186,400.00 |
| 7/5/2006 | UPPER VALLEY MEDICAL CENTER | TROY HORIZON LLC | 1327 | WD-WARRANTY DEED | | / | YES | 1 | \$290,000.00 |
| 12/13/2004 | TROY HORIZON LLC | **PARCEL RE-PLATTED | 2774 | WD-WARRANTY DEED | | / | YES | 1 | \$275,000.00 |

| Date | Buyer | Seller | Conveyance Number | Deed Type | Deed | Book/Page | Valid | Parcels In Sale | Amount |
|-----------|---|---|----------------------|-------------------------|------|-----------|-------|--------------------|--------------|
| 8/26/2003 | **PARCEL RE- PLATTED | ROGERS GRAHAM L | 0 | Unknown | 999 | / | NO | 3 | \$0.00 |
| 8/26/2003 | ROGERS GRAHAM L | **PARCEL SPLIT | 0 | Unknown | | / | YES | 0 | \$0.00 |
| 8/17/2001 | **PARCEL SPLIT | ROGERS GRAHAM L | 1529 | WD- WARRANTY DEED | | / | YES | 2 | \$0.00 |
| 8/17/2001 | ROGERS GRAHAM L | ROGERS GRAHAM L & LAWRENCE N SCOTT | 0 | Unknown | | / | YES | 0 | \$0.00 |
| 7/15/1999 | ROGERS GRAHAM L & LAWRENCE N SCOTT | **PARCEL RE- PLATTED | 0 | Unknown | 999 | / | NO | 1 | \$0.00 |
| 7/15/1999 | **PARCEL RE- PLATTED | ROGERS GRAHAM L | 0 | Unknown | 999 | / | NO | 2 | \$0.00 |
| 10/1/1986 | ROGERS GRAHAM L | Unknown | 1936 | Unknown | | / | NO | 14 | \$924,875.00 |

Land

| Land Type | Acres | Actual Frontage | Effective Frontage | Depth | Depth Factor | Base Rate | Unit Rate | Adj. Rate | Market Value |
|-------------------|--------|--------------------|-----------------------|-------|-----------------|--------------|--------------|--------------|-----------------|
| AI - Primary Site | 2.3340 | 0 | 0 | 0 | 100% | \$85,500.00 | \$85,500.00 | \$85,500.00 | \$269,410.00 |
| Totals | 2.3340 | | | | | | | | \$269,410.00 |

Improvements

No Improvement Records Found.

Tax

2024 Payable 2025

| | Delinquency | First Half | Second Half | Year Total |
|------------------------|-------------|------------|-------------|-------------|
| CHARGE | \$5,409.06 | \$3,661.28 | \$3,661.28 | \$12,731.62 |
| ADJUSTMENT | | \$0.00 | \$0.00 | \$0.00 |
| REDUCTION | | -\$898.40 | -\$898.40 | -\$1,796.80 |
| 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 |
| SALES CREDIT | | \$0.00 | \$0.00 | \$0.00 |

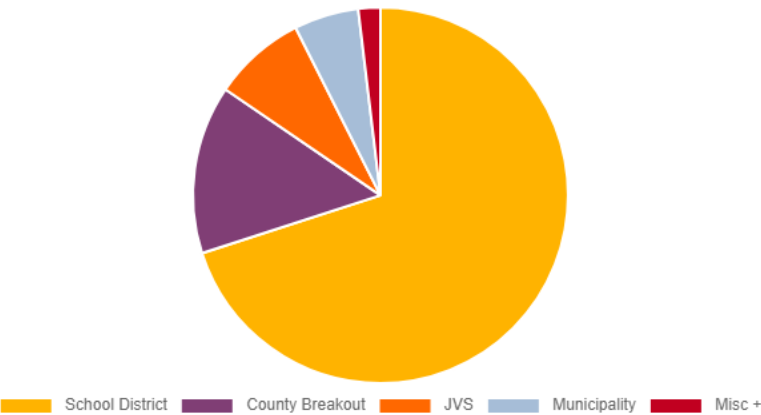
| | | | | |
|-------------------------------|-------------|-------------|------------|--------------|
| NET TAX | \$5,409.06 | \$2,762.88 | \$2,762.88 | \$10,934.82 |
| CAUV RECOUPMENT | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| SPECIAL ASSESSMENTS | \$2,167.17 | \$1,033.03 | \$937.12 | \$4,137.32 |
| PENALTY / INTEREST | \$838.40 | \$276.29 | \$0.00 | \$1,114.69 |
| NET OWED | \$8,414.63 | \$4,072.20 | \$3,700.00 | \$16,186.83 |
| NET PAID | -\$8,414.63 | -\$3,702.00 | \$0.00 | -\$12,116.63 |
| NET DUE | \$0.00 | \$370.20 | \$3,700.00 | \$4,070.20 |
| TAX RATE: 77.660000 | | | ESCROW | \$0.00 |
| EFFECTIVE TAX RATE: 58.603965 | | | SURPLUS | \$0.00 |

Tax Payments

| Payment Date | Cycle | Prior Paid | First Half Paid | Second Half Paid | Surplus Paid | Receipt Number |
|--------------|-------|------------|-----------------|------------------|--------------|--------------------|
| 3/10/2025 | 2-24 | \$0.00 | \$3,702.00 | \$0.00 | \$0.00 | 4jmb-03102025-3-1 |
| 9/13/2024 | 1-24 | \$8,414.63 | \$0.00 | \$0.00 | \$0.00 | 1mes-09132024-22-1 |
| 7/10/2023 | 2-22 | \$0.00 | \$0.00 | \$2,488.97 | \$0.00 | 3mt-07102023-84-4 |
| 2/14/2023 | 1-22 | \$0.00 | \$2,490.97 | \$0.00 | \$0.00 | 4jmb-02142023-4-1 |
| 7/12/2022 | 2-21 | \$0.00 | \$0.00 | \$2,518.73 | \$0.00 | 2mlp-07122022-44-4 |
| 2/14/2022 | 1-21 | \$0.00 | \$2,520.73 | \$0.00 | \$0.00 | 2ljmb-02152022-4-1 |

Tax Distributions

2024



| Levy Name | Amount | Percentage |
|-----------------|------------|------------|
| School District | \$3,868.62 | 70.01% |
| County Breakout | \$802.02 | 14.51% |
| Totals | \$5,525.76 | 100% |

| Levy Name | Amount | Percentage |
|--------------|------------|------------|
| Municipality | \$307.36 | 5.56% |
| JVS | \$442.52 | 8.01% |
| Misc + | \$105.24 | 1.90% |
| Totals | \$5,525.76 | 100% |

Special Assessments

| Project Name | Past | | Due | | Year Balance | | | | |
|---------------------|-------------|-------------|------------|------------|--------------|------------|------------|-------------|----------|
| | Delinquency | Adjustment | First Half | Adjustment | Second Half | Adjustment | First Half | Second Half | Total |
| 31-030 TROY SCG | \$2,164.75 | -\$2,164.75 | \$937.12 | -\$937.12 | \$937.12 | \$0.00 | \$0.00 | \$937.12 | \$937.12 |
| 11-170 TROY-CONC MT | \$2.42 | -\$2.42 | \$2.00 | -\$2.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Totals | \$2,167.17 | -\$2,167.17 | \$939.12 | -\$939.12 | \$937.12 | \$0.00 | \$0.00 | \$937.12 | \$937.12 |