



**TROTWOOD COMMUNITY  
IMPROVEMENT CORPORATION**

# Tax Foreclosure Program

PARCEL ADDRESS	WOLF CREEK PIKE (LOT)
PARCEL ID NUMBER	H33 00416 0009
PARCEL VACANT?	EMPTY, TAX DELINQUENT LOT
PARCEL DELINQUENCY	\$13,539.83

## UTILITIES STATUS

WATER	ELECTRIC	GAS
n/a	n/a	n/a

## STRATEGY FOR REDEVELOPMENT

This land is undeveloped, commercial land that is located adjacent to the Trotwood Commerce Park. This land, due to failure to pay taxes or maintain a payment plan, is eligible for EXPEDITED TAX FORECLOSURE.

The Trotwood CIC, when the property is transferred post foreclosure, will market the land to expand the Commerce Park and create additional opportunities for companies to locate in Trotwood.

## PROPERTY PHOTOS







**PARID: H33 00416 0009**  
**PARCEL LOCATION: WOLF CREEK PIKE**

**NBHD CODE: C3001000**

[Click here to view neighborhood map](#)

### Owner

Name

PLANSEE MITSUBISHI MATERIALS GLOBAL SINTER HOLDINGS SA TR

### Mailing

Name

PLANSEE MITSUBISHI MATERIALS GLOBAL  
SINTER HOLDINGS SA TR

Mailing Address

11 STANWIX ST 18TH FL

City, State, Zip

PITTSBURGH, PA 15222

### Legal

Legal Description

5-4-14

Land Use Description

I - MANUFACTURING & ASSEMBLY LIGHT

Acres

14.8

Deed

DEED-09-012755

Tax District Name

TROTWOOD-TROTWOOD MADISON CSD

### Sales

Date	Sale Price	Deed Reference	Seller	Buyer
20-DEC-88	\$865,000			
11-JAN-05	\$638,460	200500003754	SUPERMET ACQUISITION CORP	SINTERSTAHL CORP POWERTRAIN
27-FEB-09		200900012755	SINTERSTAHL CORP POWERTRAIN	PLANSEE MITSUBISHI MATERIALS GLOBAL

### Values

	35%	100%
Land	23,270	66,480
Improvements	0	0
CAUV	0	0
Total	23,270	66,480

### Current Year Special Assessments

41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.21
11777-APC FEE	\$1,702.70

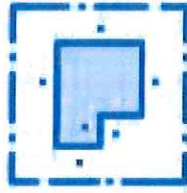
### Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	-\$82.32

### Tax Summary

Year	Prior Year	Prior Year	1st Half	1st Half	2nd Half	2nd Half	Total
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2015	\$8,848.46	Payments	\$0.00	Due 2/19/2016	\$2,234.51	Payments	\$0.00	Due 7/15/2016	\$2,456.86	Payments	\$0.00	Currently Due	\$13,539.83
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for this record