



**DENISE R. PERCIVAL**  
**GREENE COUNTY TREASURER**  
15 GREENE STREET  
XENIA, OH 45385  
TEMP-RETURN SERVICE REQUESTED



Go to Treasurer's website to make online payment

Phone: (937) 562-5017

**REAL ESTATE TAX SECOND HALF 2024**

<b>PROPERTY ADDRESS:</b> 2201 ANNANDALE PL	<b>Tax Bill Created On:</b> May 15, 2025
PRISTAS DERECK M & ADRIENNE 1371 W RAHN RD DAYTON OH 45459  Certify Year: 2024	<b>PARCEL ID:</b> B03-0002-0051-1-0077-00
	<b>TAX DISTRICT:</b> B03-BEAVERCREEK TWP BEAVERCREEK CSD
	<b>OWNER NAME:</b> PRISTAS DERECK M & ADRIENNE
	<b>LEGAL DESCRIPTION:</b> THE ESTATE AT CNTRY CLUB LOT 50 OF THE N SEC 2 PT C 2201 ANNANDALE PL (PRIVATE)

TAX RATES		100% MARKET VALUE			TAX BILL CALCULATION	
<b>EFFECTIVE TAX RATE</b> 62.189767 <b>HMSTD RED VALUE</b>		Land	Improvement	Total	GROSS TAX	25,513.48
		87,510	739,050	826,560	REDUCTION FACTOR	-7,521.88
<b>NON-BUSINESS CREDIT FACTOR</b>	<b>OWNER OCCUPANCY CREDIT FACTOR</b>	35% TAXABLE VALUE			ADJUSTED TAX	
		Land	Improvement	Total	NON-BUSINESS CREDIT	-1,376.42
0.076507	0.019127	30,630	258,670	289,300	OWNER OCCUPANCY CR	-344.12
<b>CLASSIFICATION</b> Residential <b>ACRES</b> 0.0000		<b>HOMESTEAD</b>		<b>CAUV</b>	HOMESTEAD REDUCTION	0.00
<b>DISTRIBUTION</b>		<b>SPECIAL ASSESSMENT</b>			NET CURRENT TAXES	16,271.06
 <ul style="list-style-type: none"><li>County \$1,176.19</li><li>School \$5,153.29</li><li>JVS \$395.80</li><li>Township \$1,339.46</li><li>Misc \$70.79</li></ul>		PROJ # AND DESCRIPTION	DELINQUENT	CURRENT	CAUV RECOUPMENT	0.00
		<b>TO AVOID PENALTY</b>			PRIOR DELINQUENT	29,642.73
		<b>PAY ON OR BEFORE</b>			SPECIAL ASSESSMENTS	
		<b>July 18, 2025</b>			CURR SPECIAL ASSESS	0.00
		If you need a stamped receipt, return entire bill with a self addressed stamped envelope.			PRIOR DELINQUENT	0.00
					PENALTY	813.56
					INTEREST	0.00
					ADJUSTMENTS	25,513.48
					PAYMENT	0.00
					CURRENT HALF YEAR DUE	8,135.53
					<b>AMOUNT DUE</b>	<b>46,727.35</b>

Return this portion with payment  
**REAL PROPERTY SECOND HALF 2024**  
**DUE July 18, 2025**

<b>PROPERTY ADDRESS:</b> 2201 ANNANDALE PL	<b>PARCEL NUMBER:</b> B03-0002-0051-1-0077-00 <b>BILL #:</b> 002277-3
<b>OWNER NAME:</b> PRISTAS DERECK M & ADRIENNE	<b>TAXPAYER PHONE NUMBER:</b> _____ 
Make Checks Payable to: DENISE R. PERCIVAL GREENE COUNTY TREASURER	<b>SECOND HALF DUE:</b> 46,727.35

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