



SATURDAY, NOVEMBER 15TH AT 10:00AM at Marcum Conference Center - Oxford, OH

INFORMATION BOOKLET

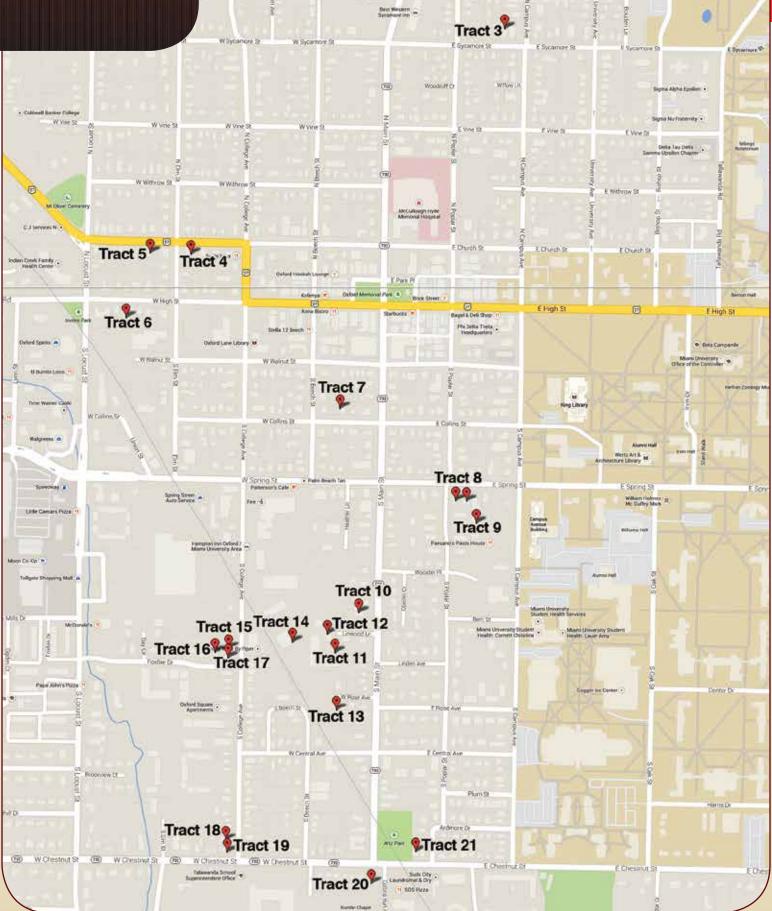




Single Family Homes, Duplexes, 33-Unit Apartment Complex Active Rental Market in a Unique College Town.



PROPERTY LOCATIONS



(112)

ninny .

is Marinetics, Maria

NO MINT HAIL

Tract 1

Tract 2

OXFORD OHIO | BUTLER COUNTY | MIAMI UNIVERSITY (OHIO)

SATURDAY, NOVEMBER 15TH · 10AM

Court Ordered Rental Property

AUCTION MANAGER: Andy Walther 765-969-0401







AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 21 individual tracts, any combination of tracts and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. The property shall be sold to the highest bidder(s) regardless of price, with no minimum bid and no reserve selling price, and without any guaranty as to the gross sale price to be achieved at the auction for the net proceeds to be realized at closing, subject only to the court's final approval of the sale in accordance with the authorizing orders.

EVIDENCE OF TITLE: Seller shall furnish at Seller's expense an owner's title insurance policy, in the amount of the purchase price, insuring marketable title to the Real Estate; subject, however, to all standard exceptions, conditions and requirements and subject to the Permitted Exceptions.

DEED: Seller shall furnish and shall execute and deliver a limited warranty deed conveying the property to the buyer subject to: (i) existing roads, public utilities and drains; (ii) visible used and easements; (iii) recorded easements, conditions, restrictions, reservations and other matters (except liens) appearing of record; (iv) current taxes and assessments; (v) any matter disclosed in the Purchase Documents; and (vi) any matter (except liens) disclosed or listed in the preliminary title schedules posted at the auction (collectively, the "Permitted Exceptions").

CLOSING: The remainder of the purchase price shall be paid in cash at closing. Closing shall be held at the office of the Title Company on or before the date which is 30 to 45 days after the date of the Auction (the "Target Date") or as soon as possible after the Target Date upon obtaining final court approval of the sale and upon completion of the survey, if applicable, the Final Title.

POSSESSION: Possession of the real estate shall be delivered at closing, but subject to the rights of tenants and occupants as such rights may exist at the time of closing.

REAL ESTATE TAXES: The real estate taxes for the calendar year 2014 (payable in 2015) shall be prorated on a calendar year basis to the date of closing. Buyer shall then pay all real estate taxes which become due after closing. Buyer shall pay all special assessments that are last payable without a penalty after the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. LEASES: Leases and Post-Closing Rents will be assigned to the respective buyer(s). Rent paid in advance will be pro-rated to the date of closing with the post-closing portion credited to the buyer at closing. The buyer shall receive a credit in the amount of any tenant security deposits held in connection with any Leases and the buyer shall then assume all

Videos of the Interior of the Units are available at www.schraderauction.com

INSPECTION DATES: Wednesday, November 5th

Information Meeting from 4-6PM Meet at the Marcum Conference Center for More Information & Questions.

Thursday, November 6th Property Tour Beginning 9AM at Tract 1.

See website for details and schedule.

ONLINE BIDDING

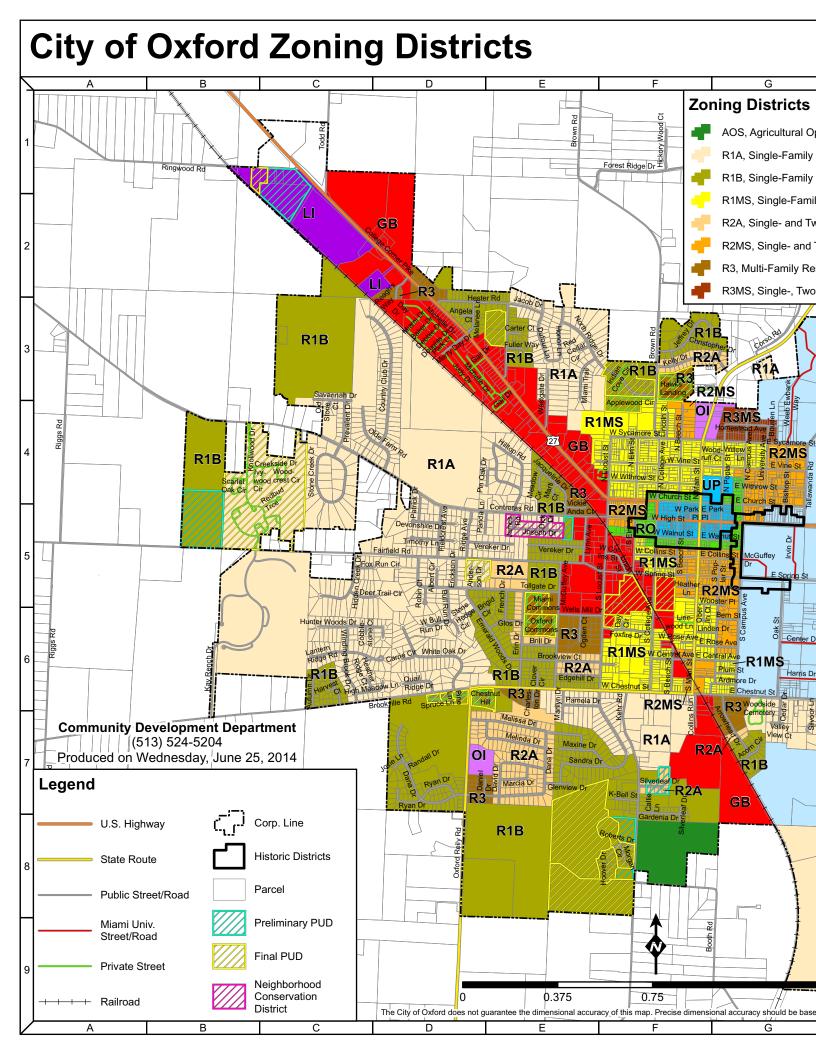
You may bid online during the auction at **www.schraderauction.com**. You must register by **Friday, November 7th** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

obligation with respect to such security deposits.

SURVEY: A new perimeter survey of the tract(s) to be conveyed at such closing shall be provided if and only if: (i) a new survey is required by law in order to complete the conveyance; (ii) a new survey is deemed necessary or appropriate for any other reason in the Auctioneer's sole discretion. If a new survey is provided: (A) the survey will be ordered by the Auctioneer; (B) the survey will be sufficient for the purpose of recording the conveyance, but the type of survey shall otherwise be determined solely by the Auctioneer; and (C) the survey costs will be charged equally (50:50) to Seller and Buyer at the closing. AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an 'AS IS, WHERE IS' basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to predude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



Zoning Code text can be found at www.cityofoxford.org/zoning

Н	<u> </u>	К	ť			STREE INDE2			
en Space	R4, Multi-Family R		1			Black: Public Ro Dark Red: Miar Green: Private	ni Univ	ersity Road	
ow Density Residential	RMH, Planned Mc	bile & Manufactured Ho	ome Res.	Acorn Cir	G7	Gardenia Dr	F8	Oxford Commons	E6
edium Density Residential	RO, Office Reside	ntial		Albert Cir	D5	Garrod Ln	H6	Oxford Reily Rd	D6-D
Mile-Square Residential	UP, Uptown		⊢	Anderson Dr	D5	Glenview Dr	E7	SR 732 Pamela Dr	E6
				Angela Ct	D2	Glos Dr	D6-E6	Panda Ln	D4-D
Family Residential	GB, General Busir	iess		Applewood Cir Ardmore Dr		Harris Dr Harvest Ct	G6 C6	Park Ln Park Pl	D3 F4
-Family Mile-Square Residential	LI, Light Industrial		2	Arrowhead Dr	G6-H7	Hawks Landing	F3	Parkridge Dr	18
				Autumn Dr Baker Dr	C6 D2-D3	Heather Ln Heather Ridge Ct	F5 B6	Patrick Dr Patterson Ave	D4 H4-F
ential	OI, Office & Light I	noustrial		Beech St		Hester Rd		Peabody Dr	18
nd Three-Family Mile-Square Res	. 📕 MU, Miami Univer	sity	L	Beechpoint Dr Bern St	K5-K6 G6	Hickory Wood Ct Hidden Creek Dr	F1 C5	Pin Oak Dr Pine Ln	D4 D6
		/		Bishop Cir	H5	High Meadow Ln	C6	Plum St	F6-G
				Bishop St		High St		Poplar St	F6-G
Bonnam Rd				Bonham Rd Booth Rd		Hillcrest Dr Hilltop Rd	12-13 D4-F4	Prevalent Dr Quail Ridge Dr	C3-C C6-D
Bonna				Bouden Ln		Homestead Ave	G3	Randall Dr	C7
				Brigid Cir	D5	Honor Ln		Reagh's Way	C2
			2	Brill Dr Brookview Ct	E6 E6	Hoover Dr Hunter Woods Dr	E8 C6	Red Cedar Cir Red Cloud Ct	E3 H8-I8
			Oxførd Milford Re	Brookville Rd	A7-D6	Indian Cove Cir	E3-F3	Redbud Trce	B4
			Min	Brown Rd Bull Run Dr		Indian Trace Dr Irvin Dr	H8-I8 G5	Redwing Dr Retreat Ln	K6 J5-J7
			xtorc	Callie Ln	F8	Ives Wood Dr	K6	Ridge Ave	D4-D
		····-	4	Campus Ave		lvywood Sq	B4	Ringwood Rd	A1-B
AVE				Carrie Cir Carter Ct	C6-D6 E3	Jacob Dr Jacqueline Dr	D2-E2 E4	Roberts Dr Robin Ct	E8-F
lithrow St a				Cedar Dr	-	James Rd		Rose Ave	F6
				Center Dr	G6	Jeffrey Dr		Ryan Dr	C7-D
Z ^{ISB} MU				Central Ave Charleston Dr	E6	Joseph Dr Josie Ln	E5 C7	Sandra Dr Savannah Dr	E7-F
High St Z				Chestnut Hill	D6	Judy Dr	D3	Scarlet Oak Cir	B4
			i	Chestnut Ln		Kay Rench Dr K-Bell St		Shadowy Hills Dr Silverleaf Dr	H3-H F7
		1 1	5	Chestnut St Christopher Dr	F3	Kehr Rd		Silvoor Ln	G6-G
73 Trenton Oxford	I Rd			Church St		Kelly Dr		Somerville Rd	H2-I1
		Springw	-	Clover Cir Cobblestone Ct	E6 C6	Knollwood Dr Lantern Ridge Rd	B3-B5 C6	Southpointe Pkwy Spartan Dr	18 H8
Western Dr	7			College Ave	F4-F6	Laws Dr	H5	Spring St	E5-H
Ý V	Retreat Ln		Red- ving Dr	College Corner Pike US 27	B1-E4	Lincoln St	F3-F4	Springwood Dr	K5-K
Western Dr	E I			Collins Run Rd	F6-F7	Linden Dr	F6	Spruce Ln	D6
s s		Qakhill Dr W		Collins St	E5-G5	Linnwood Ln	F6	Stone Creek Dr	C4
				Contreras Rd Corso Rd		Locust St Lynn Ave		Stone Hedge Cir Sycamore St	D5 E4-G
				Coulter Ln		Main St		Tallawanda Ln	12
			2.100 D	Country Club Dr		Maple St		Tallawanda Rd	G4-G
Chest.			*	Creekside Ln	B4	Marcia Dr Marilyn Dr		Tenney Ct Thomson Ct	17 H7-I7
1A 27				Dana Dr	C7-E7	Marti Ct	E4	Timothy Ln	D5
				Daniel Dr		Maxine Dr	E7	Todd Rd	C1
			7	David Dr Day Cir		McGuffey Ave McGuffey Dr	G5	Tollgate Dr Trenton Oxford Rd	D5-E H5-K
Oxford Bonja Q McKee Ave				Day Dr	C2-D2	McKee Ave	H8-I7	ତR io7ିବSt	F5
				Debbie Dr Deer Trail Cir	D2-D3 C5	Meadow Cir Melanee Ln	E4 D2	University Ave University Park Blvd	G3-G 18
	R1			Devonshire Dr	_	Melinda Dr		Valley View Ct	G7
Spartan Dr 994 Or				Dick Dr	E4-E5	Melissa Dr	D7-E7	Vereker Dr	D5-E
R1A Indian	R4			<i>Douglas Dr</i> Dufour Ln		Merry Day Dr Miami Dr	D3	Vickie Anda Ct Vine St	E4 E4-G
Trace Dr. C	Southpointe Pkwy			Edgehill Dr	E6	Miami Commons	E5	Walnut St	F5-G
R4rd Park B	////R4//		8	Elm St		Miami Trl	E3	Weeb Ewbank Way	G2-G
R4person Both GB	R2A			Emerald Woods Dr Erickson Dr	D5-E6 D5	Miami Western Dr Michelle Dr		Wells Mill Dr Western Dr	E5 H5-H
o" OI		\	<¥	Erin Dr	E5-E6	Millville-Oxford Rd US 27	H6-J9	Westgate Dr	E3-E
	Cr Cr	TYOF		Fairfield Rd Fieldcrest Ave		Morgan Cir Morning Sun Rd SR 732	F8 F4-H1	White Oak Dr Willow Ln	C6-D G4
				L			FO FO	Windless Das als Da	C6
R1A) X FUT	211	Fisher Dr		North Ridge Dr		Winding Brook Dr	
)XFOI	<u>KD</u> -s	Forest Ridge Dr	E1-F1	Oak St	G5-G6	Withrow St	E4-G
Miles		DXFOL			E1-F1 C5		G5-G6 K6		E4-G B4
				Forest Ridge Dr Fox Run Cir	E1-F1 C5 E6-F6	Oak St Oakhill Dr	G5-G6 K6 F5-F6	Withrow St Woodcrest Way	E4-G

RENT & EXPENSE SUMMARY

SAT., NOVEMBER 15TH · 10AM

OXFORD OH. | BUTLER CO.

Tract	Address	Rent/Month	Rent/ Semester	Rent Summer	Gross Annual	Sec Dep	Pet Dep	Taxes	Approx Annual Utilities (Owner's Portion)	Notes
1	507 N. Campus Ave		\$8,000		\$16,000	\$1,400		\$3,628	\$407	bottom is vacant
2	505 N. Campus Ave		\$10,000		\$20,000	\$2,000		\$2,215	\$1,262	
3	120 E. Sycamore St		\$13,000		\$26,000	\$350		\$2,807		
4	231 W. Church St		\$20,000		\$40,000	\$350		\$4,184		
5	311 W. Church St		VACANT					\$2,560	\$18	vacant
6	317 W. High St		\$26,600		\$53,200	\$350		\$5,520		
7	18 W. Collins St		VACANT					\$2,545	\$67	vacant
8	101 & 103 E. Spring St	\$1,175	\$22,000		\$58,100	\$1,975	\$200	\$7,679	\$619	
9	107 E. Spring St	\$650	\$59,250		\$126,300	\$7,700		\$12,101		
10	418 S. Main St		\$12,000		\$24,000	\$350		\$3,153		
11	518 S. Main St		\$127,995		\$255,990	\$19,750		\$22,860	\$27,156	
12	105 Linnwood Ln		VACANT					\$1,513		vacant
13	13 W. Rose Ave		VACANT					\$3,157		vacant
14	415 S. College Ave		VACANT					\$10,527		vacant
15	512 S. College Ave		\$10,000		\$20,000	\$2,000		\$2,334	\$189	
16	514 S. College Ave		\$10,000		\$20,000	\$350		\$2,330		
17	190 Foxfire Dr							\$2,343		
18	816 & 816 ½ S. College Ave	\$600			\$7,200	\$600		\$4,208		
19	818 S. College Ave	\$1,000			\$12,000	\$1,000		\$2,332		
20	1 W. Chestnut St	\$750			\$9,000	\$900		\$1,619		
21	98 E. Chestnut St		VACANT			\$2,000		\$2,210	\$60	vacant
					\$687,790					
		month perio	t is actual exper od but only repre ortion which is re when the proper	esents the educed (or		13 W Rose Ave Taxes includes 6 tax parcels	415 S College Taxes includes 5 tax parcels		Some leases are month to month, but most are payment by semester for spring and fall	

Updated Summary of Rents and Expenses as of November 2014

Court Ordered Rental Property

1

Court Ordered Rental Property AUCTION SAT., NOVEMBER 15TH · 10AM OXFORD OH. | BUTLER CO.



TRACT 1: 507 N. CAMPUS AVE.

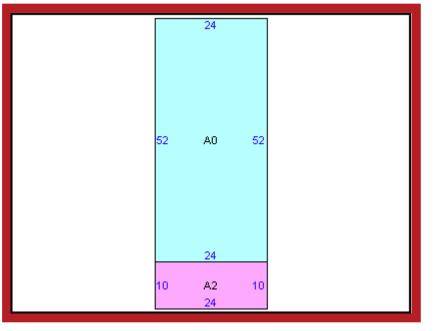


Tract 1: 507 N. Campus Ave. – 2 updated units each with 4 bedrooms and 2 full baths, gas forced air furnace and central air.



PARID: H4100010000012 T D LIMITED LLC

507 N CAMPUS AVE



Label Code Description

Real Estate & Auction Co., Inc.

Area

A0Main Building1248A211/11OPEN FRAME PORCH/OPEN FRAME
PORCH240



877-747-022 www.schraderauction.com

TRACT 1: 507 N. CAMPUS AVE. - LAND

PARID: H4100010000012 T D LIMITED LLC

507 N CAMPUS AVE

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1876	43	43	190	8,170

TRACT 1: 507 N. CAMPUSAVE. - PROFILE

PARID: H4100010000012 T D LIMITED LLC

507 N CAMPUS AVE

Parcel	
Parcel Id	H4100010000012
Address	507 N CAMPUS AVE
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	0001E016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963
Owner	
Owner 1	T D LIMITED LLC
Owner 2	
Legal	
Legal Desc 1	1577 ENT
Legal Desc 2	
Legal Desc 3	
Tax Mailing Name and Add	ress
Mailing Name 1	T D LIMITED LLC IN RECEIVERSHIP
Mailing Name 2	C/O KIRSCH CPA GROUP
Address 1	925 DEIS DR Suite A
Address 2	
Address 3	FAIRFIELD OH 45014 8140
Sales	

Sale Date	Sale Amount
18-MAR-02	\$0
18-MAR-02	\$110,000

Dwelling

Stories	2
Gross Living Area	2,496
Construction	ALUM/VINYL
Total Rooms	12
Bedrooms	8
Year Built	1981
Finished Basement	0

Current Value

Land (100%)		\$45,650
Building (100%)		\$211,200
Total Value (100%)		\$256,850
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$15,980
Building (35%)		\$73,920
Assessed Total (35%)		\$89,900

Incentive District Parcels What is this?

Parcel identifier			Value Type		value
H4100010000012	2		Base Parcel		256,850
			Total Value		256,850
Current Year	Real Estat	te Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,814.16	1,814.16	3,628.32
	Total:	0.00	1,814.16	1,814.16	3,628.32
Homestead C	Credits				
Homestead Exem	ption	N	0		
Owner Occupied (Credit	N	0		

TRACT 1: 507 N. CAMPUS AVE. - PROPERTY

507 N CAMPUS AVE

PARID: H4100010000012 T D LIMITED LLC

Parcel

Parcel Id	H4100010000012
Address	507 N CAMPUS AVE
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	0001E016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Type Quantity Proximity

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	LIGHT
Roads 2	
Owner	
Owner 1	T D LIMITED LLC
Owner 2	
Parcel	
Parcel Id	H4100010000012
Address	507 N CAMPUS AVE
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	0001E016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963
Legal	

Legal Desc 3

Legal Desc 1

Legal Desc 2

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,814.16	1,814.16	3,628.32
	Total:	0.00	1,814.16	1,814.16	3,628.32

1577 ENT

TRACT 1: 507 N. CAMPUS AVE. - RESIDENTIAL

PARID: H4100010000012 T D LIMITED LLC

Building

Card	1
Stories	2
Construction	ALUM/VINYL
Style	STUDENT HOUSING
Gross Living Area	2,496
Basement	NONE
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1981
Effective Year	
Year Remodeled	2003
Total Rooms	12
Bedrooms	8
Full Baths	4
Half Baths	0
Family Rooms	0
Additional Fixtures	4
Unfinished Area	
Finished Basement	0
WBFP Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	AIR CONDITIONING
Fuel Type	GAS
Int vs Ext Condition	SAME

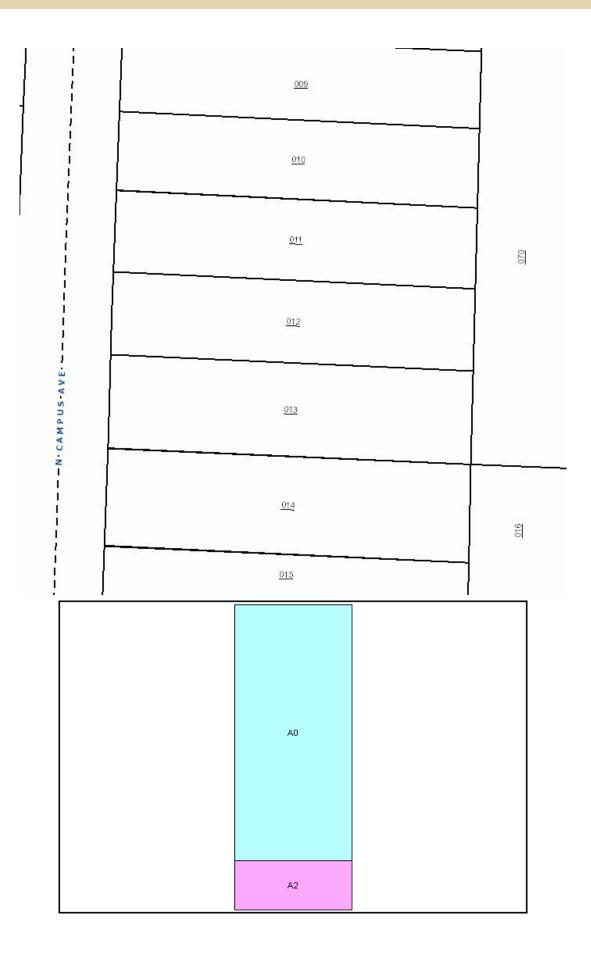
PARID: H4100010000012 T D LIMITED LLC

Derect				
Parcel				
Parcel Id		H4100010000012		
Address		507 N CAMPUS AVE		
Class		RESIDENTIAL		
and Use Code		520, R - TWO FAMILY DWELLING, PLATTED LOT		
Veighborhood		0001E016		
Fotal Acres				
Taxing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		T D LIMITED LLC		
Owner 2				
Legal				
Legal Desc 1		1577 ENT		
Legal Desc 2				
Legal Desc 3				
Tax Mailing Name and Address				
Mailing Name 1		T D LIMITED LLC IN RECEIVERSHIP		
Mailing Name 2		C/O KIRSCH CPA GROUP		
Address 1		925 DEIS DR Suite A		
Address 2				
Address 3		FAIRFIELD OH 45014 8140		
Sales				
Sale Date		Sale Amount		
18-MAR-02		\$0		
18-MAR-02		\$110,000		
Dwelling				
Stories		2		
Gross Living Area		2,496		
Construction		ALUM/VINYL		
Total Rooms		12		
Bedrooms		8		
Year Built		1981		
Finished Basement		0		
		0		
Current Value				
Land (100%) Building (100%)				\$45,65 \$211,20
Total Value (100%)				\$256,8
CAUV				
Assessed Tax Year			2013	:
			2013	¢15.0
Land (35%)				\$15,98
Building (35%)				\$73,9
Assessed Total (35%)				\$89,9
Incentive District Parcels <u>What is this?</u>				
Parcel identifier		Value Type		valu
H4100010000012		Base Parcel		256,85
		Total Value		256,85
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Tot
Real Estate	0.00	1,814.16	1,814.16	3,628.3
Total:	0.00	1,814.16	1,814.16	3,628.3
Homestead Credits				
Homestead Exemption		NO		
Owner Occupied Credit		NO		

TRACT 1: 507 N. CAMPUS AVE. - SUMMARY

Sales						
Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer	
18-MAR-02	LAND & BUILDING	\$.00	-1441	VETTER ROBERT M TR	VETTER R	OBERT M TR
18-MAR-02	LAND & BUILDING	\$110,000.00	2037	VETTER ROBERT M TR	T D LIMITE	ED LLC
Building						
Card			1			
Stories			2			
Construction			ALUM/VINYL			
Style			STUDENT HOUS	ING		
Gross Living Area			2,496			
Basement			NONE			
Rec Room						
Physical Condition Attic			NONE			
Attic Year Built			1981			
Effective Year			1301			
Year Remodeled			2003			
Total Rooms			12			
Bedrooms			8			
Full Baths			4			
Half Baths			0			
Family Rooms			0			
Additional Fixtures			4			
Unfinished Area						
Finished Basement			0			
WBFP Stacks						
Fireplace Openings						
Prefab Fireplace						
Heat System			AIR CONDITIONI	NG		
Fuel Type Int vs Ext Condition			GAS			
			SAME			
Permits						
Permit Date		Permit #	Purp		Open/Closed	
03-APR-2002		02-062	POF	RADDN	С	
Land						
Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1876	43	43	190	8,170

TRACT 1: 507 N. CAMPUS AVE. - SUMMARY



TRACT 1: 507 N. CAMPUS AVE. - VALUE HISTORY

PARID: H4100010000012 T D LIMITED LLC

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$45,650	\$211,200	\$256,850	\$15,980	\$73,920	\$89,900	\$0
2012	\$45,650	\$211,200	\$256,850	\$15,980	\$73,920	\$89,900	\$0
2011	\$45,650	\$211,200	\$256,850	\$15,980	\$73,920	\$89,900	\$0
2010	\$45,650	\$159,080	\$204,730	\$15,980	\$55,680	\$71,660	\$0
2009	\$45,650	\$159,080	\$204,730	\$15,980	\$55,680	\$71,660	\$0
2008	\$45,650	\$162,090	\$207,740	\$15,980	\$56,730	\$72,710	\$0
2007	\$35,990	\$107,770	\$143,760	\$12,600	\$37,720	\$50,320	\$0
2006	\$35,990	\$107,770	\$143,760	\$12,600	\$37,720	\$50,320	\$0
2005	\$35,990	\$107,770	\$143,760	\$12,600	\$37,720	\$50,320	\$0
2004	\$29,260	\$89,030	\$118,290	\$10,240	\$31,160	\$41,400	\$0
2003	\$29,260	\$89,030	\$118,290	\$10,240	\$31,160	\$41,400	\$0
2002	\$29,260	\$82,950	\$112,210	\$10,240	\$29,030	\$39,270	\$0

TRACT 2: 505 N. CAMPUS AVE.

Court Ordered Rental Property

AUCTION

SAT., NOVEMBER 15TH · 10AM

OXFORD OH. | BUTLER CO.



TRACT 2: 505 N. CAMPUSAVE.



Tract 2: 505 N. Campus Ave. – Updated unit with 4 bedrooms, 2 full baths, main level laundry, gas furnace and central air.





PARID: H4100010000013 DUDLEY TERRY M &

Real Estate & Auction Co., Inc.





TRACT 2: 505 N. CAMPUSAVE. - LAND

PARID: H4100010000013 DUDLEY TERRY M &

Land

505 N CAMPUS AVE

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.2181	50	50	190	9,500

TRACT 2: 505 N. CAMPUS AVE. - TAX SUMMARY

PARID: H4100010000013 DUDLEY TERRY M &

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,230.52	1,230.52	.00
2013	DUP	RLB	07-JAN-14		-123.05	-123.05	.00
Т	otal:				1,107.47	1,107.47	.00

TRACT 2: 505 N. CAMPUS AVE. - PROFILE

PARID: H4100010000013 DUDLEY TERRY M &

505 N CAMPUS AVE

Parcel	
Parcel Id	H4100010000013
Address	505 N CAMPUS AVE
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001E016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963
Owner	
Owner 1	DUDLEY TERRY M &
Owner 2	KATHERINE S
Legal	
Legal Desc 1	1578 ENT
Legal Desc 2	
2094. 2000 2	

Mailing Name 1	TERRY DUDLEY-TD LTD IN RECEIVERSHIP
Mailing Name 2	C/O KIRSCH CPA GROUP
Address 1	925 DEIS DR Suite A
Address 2	
Address 3	FAIRFIELD OH 45014 8140

Sales

Sale Date	Sale Amount
04-DEC-95	\$0
04-DEC-95	\$0
28-OCT-96	\$52,000
05-MAY-97	\$0
30-APR-99	\$68,000

Dwelling

Stories	1	
Gross Living Area	1,427	
Construction	MAS&FRAME	
Total Rooms	7	
Bedrooms	4	
Year Built	1957	
Finished Basement	0	

Current Value

Land (100%) Building (100%) Total Value (100%) CAUV Assessed Tax Year \$49,500 \$107,280 \$156,780 \$0

TRACT 2: 505 N. CAMPUS AVE. - PROFILE

Land (35%) Building (35%) Assessed Total (3	35%)				\$17,330 \$37,550 \$54,880
Incentive Dis	strict Parce	IS <u>What is this?</u>			
Parcel identifier			Value Type		value
H410001000001	13		Base Parcel		156,780
			Total Value		156,780
Current Year	r Real Esta	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,107.47	1,107.47	2,214.94
	Total:	0.00	1,107.47	1,107.47	2,214.94
Homestead	Credits				
Homestead Exer	nption		NO		
Owner Occupied	Credit		NO		

TRACT 2: 505 N. CAMPUS AVE. - PROPERTY

PARID: H4100010000013 **DUDLEY TERRY M &**

505 N CAMPUS AVE

Parcel Id	H4100010000013
Address	505 N CAMPUS AVE
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001E016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Proximity			
Type Quantity			

Topography 1	LEVEL	
Topography 2		
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	LIGHT	
Roads 2	RESIDENTIAL STREET	
Owner		
Owner 1	DUDLEY TERRY M &	
Owner 2	KATHERINE S	
Parcel		
Parcel Id	H4100010000013	
Address	505 N CAMPUS AVE	
Class	RESIDENTIAL	
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT	

٥v

Parcel Id	
A	
Address	
Class	
01033	

Neighborhood **Total Acres** Taxing District District Name Gross Tax Rate Effective Tax Rate

510, R - SINGLE FAMILY DWELI
0001E016
H41
OXFORD CORP TAL DL
72.92
45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 1578 ENT

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,107.47	1,107.47	2,214.94
	Total:	0.00	1,107.47	1,107.47	2,214.94

TRACT 2: 505 N. CAMPUS AVE. - RESIDENTIAL

PARID: H4100010000013 DUDLEY TERRY M &

505 N CAMPUS AVE

Building

Card	1	
Stories	1	
Construction	MAS&FRAME	
Style	STUDENT HOUSING	
Gross Living Area	1,427	
Basement	CRAWL	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1957	
Effective Year		
Year Remodeled	2000	
Total Rooms	7	
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks		
Fireplace Openings		
Prefab Fireplace		
Heat System	AIR CONDITIONING	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

PARID: H4100010000013 DUDLEY TERRY M &

Parcel				
Parcel Id		H4100010000013		
Address		505 N CAMPUS AVE		
Class		RESIDENTIAL		
Land Use Code			01	
		510, R - SINGLE FAMILY DWELLING, PLATTED I	_01	
Neighborhood		0001E016		
Total Acres				
Taxing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		DUDLEY TERRY M &		
Owner 2		KATHERINE S		
		NATHERINE 3		
Legal				
Legal Desc 1		1578 ENT		
Legal Desc 2				
Legal Desc 3				
Tax Mailing Name and Address				
Mailing Name 1		TERRY DUDLEY-TD LTD IN RECEIVERSHIP		
Mailing Name 2		C/O KIRSCH CPA GROUP		
Address 1		925 DEIS DR Suite A		
Address 2				
Address 3		FAIRFIELD OH 45014 8140		
Sales				
Sale Date		Sale Amount		
04-DEC-95		\$0		
04-DEC-95		\$0		
28-OCT-96		\$52,000		
05-MAY-97		\$0		
30-APR-99		\$68,000		
Dwelling				
Stories		1		
Gross Living Area		1,427		
Construction		MAS&FRAME		
Total Rooms		7		
Bedrooms		4		
Year Built		1957		
Finished Basement		0		
Current Value				
Land (100%)				\$49,500
Building (100%)				\$107,280
Total Value (100%)				\$156,780
CAUV				\$0
Assessed Tax Year			2013	
Land (35%)				\$17,330
Building (35%)				\$37,550
Assessed Total (35%)				\$54,880
				φ04,000
Incentive District Parcels What is this?				
Parcel identifier		Value Type		value
H4100010000013		Base Parcel		156,780
		Total Value		156,780
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	1,107.47	1,107.47	2,214.94
Total:	0.00	1,107.47	1,107.47	2,214.94
iotai.	0.00	1,107.47	1,107.47	2,217.34

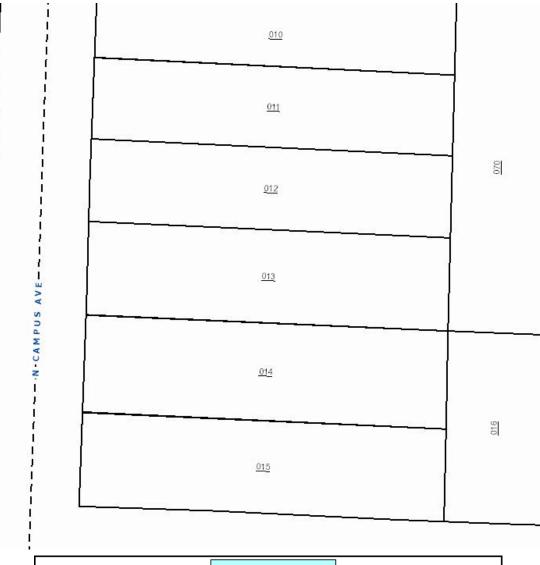
TRACT 2: 505 N. CAMPUS AVE. - SUMMARY

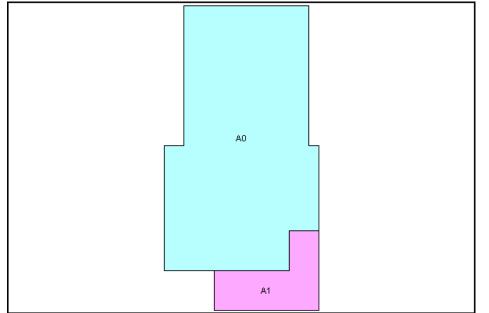
Homestead Credits

Homestead Exe	•			NO	
Owner Occupie	d Credit			NO	
Sales					
Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
30-APR-99	LAND & BUILDING	\$68,000.00	3110	WEBER WAYNE D TR	DUDLEY TERRY M &
05-MAY-97	LAND & BUILDING	\$.00	-1689	WEBER WAYNE D	WEBER WAYNE D TR
28-OCT-96	LAND & BUILDING	\$52,000.00	7548	MOTHERSHED JEANETTE WARREN	WEBER WAYNE D
04-DEC-95	LAND & BUILDING	\$.00	-4270	MOTHERSHED WARREN JEANETTE	MOTHERSHED JEANETTE WARREN
04-DEC-95	LAND & BUILDING	\$.00	-4270	WARREN MARIE E ETAL	MOTHERSHED WARREN JEANETTE
Building					
Card				1	
Stories				1	
Construction				MAS&FRAME	
Style				STUDENT HOUSING	
Gross Living Ar	ea			1,427	
Basement				CRAWL	
Rec Room	linn				
Physical Condit	1011			NONE	
Attic Year Built				NONE 1957	
Effective Year				1957	
Year Remodele				2000	
Total Rooms	u			7	
Bedrooms				4	
Full Baths				2	
Half Baths				0	
Family Rooms				0	
Additional Fixtu	ires			2	
Unfinished Area				-	
Finished Basen				0	
WBFP Stacks					
Fireplace Open	ings				
Prefab Fireplac	-				
Heat System				AIR CONDITIONING	
Fuel Type				GAS	
Int vs Ext Cond	ition			SAME	
Permits					
Permit Date			mit #	Purpose	Open/Closed
29-OCT-1999		993	373	ADDN	С
Land					

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.2181	50	50	190	9,500

TRACT 2: 505 N. CAMPUS AVE. - SUMMARY





TRACT 2: 505 N. CAMPUS AVE. - VALUE HISTORY

PARID: H410001000013 DUDLEY TERRY M &

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$49,500	\$107,280	\$156,780	\$17,330	\$37,550	\$54,880	\$0
2012	\$49,500	\$107,280	\$156,780	\$17,330	\$37,550	\$54,880	\$0
2011	\$49,500	\$107,280	\$156,780	\$17,330	\$37,550	\$54,880	\$0
2010	\$49,500	\$52,390	\$101,890	\$17,330	\$18,340	\$35,670	\$0
2009	\$49,500	\$52,390	\$101,890	\$17,330	\$18,340	\$35,670	\$0
2008	\$49,500	\$54,470	\$103,970	\$17,330	\$19,060	\$36,390	\$0
2007	\$37,880	\$81,840	\$119,720	\$13,260	\$28,640	\$41,900	\$0
2006	\$37,880	\$81,840	\$119,720	\$13,260	\$28,640	\$41,900	\$0
2005	\$37,880	\$81,840	\$119,720	\$13,260	\$28,640	\$41,900	\$0
2004	\$30,800	\$72,330	\$103,130	\$10,780	\$25,320	\$36,100	\$0
2003	\$30,800	\$72,330	\$103,130	\$10,780	\$25,320	\$36,100	\$0
2002	\$30,800	\$72,330	\$103,130	\$10,780	\$25,320	\$36,100	\$0
2001	\$19,800	\$58,520	\$78,320	\$6,930	\$20,480	\$27,410	\$0
2000	\$19,800	\$26,480	\$46,280	\$6,930	\$9,270	\$16,200	\$0
1999	\$19,800	\$26,480	\$46,280	\$6,930	\$9,270	\$16,200	\$0
1998	\$16,500	\$22,070	\$38,570	\$5,780	\$7,720	\$13,500	\$0
1997	\$16,500	\$22,070	\$38,570	\$5,780	\$7,720	\$13,500	\$0
1996	\$16,500	\$22,070	\$38,570	\$5,780	\$7,720	\$13,500	\$0
1995	\$11,300	\$14,600	\$25,900	\$3,960	\$5,110	\$9,070	\$0
1994	\$11,300	\$14,600	\$25,900	\$3,960	\$5,110	\$9,070	\$0
1993	\$11,300	\$14,600	\$25,900	\$3,960	\$5,110	\$9,070	\$0



SAT., NOVEMBER 15th · 10AM <u>Oxford OH.</u> Butler Co.

TRACT 3: 120 E. SYCAMORE ST.



TRACT 3: 120 E. SYCAMORE ST.



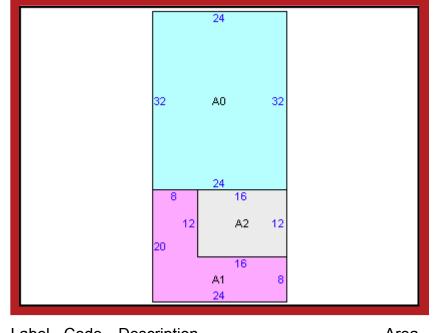
Tract 3: 120 E. Sycamore St. – Updated 5 bedroom unit with 2 full baths, nice full unfinished basement, gas furnace and central air.



PARID: H4100010000037 DUDLEY THOMAS M &

120 E SYCAMORE ST

877-747-022 www.schraderauction.com



Label Code Description Area

A0		Main Building	768
A1	11	OPEN FRAME PORCH	288
A2	50/20	UNF BASEMENT/MASONRY	192

비급

Real Estate & Auction Co., Inc.



PARID: H4100010000037 DUDLEY THOMAS M &

120 E SYCAMORE ST

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1722	50	50	150	7,500

TRACT 3: 120 E. SYCAMORE ST. - TAX SUMMARY

PARID: H410001000037 DUDLEY THOMAS M &

120 E SYCAMORE ST

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,559.46	1,559.46	.00
2013	DUP	RLB	07-JAN-14		-155.95	-155.95	.00
Total:				1,403.51	1,403.51	.00	

TRACT 3: 120 E. SYCAMORE ST. - PROFILE

PARID: H410001000037 DUDLEY THOMAS M &

120 E SYCAMORE ST

Parcel		
Parcel Id	H4100010000037	
Address	120 E SYCAMORE ST	
Class	RESIDENTIAL	
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT	
Neighborhood	0001E016	
Total Acres		
Taxing District	H41	
District Name	OXFORD CORP TAL DL	
Gross Tax Rate	72.92	
Effective Tax Rate	45.01963	
Owner		
Owner 1	DUDLEY THOMAS M &	
Owner 2	DIANE R	
Legal		
Legal Desc 1	1571 ENT	
Legal Desc 2		
Legal Desc 3		
Tax Mailing Name and Ad	dress	
Mailing Name 1	TERRY DUDLEY	
Mailing Name 2		
Address 1	6744 CONTRERAS RD	
Address 2		
Address 3	OXFORD OH 45056 9739	
Sales		
Sale Date	Sale Amount	
02-MAY-96	\$47,500	
26-FEB-99	\$0	
Dwelling		
Stories	2	
Gross Living Area	1,728	
Construction	MAS&FRAME	
Total Rooms	8	
Bedrooms	5	
Year Built	1997	
Finished Basement	0	
Current Value		
Land (100%) Building (100%)		\$45,000 153,700
	Φ	100,700

Building (100%)		\$153,700
Total Value (100%)		\$198,700
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$15,750
Building (35%)		\$53,800
Assessed Total (35%)		\$69,550

TRACT 3: 120 E. SYCAMORE ST. - PROFILE

Incentive District Parcels What is this?

Parcel identifier			Value Type	value	
H410001000003	37		Base Parcel	198,700	
			Total Value		198,700
Current Yea	r Real Esta	te Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,403.51	1,403.51	2,807.02
	Total:	0.00	1,403.51	1,403.51	2,807.02
Homestead	Credits				
Homestead Exemption		N	0		
Owner Occupied Credit		N	0		

TRACT 3: 120 E. SYCAMORE ST. - PROPERTY

PARID: H410001000037 DUDLEY THOMAS M &

120 E SYCAMORE ST

Parcel	
--------	--

Parcel Id	H4100010000037
Address	120 E SYCAMORE ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001E016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Type Quantity Proximity

Factors

Topography 1	LEVEL	
Topography 2 Topography 3		
Utility 1	ALL PUBLIC	
Utility 2 Utility 3		
Roads 1	LIGHT	
Roads 2	RESIDENTIAL STREET	
Owner		
Owner 1	DUDLEY THOMAS M &	
Owner 2	DIANE R	
Deveel		

Parcel

Parcel Id	H4100010000037
Address	120 E SYCAMORE ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001E016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 1571 ENT

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,403.51	1,403.51	2,807.02
	Total:	0.00	1,403.51	1,403.51	2,807.02

TRACT 3: 120 E. SYCAMORE ST. - RESIDENTIAL

PARID: H410001000037 DUDLEY THOMAS M &

Building

120 E SYCAMORE ST

_		
Card	1	
Stories	2	
Construction	MAS&FRAME	
Style	STUDENT HOUSING	
Gross Living Area	1,728	
Basement	FULL	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1997	
Effective Year		
Year Remodeled		
Total Rooms	8	
Bedrooms	5	
Full Baths	2	
Half Baths	0	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks		
Fireplace Openings		
Prefab Fireplace		
Heat System	AIR CONDITIONING	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

PARID: H4100010000037 DUDLEY THOMAS M &

120 E SYCAMORE ST

Parcel				ESTCAMORE
		4100010000027		
Parcel Id		4100010000037		
ddress		20 E SYCAMORE ST		
Class	R	ESIDENTIAL		
and Use Code	5	10, R - SINGLE FAMILY DWELLING, PLATTED	LOT	
leighborhood		001E016		
otal Acres	•			
axing District		41		
istrict Name	C	XFORD CORP TAL DL		
bross Tax Rate	7	2.92		
Effective Tax Rate	4	5.01963		
Dwner				
Owner 1	D	UDLEY THOMAS M &		
Owner 2	D	IANE R		
_egal				
egal Desc 1	1	571 ENT		
	I	J/TENT		
egal Desc 2 egal Desc 3				
ax Mailing Name and Address				
failing Name 1 failing Name 2	Т	ERRY DUDLEY		
ddress 1	6	744 CONTRERAS RD		
Address 2 Address 3	C	XFORD OH 45056 9739		
Sales				
		Oals Assessed		
Sale Date		Sale Amount		
02-MAY-96		\$47,500		
26-FEB-99		\$0		
Dwelling				
Stories	2			
Gross Living Area		,728		
Construction	N	IAS&FRAME		
otal Rooms	8			
Bedrooms	5			
′ear Built		997		
inished Basement	0			
Current Value				
and (100%)				\$45,0
suilding (100%)				\$153,
otal Value (100%)				\$198,
AUV				
ssessed Tax Year			2013	
and (35%)				\$15,
uilding (35%)				\$53,
ssessed Total (35%)				\$69,
15555564 1012H (5576)				φ 0 9,
ncentive District Parcels What is this?				
Parcel identifier		Value Type		val
H4100010000037		Base Parcel		198,7
		Total Value		198,7
Current Year Real Estate Taxes				
AX TYPE	Prior Year	First Half Tax	Second Half Tax	To
Real Estate	0.00	1,403.51	1,403.51	2,807
Total:	0.00	1,403.51	1,403.51	2,807
Iomestead Credits				
omestead Exemption wner Occupied Credit		0		
when occupied orduit	IN			

TRACT 3: 120 E. SYCAMORE ST. - SUMMARY

Sale Date	Sale Type	Sale Amount		Seller	Buyer	
26-FEB-99	LAND & BUILDING	\$.00	-0806	T D UNLIMITED PRT	DUDLE	EY THOMAS M &
02-MAY-96	LAND & BUILDING	\$47,500.00	2575	WILLIS NANCY KEMPER	T D UN	ILIMITED PRT
Building						
Card			1			
Stories			2			
Construction			MAS&FRAME			
Style			STUDENT HOU	JSING		
Gross Living Area			1,728			
Basement			FULL			
Rec Room						
Physical Condition						
Attic			NONE			
Year Built			1997			
Effective Year						
Year Remodeled						
Total Rooms			8			
Bedrooms			5			
Full Baths			2			
Half Baths			0			
Family Rooms			0			
Additional Fixtures			2			
Unfinished Area			2			
Finished Basement			0			
WBFP Stacks			0			
Fireplace Openings						
Prefab Fireplace						
Heat System			AIR CONDITIO	NING		
Fuel Type			GAS			
Int vs Ext Condition			SAME			
Permits						
Permit Date		Permit #		Purpose	Open/Closed	
23-OCT-1996		96251		ADDN	С	
03-FEB-1998		97102		DWLG	С	
Land						
Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1722	50	50	150	7,500

TRACT 3: 120 E. SYCAMORE ST. - SUMMARY

 008	<u>035</u>		<u>032</u>	
001	<u>98</u>	<u>750</u>	80	620
 	E	SYCAMORE ST		
		A0 A2 A1		

TRACT 3: 120 E. SYCAMORE ST. - VALUE HISTORY

PARID: H410001000037 DUDLEY THOMAS M &

120 E SYCAMORE ST

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$45,000	\$153,700	\$198,700	\$15,750	\$53,800	\$69,550	\$0
2012	\$45,000	\$153,700	\$198,700	\$15,750	\$53,800	\$69,550	\$0
2011	\$45,000	\$153,700	\$198,700	\$15,750	\$53,800	\$69,550	\$0
2010	\$45,000	\$167,500	\$212,500	\$15,750	\$58,630	\$74,380	\$0
2009	\$45,000	\$167,500	\$212,500	\$15,750	\$58,630	\$74,380	\$0
2008	\$45,000	\$167,500	\$212,500	\$15,750	\$58,630	\$74,380	\$0
2007	\$34,440	\$127,400	\$161,840	\$12,050	\$44,590	\$56,640	\$0
2006	\$34,440	\$127,400	\$161,840	\$12,050	\$44,590	\$56,640	\$0
2005	\$34,440	\$127,400	\$161,840	\$12,050	\$44,590	\$56,640	\$0
2004	\$28,000	\$103,580	\$131,580	\$9,800	\$36,250	\$46,050	\$0
2003	\$28,000	\$103,580	\$131,580	\$9,800	\$36,250	\$46,050	\$0
2002	\$28,000	\$103,580	\$131,580	\$9,800	\$36,250	\$46,050	\$0
2001	\$18,000	\$99,780	\$117,780	\$6,300	\$34,920	\$41,220	\$0
2000	\$18,000	\$99,780	\$117,780	\$6,300	\$34,920	\$41,220	\$0
1999	\$18,000	\$99,780	\$117,780	\$6,300	\$34,920	\$41,220	\$0
1998	\$15,000	\$42,010	\$57,010	\$5,250	\$14,700	\$19,950	\$0
1997	\$12,000	\$0	\$12,000	\$4,200	\$0	\$4,200	\$0
1996	\$15,000	\$17,860	\$32,860	\$5,250	\$6,250	\$11,500	\$0
1995	\$10,300	\$17,800	\$28,100	\$3,610	\$6,230	\$9,840	\$0
1994	\$10,300	\$17,800	\$28,100	\$3,610	\$6,230	\$9,840	\$0
1993	\$10,300	\$17,800	\$28,100	\$3,610	\$6,230	\$9,840	\$0



TRACT 4: 231 W. CHURCH ST.



TRACT 4: 231 W. CHURCH ST.

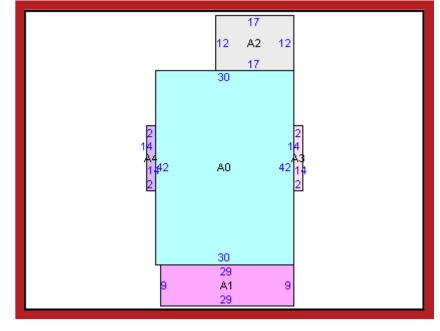


Tract 4: 231 W. Church St. – 6 bedroom unit with 2 kitchen areas and 3 full baths. Partially finished basement with large multi-purpose room. Gas furnace with detached garage.



PARID: H4100008000100 DUDLEY TERRY M &

231 W CHURCH ST



Label Code Description

Н

Real Estate & Auction Co., Inc.

Area

877-747-02 2 www.schraderauction.com

A0		Main Building	1260
A1	21	OPEN MASONRY PORCH	261
A2	21	OPEN MASONRY PORCH	204
A3	50/25	UNF BASEMENT/MASONRY BAY	28
A4	50/25	UNF BASEMENT/MASONRY BAY	28



TRACT 4: 231 W. CHURCH ST. - LAND

PARID: H4100008000100 DUDLEY TERRY M &

231 W CHURCH ST

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1886	95	99	83	8,217

TRACT 4: 231 W. CHURCH ST. - TAX SUMMARY

PARID: H4100008000100 DUDLEY TERRY M &

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		2,324.49	2,324.49	.00
2013	DUP	RLB	07-JAN-14		-232.45	-232.45	.00
То	otal:				2,092.04	2,092.04	.00

TRACT 4: 231 W. CHURCH ST. - PROFILE

PARID: H4100008000100 DUDLEY TERRY M &

231 W CHURCH ST

Parcel

Parcel Id	H4100008000100
Address	231 W CHURCH ST
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	0001A016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Owner

Owner 1 Owner 2 DUDLEY TERRY M & KATHERINE S

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 193 W 1/2 & PT VAC STS

Tax Mailing Name and Address

Mailing Name 1 Mailing Name 2	TERRY DUDLEY
Address 1	6744 CONTRERAS RD
Address 2 Address 3	OXFORD OH 45056 9739

Sales

Sale Date	Sale Amount
01-JUL-85	\$66,000
01-MAY-86	\$1,000
01-AUG-86	\$67,000
26-JUL-94	\$119,900
26-FEB-99	\$143,500

Dwelling

Stories	1.5	
Gross Living Area	1,946	
Construction	BRICK	
Total Rooms	11	
Bedrooms	5	
Year Built	1920	
Finished Basement	554	

Current Value

Land (100%) Building (100%) Total Value (100%) CAUV Assessed Tax Year \$51,430 \$244,760 \$296,190 \$0

TRACT 4: 231 W. CHURCH ST. - PROFILE

Land (35%) Building (35%) Assessed Total	(35%)					\$18,000 \$85,670 \$103,670
Incentive D	istrict Parce	IS <u>What is this?</u>				
Parcel identifier	-			Value Type		value
H41000080001	00			Base Parcel		296,190
				Total Value		296,190
TAX TYPE	ar Real Estat	te Taxes Prior Year		First Half Tax	Second Half Tax	Total
Real Estate		0.00		2,092.04	2,092.04	4,184.08
	Total:	0.00		2,092.04	2,092.04	4,184.08
Homestead	Credits					
Homestead Exemption Owner Occupied Credit		NO NO				

TRACT 4: 231 W. CHURCH ST. - PROPERTY

231 W CHURCH ST

PARID: H4100008000100 DUDLEY TERRY M &

Parcel

Parcel Id	H4100008000100
Address	231 W CHURCH ST
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	0001A016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Type Quantity Proximity

Factors

Topography 1	LEVEL	
Topography 2		
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	MEDIUM	
Roads 2	RESIDENTIAL STREET	
Owner		
Owner 1	DUDLEY TERRY M &	
Owner 2	KATHERINE S	
Owner 2 Parcel	KATHERINE S	
	KATHERINE S H4100008000100	
Parcel		
Parcel Parcel Id	H410008000100	
Parcel Id Address	H4100008000100 231 W CHURCH ST	
Parcel Id Address Class	H4100008000100 231 W CHURCH ST RESIDENTIAL	
Parcel Parcel Id Address Class Land Use Code	H4100008000100 231 W CHURCH ST RESIDENTIAL 520, R - TWO FAMILY DWELLING, PLATTED LOT	
Parcel Id Address Class Land Use Code Neighborhood	H4100008000100 231 W CHURCH ST RESIDENTIAL 520, R - TWO FAMILY DWELLING, PLATTED LOT	
Parcel Id Address Class Land Use Code Neighborhood Total Acres	H4100008000100 231 W CHURCH ST RESIDENTIAL 520, R - TWO FAMILY DWELLING, PLATTED LOT 0001A016	
Parcel Id Address Class Land Use Code Neighborhood Total Acres Taxing District	H4100008000100 231 W CHURCH ST RESIDENTIAL 520, R - TWO FAMILY DWELLING, PLATTED LOT 0001A016 H41	

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 193 W 1/2 & PT VAC STS

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	2,092.04	2,092.04	4,184.08
	Total:	0.00	2,092.04	2,092.04	4,184.08

TRACT 4: 231 W. CHURCH ST. - RESIDENTIAL

PARID: H4100008000100 DUDLEY TERRY M &

Building

-		
Card	1	
Stories	1.5	
Construction	BRICK	
Style	STUDENT HOUSING	
Gross Living Area	1,946	
Basement	FULL	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1920	
Effective Year		
Year Remodeled	1976	
Total Rooms	11	
Bedrooms	5	
Full Baths	3	
Half Baths		
Family Rooms	0	
Additional Fixtures	4	
Unfinished Area		
Finished Basement	554	
WBFP Stacks	1	
Fireplace Openings	1	
Prefab Fireplace		
Heat System	BASIC	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

PARID: H4100008000100 DUDLEY TERRY M &

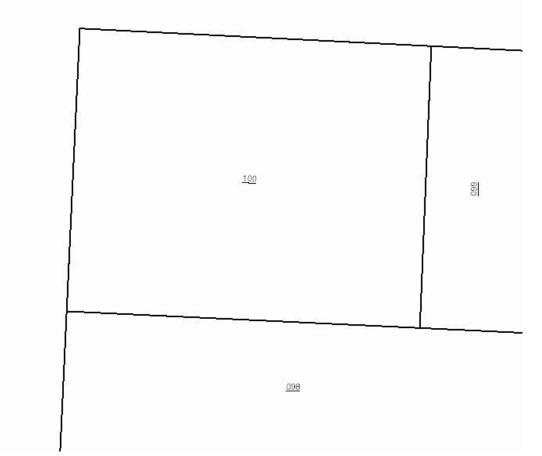
Parcel				
Parcel Id		H4100008000100		
Address		231 W CHURCH ST		
Class		RESIDENTIAL	_	
Land Use Code		520, R - TWO FAMILY DWELLING, PLATTED LOT		
Neighborhood		0001A016		
Total Acres				
Taxing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
		45.01963		
Effective Tax Rate		45.01905		
Owner				
Owner 1		DUDLEY TERRY M &		
Owner 2		KATHERINE S		
Legal				
Legal Desc 1		193 W 1/2 & PT VAC STS		
Legal Desc 2				
Legal Desc 3				
Tax Mailing Name and Address				
Mailing Name 1		TERRY DUDLEY		
Mailing Name 2		-		
Address 1		6744 CONTRERAS RD		
Address 2				
Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
01-JUL-85		\$66,000		
01-MAY-86		\$1,000		
01-AUG-86		\$67,000		
26-JUL-94		\$119,900		
26-FEB-99		\$143,500		
Dwelling				
Stories		1.5		
Gross Living Area		1,946		
Construction		BRICK		
Total Rooms		11		
Bedrooms		5		
Year Built		1920		
Finished Basement		554		
Finished basement		554		
Current Value				
Land (100%)				\$51,430
Building (100%)				\$244,760
Total Value (100%)				\$296,190
CAUV				\$0
Assessed Tax Year			2013	
Land (35%)				\$18,000
Building (35%)				\$85,670
Assessed Total (35%)				\$103,670
Incentive District Parcels What is th	his?			
Parcel identifier		Value Type		value
H4100008000100		Base Parcel		296,190
		Total Value		296,190
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	2,092.04	2,092.04	4,184.08
Total:	0.00	2,092.04	2,092.04	4,184.08
			··· ·	,

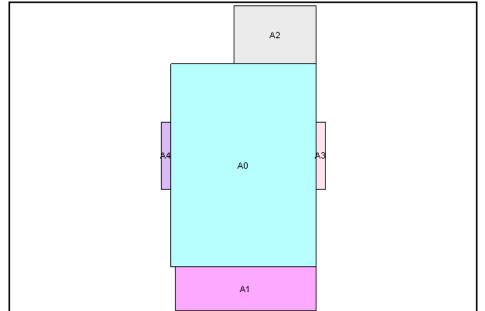
TRACT 4: 231 W. CHURCH ST. - SUMMARY

Homestead Exemp Owner Occupied C		NO NO				
Sales						
Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer	
26-FEB-99	LAND & BUILDING	\$143,500.00	1320	PROCTOR HOWARD R	DUDLEY TERRY M &	
26-JUL-94	LAND & BUILDING	\$119,900.00	05329			
01-AUG-86	LAND & BUILDING	\$67,000.00				
01-MAY-86	LAND & BUILDING	\$1,000.00				
01-JUL-85	LAND & BUILDING	\$66,000.00				
Building						
Card		1				
Stories		1.5				
Construction		BRI	CK JDENT HOUSING			
Style Gross Living Area		1,94				
Basement		FUL				
Rec Room						
Physical Condition	ı					
Attic		NO	NE			
Year Built		192	0			
Effective Year						
Year Remodeled		197	6			
Total Rooms		11				
Bedrooms		5				
Full Baths Half Baths		3				
Family Rooms		0				
Additional Fixtures		4				
Jnfinished Area						
inished Basemen	nt	554				
WBFP Stacks		1				
ireplace Opening	js	1				
Prefab Fireplace						
leat System		BAS				
Fuel Type		GAS				
Int vs Ext Conditio	011 011	SAM				
Other Buildin	ng and Yard Items					
Code			Year B	uilt Effective Year	Condition Are	ea

Code FRAME OR CB DETAC	HED GARAGE			Year Built 1920	Effective Year		Condition FAIR	Area 360
Land								
Line Number 1	Tax Year 2013	Acres .1886	Front actual 95	Front effe 99	ective	Depth 83	Square Feet 8,217	

TRACT 4: 231 W. CHURCH ST. - SUMMARY





TRACT 4: 231 W. CHURCH ST. - VALUE HISTORY

PARID: H4100008000100 DUDLEY TERRY M &

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$51,430	\$244,760	\$296,190	\$18,000	\$85,670	\$103,670	\$0
2012	\$51,430	\$244,760	\$296,190	\$18,000	\$85,670	\$103,670	\$0
2011	\$51,430	\$244,760	\$296,190	\$18,000	\$85,670	\$103,670	\$0
2010	\$51,430	\$220,680	\$272,110	\$18,000	\$77,240	\$95,240	\$0
2009	\$51,430	\$164,820	\$216,250	\$18,000	\$57,690	\$75,690	\$0
2008	\$51,430	\$168,420	\$219,850	\$18,000	\$58,950	\$76,950	\$0
2007	\$41,250	\$127,970	\$169,220	\$14,440	\$44,790	\$59,230	\$0
2006	\$39,670	\$127,970	\$167,640	\$13,880	\$44,790	\$58,670	\$0
2005	\$39,670	\$127,970	\$167,640	\$13,880	\$44,790	\$58,670	\$0
2004	\$32,250	\$104,350	\$136,600	\$11,290	\$36,520	\$47,810	\$0
2003	\$32,250	\$104,350	\$136,600	\$11,290	\$36,520	\$47,810	\$0
2002	\$32,250	\$104,350	\$136,600	\$11,290	\$36,520	\$47,810	\$0
2001	\$31,240	\$100,620	\$131,860	\$10,930	\$35,220	\$46,150	\$0
2000	\$31,240	\$100,620	\$131,860	\$10,930	\$35,220	\$46,150	\$0
1999	\$31,240	\$100,620	\$131,860	\$10,930	\$35,220	\$46,150	\$0
1998	\$26,020	\$84,000	\$110,020	\$9,110	\$29,400	\$38,510	\$0
1997	\$26,020	\$84,000	\$110,020	\$9,110	\$29,400	\$38,510	\$0
1996	\$26,020	\$84,000	\$110,020	\$9,110	\$29,400	\$38,510	\$0
1995	\$39,700	\$70,000	\$109,700	\$13,900	\$24,500	\$38,400	\$0
1994	\$39,700	\$70,000	\$109,700	\$13,900	\$24,500	\$38,400	\$0
1993	\$39,700	\$70,000	\$109,700	\$13,900	\$24,500	\$38,400	\$0

TRACT 4: 231 W. CHURCH ST. - OUTBUILDINGS

PARID: H4100008000100 DUDLEY TERRY M &

231 W CHURCH ST

Other Building and Yard Items

Code FRAME OR CB DETACHED GARAGE

Year Built	Effective Year	Condition	Area
1920		FAIR	360



SAT., NOVEMBER 15th · 10AM OXFORD OH. | BUTLER CO.

TRACT 5: 311 W. CHURCH ST.



TRACT 5: 311 W. CHURCH ST.

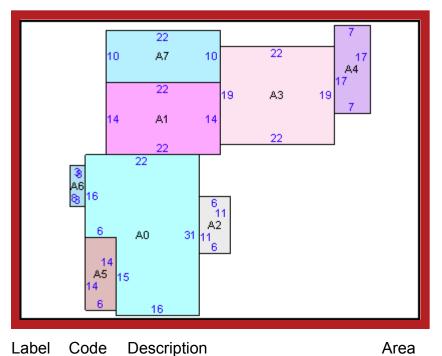


PARID: H4100008000095 DUDLEY THOMAS M TR

Tract 5: 311 W. Church St. – 2 story vinyl-sided home, gutted, ready for remodeling. Detached garage.



311 W CHURCH ST



Label Code

877-747-022 www.schraderauction.com

A0		Main Building	592
A1	10/19	FRAME/ATTIC-FINISHED	308
A2	10	FRAME	66
A3	10	FRAME	418
A4	34	FGST/TILE PATIO	119
A5	11	OPEN FRAME PORCH	84
A6	15	FRAME BAY	24
A7	10	FRAME	220

비급

Real Estate & Auction Co., Inc.



TRACT 5: 311 W. CHURCH ST. - LAND

PARID: H4100008000095 DUDLEY THOMAS M TR

Land

311 W CHURCH ST

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1581	82.5	83	83	6,889

TRACT 5: 311 W. CHURCH ST. - TAX SUMMARY

PARID: H4100008000095 DUDLEY THOMAS M TR

r							
Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,422.00	1,422.00	.00
2013	DUP	RLB	07-JAN-14		-142.20	-142.20	.00
Т	otal:				1,279.80	1,279.80	.00

TRACT 5: 311 W. CHURCH ST. - PROFILE

PARID: H4100008000095 **DUDLEY THOMAS M TR**

311 W CHURCH ST

Parcel	
--------	--

Parcel Id	H410008000095
Address	311 W CHURCH ST
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	0001A016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Owner 1 Owner 2

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 480 W 1/2 & PT VAC ST

DUDLEY THOMAS M TR

Tax Mailing Name and Address

Mailing Name 1 Mailing Name 2	TERRY DUDLEY
Address 1	6744 CONTRERAS RD
Address 2 Address 3	OXFORD OH 45056 9739

Sales

Sale Date	Sale Amount
05-FEB-01	\$125,000
26-FEB-01	\$0

Dwelling

Stories	2
Gross Living Area	2,343
Construction	ALUM/VINYL
Total Rooms	8
Bedrooms	4
Year Built	1899
Finished Basement	0

Current Value

Land (100%)	\$45,510
Building (100%)	\$135,680
Total Value (100%)	\$181,190
CAUV	\$0
Assessed Tax Year	2013
Land (35%)	\$15,930
Building (35%)	\$47,490
Assessed Total (35%)	\$63,420

TRACT 5: 311 W. CHURCH ST. - PROFILE

Incentive District Parcels What is this?

Parcel identifier H4100008000095			Value Type Base Parcel		
			Total Value		181,190
Current Year Re	eal Estat	te Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,279.80	1,279.80	2,559.60
1	lotal:	0.00	1,279.80	1,279.80	2,559.60
Homestead Cre	dits				
Homestead Exemption		N	0		
Owner Occupied Credit		N	0		

TRACT 5: 311 W. CHURCH ST. - PROPERTY

PARID: H4100008000095 **DUDLEY THOMAS M TR**

311 W CHURCH ST

Parcel

Parcel Id	H410008000095
Address	311 W CHURCH ST
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	0001A016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Туре Quantity Proximity

Factors

Topography 1	LEVEL	
Topography 2	ROLLING	
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	MEDIUM	
Roads 2	RESIDENTIAL STREET	

Owner

Owner 1 Owner 2 DUDLEY THOMAS M TR

Parcel

H410008000095
311 W CHURCH ST
RESIDENTIAL
520, R - TWO FAMILY DWELLING, PLATTED LOT
0001A016
H41
OXFORD CORP TAL DL
72.92
45.01963

Legal

Legal Desc 1 Legal Desc 2

480 W 1/2 & PT VAC ST

Legal Desc 3

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,279.80	1,279.80	2,559.60
	Total:	0.00	1,279.80	1,279.80	2,559.60

TRACT 5: 311 W. CHURCH ST. - RESIDENTIAL

PARID: H4100008000095 DUDLEY THOMAS M TR

Building

Card	1
Stories	2
Construction	ALUM/VINYL
Style	STUDENT HOUSING
Gross Living Area	2,343
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1899
Effective Year	
Year Remodeled	1976
Total Rooms	8
Bedrooms	4
Full Baths	3
Half Baths	0
Family Rooms	0
Additional Fixtures	4
Unfinished Area	
Finished Basement	0
WBFP Stacks	1
Fireplace Openings	1
Prefab Fireplace	
Heat System	BASIC
Fuel Type	GAS
Int vs Ext Condition	SAME

PARID: H4100008000095 DUDLEY THOMAS M TR

Parcel				
Parcel Id Address Class		H4100008000095 311 W CHURCH ST RESIDENTIAL		
Land Use Code		520, R - TWO FAMILY DWELLING, PLATTER	D LOT	
Neighborhood Total Acres		0001A016		
Taxing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		DUDLEY THOMAS M TR		
Owner 2				
Legal				
Legal Desc 1 Legal Desc 2 Legal Desc 3		480 W 1/2 & PT VAC ST		
Tax Mailing Name and Addre	ss			
Mailing Name 1		TERRY DUDLEY		
Mailing Name 2 Address 1		6744 CONTRERAS RD		
Address 2 Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
05-FEB-01		\$125,000		
26-FEB-01		\$0		
Dwelling				
Stories		2		
Gross Living Area		2,343		
Construction		ALUM/VINYL		
Total Rooms		8		
Bedrooms Year Built		4		
Year Built Finished Basement		1899 0		
Current Value		U C		
Land (100%)				\$45,510
Building (100%)				\$135,680
Total Value (100%)				\$181,190
CAUV				\$0
Assessed Tax Year			2013	A 15 000
Land (35%)				\$15,930 \$47,490
Building (35%) Assessed Total (35%)				\$63,420
Incentive District Parcels What	at is this?			
Parcel identifier		Value Type		value
H4100008000095		Base Parcel		181,190
		Total Value		181,190
Current Year Real Estate Tax	es			
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	1,279.80	1,279.80	2,559.60
Total:	0.00	1,279.80	1,279.80	2,559.60
Homestead Credits				
Homestead Exemption		NO		
Owner Occupied Credit		NO		

TRACT 5: 311 W. CHURCH ST. - SUMMARY

Sales

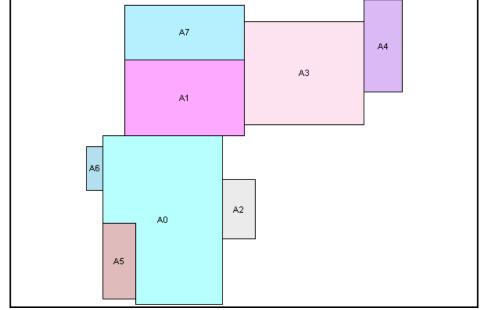
Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
26-FEB-01	LAND & BUILDING	\$.00	-0905	TD LTD LLC	DUDLEY THOMAS M TR
05-FEB-01	LAND & BUILDING	\$125,000.00	0643	DE SOUCY MARILYN S TR	TD LTD LLC
Building					
Card			1		
Stories			2		
Construction			ALUM/VINYL		
Style			STUDENT HO	USING	
Gross Living Area			2,343		
Basement			PART		
Rec Room					
Physical Condition					
Attic			NONE		
Year Built			1899		
Effective Year					
Year Remodeled			1976		
Total Rooms			8		
Bedrooms			4		
Full Baths			3		
Half Baths			0		
Family Rooms			0		
Additional Fixtures			4		
Unfinished Area					
Finished Basemen	it		0		
WBFP Stacks			1		
Fireplace Opening	S		1		
Prefab Fireplace			DACIO		
Heat System			BASIC		
Fuel Type Int vs Ext Condition			GAS SAME		

Other Building and Yard Items

Code FRAME OR CB DETACHED GARAGE				Year Built 1991	Effective Year		ConditionAreaAVERAGE408		
Permits									
Permit Date		Permit #		Purpose		Open/Closed			
01-FEB-1991		9102281		DEMO GAR		С			
01-FEB-1991		9102280		GAR		С			
Land									
Line Number	Tax Year	Acres	Front actual		Front effective	Depth	Square Feet		
1	2013	.1581	82.5		83	83	6,889		

TRACT 5: 311 W. CHURCH ST. - SUMMARY





TRACT 5: 311 W. CHURCH ST. - VALUE HISTORY

PARID: H4100008000095 DUDLEY THOMAS M TR

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$45,510	\$135,680	\$181,190	\$15,930	\$47,490	\$63,420	\$0
2012	\$45,510	\$135,680	\$181,190	\$15,930	\$47,490	\$63,420	\$0
2011	\$45,510	\$135,680	\$181,190	\$15,930	\$47,490	\$63,420	\$0
2010	\$45,510	\$178,490	\$224,000	\$15,930	\$62,470	\$78,400	\$0
2009	\$45,510	\$178,490	\$224,000	\$15,930	\$62,470	\$78,400	\$0
2008	\$45,510	\$178,490	\$224,000	\$15,930	\$62,470	\$78,400	\$0
2007	\$37,100	\$124,660	\$161,760	\$12,990	\$43,630	\$56,620	\$0
2006	\$36,590	\$124,660	\$161,250	\$12,810	\$43,630	\$56,440	\$0
2005	\$36,590	\$124,660	\$161,250	\$12,810	\$43,630	\$56,440	\$0
2004	\$29,750	\$102,180	\$131,930	\$10,410	\$35,760	\$46,170	\$0
2003	\$29,750	\$102,180	\$131,930	\$10,410	\$35,760	\$46,170	\$0
2002	\$29,750	\$102,180	\$131,930	\$10,410	\$35,760	\$46,170	\$0
2001	\$28,810	\$81,800	\$110,610	\$10,080	\$28,630	\$38,710	\$0

TRACT 5: 311 W. CHURCH ST. - OUTBUILDINGS

PARID: H4100008000095 DUDLEY THOMAS M TR

311 W CHURCH ST

Other Building and Yard Items

Code FRAME OR CB DETACHED GARAGE Year BuiltEffective YearCondition1991AVERAGE

n Area BE 408



SAT., NOVEMBER 15th • 10AM • Oxford Oh. | Butler Co.

TRACT 6: 317 W. HIGH ST.



TRACT 6: 317 W. HIGH ST.

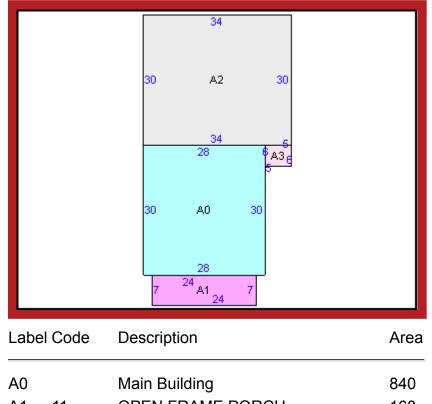


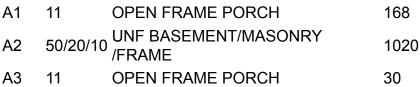
Tract 6: 317 W. High St. – Updated 10 bedroom unit with 3 $\frac{1}{2}$ baths, (2) gas furnaces and (2) central air units. Large parking area in the rear.



877-747-1222 www.schraderauction.com

PARID: H4100004000015 DUDLEY THOMAS M &





H

Real Estate & Auction Co., Inc.



PARID: H4100008000095 DUDLEY THOMAS M TR

311 W CHURCH ST

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1581	82.5	83	83	6,889

TRACT 6: 317 W. HIGH ST. - TAX SUMMARY

PARID: H4100004000015 DUDLEY THOMAS M &

317 W HIGH ST

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		3,066.89	3,066.89	.00
2013	DUP	RLB	07-JAN-14		-306.69	-306.69	.00
Тс	otal:				2,760.20	2,760.20	.00

PARID: H4100008000095 **DUDLEY THOMAS M TR**

Land (35%)

Building (35%)

Assessed Total (35%)

311 W CHURCH ST

Parcel		
Parcel Id	H4100008000095	
Address	311 W CHURCH ST	
Class	RESIDENTIAL	
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT	
Neighborhood	0001A016	
Total Acres		
Taxing District	H41	
District Name	OXFORD CORP TAL DL	
Gross Tax Rate	72.92	
Effective Tax Rate	45.01963	
Owner		
Owner 1	DUDLEY THOMAS M TR	
Owner 2		
Legal		
Legal Desc 1	480 W 1/2 & PT VAC ST	
Legal Desc 2		
Legal Desc 3		
Tax Mailing Name and Add	dress	
Mailing Name 1	TERRY DUDLEY	
Mailing Name 2		
Address 1	6744 CONTRERAS RD	
Address 2		
Address 3	OXFORD OH 45056 9739	
Sales		
Sale Date	Sale Amount	
05-FEB-01	\$125,000	
26-FEB-01	\$0	
Dwelling		
Stories	2	
Gross Living Area	2,343	
Construction	ALUM/VINYL	
Total Rooms	8	
Bedrooms	4	
Year Built	1899	
Finished Basement	0	
Current Value		
Land (100%)		\$45,510
Building (100%)		\$135,680
Total Value (100%)		\$181,190
CAUV		\$0
Assessed Tax Year	2013	
		C45 000

\$15,930 \$47,490 \$63,420

TRACT 6: 317 W. HIGH ST. - PROFILE

Incentive District Parcels What is this?

Parcel identifier		Value Type	value		
H4100008000095		Base Parcel		181,190	
		Total Value		181,190	
Current Year Real Es	tate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total	
Real Estate	0.00	1,279.80	1,279.80	2,559.60	
Total:	0.00	1,279.80	1,279.80	2,559.60	
Homestead Credits					
Homestead Exemption		NO			
Owner Occupied Credit		NO			

PARID: H4100008000095 **DUDLEY THOMAS M TR**

311 W CHURCH ST

Parce	

Parcel Id	H4100008000095
Address	311 W CHURCH ST
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	0001A016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Туре	
Quantity	
Proximity	

Factors

Topography 1	LEVEL	
Topography 2	ROLLING	
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	MEDIUM	
Roads 2	RESIDENTIAL STREET	
Ownor		

Owner

Owner 1 Owner 2 DUDLEY THOMAS M TR

Parcel

Parcel Id	H410008000095	
Address	311 W CHURCH ST	
Class	RESIDENTIAL	
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT	
Neighborhood	0001A016	
Total Acres		
Taxing District	H41	
District Name	OXFORD CORP TAL DL	
Gross Tax Rate	72.92	
Effective Tax Rate	45.01963	

Legal

Legal Desc 1 Legal Desc 2 480 W 1/2 & PT VAC ST

Legal Desc 3

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,279.80	1,279.80	2,559.60
	Total:	0.00	1,279.80	1,279.80	2,559.60

TRACT 6: 317 W. HIGH ST. - RESIDENTIAL

PARID: H4100008000095 DUDLEY THOMAS M TR

Building

Card	1	
Stories	2	
Construction	ALUM/VINYL	
Style	STUDENT HOUSING	
Gross Living Area	2,343	
Basement	PART	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1899	
Effective Year		
Year Remodeled	1976	
Total Rooms	8	
Bedrooms	4	
Full Baths	3	
Half Baths	0	
Family Rooms	0	
Additional Fixtures	4	
Unfinished Area		
Finished Basement	0	
WBFP Stacks	1	
Fireplace Openings	1	
Prefab Fireplace		
Heat System	BASIC	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

PARID: H4100008000095 DUDLEY THOMAS M TR

Parcel				
Parcel Id		H4100008000095		
Address		311 W CHURCH ST		
Class		RESIDENTIAL		
Land Use Code		520, R - TWO FAMILY DWELLING, PLATTER	D LOT	
Neighborhood		0001A016		
Total Acres				
Taxing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		DUDLEY THOMAS M TR		
Owner 2				
Legal				
Legal Desc 1		480 W 1/2 & PT VAC ST		
Legal Desc 2		-		
Legal Desc 3				
Tax Mailing Name and Address				
Mailing Name 1		TERRY DUDLEY		
Mailing Name 2 Address 1		6744 CONTRERAS RD		
Address 2				
Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
05-FEB-01		\$125,000		
26-FEB-01		\$0		
Dwelling				
Stories		2		
Gross Living Area		2,343		
Construction Total Rooms		ALUM/VINYL 8		
Bedrooms		8 4		
Year Built		4 1899		
Finished Basement		0		
Current Value				
Land (100%)				\$45.510
Building (100%)				\$135,680
Total Value (100%)				\$181,190
CAUV				\$0
Assessed Tax Year			2013	
Land (35%)				\$15,930
Building (35%)				\$47,490
Assessed Total (35%)				\$63,420
Incentive District Parcels What is	this?			
Parcel identifier		Value Type		value
H4100008000095		Base Parcel		181,190
		Total Value		181,190
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	1,279.80	1,279.80	2,559.60
Total:	0.00	1,279.80	1,279.80	2,559.60
Homestead Credits				
Homestead Exemption		NO		
Owner Occupied Credit		NO		

TRACT 6: 317 W. HIGH ST. - SUMMARY

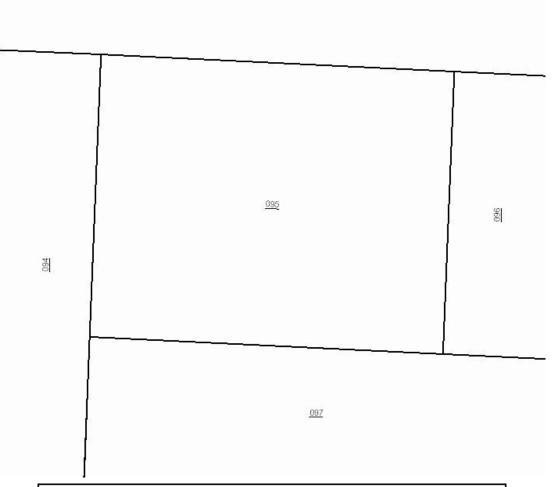
Sales

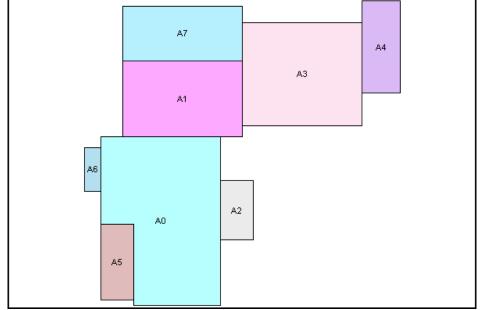
Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
26-FEB-01	LAND & BUILDING	\$.00	-0905	TD LTD LLC	DUDLEY THOMAS M TR
05-FEB-01	LAND & BUILDING	\$125,000.00	0643	DE SOUCY MARILYN S TR	TD LTD LLC
Building					
Card			1		
Stories			2		
Construction			ALUM/VINYL		
Style			STUDENT HO	USING	
Gross Living Area			2,343		
Basement			PART		
Rec Room					
Physical Condition					
Attic			NONE		
/ear Built			1899		
Effective Year					
ear Remodeled			1976		
fotal Rooms			8		
Bedrooms			4		
full Baths			3		
Half Baths			0		
amily Rooms			0		
Additional Fixtures			4		
Jnfinished Area			0		
Finished Basemen VBFP Stacks	L		0		
			1 1		
Fireplace Openings Prefab Fireplace	5		I		
Heat System			BASIC		
Fuel Type			GAS		
nt vs Ext Conditior			SAME		

Other Building and Yard Items

Code FRAME OR CB DETAC	HED GARAGE			Year Built 1991	Effective Year		Condition AVERAGE	Area 408
Permits								
Permit Date		Permit #		Purpose		Open/Closed		
01-FEB-1991		9102281		DEMO GAR		С		
01-FEB-1991		9102280		GAR		С		
Land								
Line Number	Tax Year	Acres	Front actual		Front effective	Depth	Square Feet	
1	2013	.1581	82.5		83	83	6,889	

TRACT 6: 317 W. HIGH ST. - SUMMARY





TRACT 6: 317 W. HIGH ST. - VALUE HISTORY

PARID: H4100008000095 DUDLEY THOMAS M TR

311 W CHURCH ST

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$45,510	\$135,680	\$181,190	\$15,930	\$47,490	\$63,420	\$0
2012	\$45,510	\$135,680	\$181,190	\$15,930	\$47,490	\$63,420	\$0
2011	\$45,510	\$135,680	\$181,190	\$15,930	\$47,490	\$63,420	\$0
2010	\$45,510	\$178,490	\$224,000	\$15,930	\$62,470	\$78,400	\$0
2009	\$45,510	\$178,490	\$224,000	\$15,930	\$62,470	\$78,400	\$0
2008	\$45,510	\$178,490	\$224,000	\$15,930	\$62,470	\$78,400	\$0
2007	\$37,100	\$124,660	\$161,760	\$12,990	\$43,630	\$56,620	\$0
2006	\$36,590	\$124,660	\$161,250	\$12,810	\$43,630	\$56,440	\$0
2005	\$36,590	\$124,660	\$161,250	\$12,810	\$43,630	\$56,440	\$0
2004	\$29,750	\$102,180	\$131,930	\$10,410	\$35,760	\$46,170	\$0
2003	\$29,750	\$102,180	\$131,930	\$10,410	\$35,760	\$46,170	\$0
2002	\$29,750	\$102,180	\$131,930	\$10,410	\$35,760	\$46,170	\$0
2001	\$28,810	\$81,800	\$110,610	\$10,080	\$28,630	\$38,710	\$0



SAT., NOVEMBER 15th • 10AM <u>Oxford Oh.</u> | Butler Co.

TRACT 7: 18 W. COLLINS ST.



TRACT 7: 18 W. COLLINS ST.



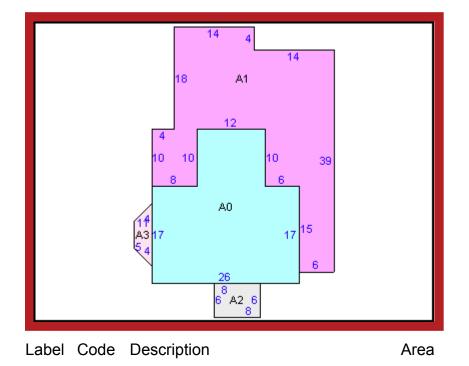
Tract 7: 18 W. Collins St. – In need of renovation with (3) possible units. Has been vacant and has traces of mold.



PARID: H4100003000046 DUDLEY THOMAS M TR

18 W COLLINS ST

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A0		Main Building	562
A1	50/10	UNF BASEMENT/FRAME	738
A2	35	MAS STOOP/TERRACE	48
A3	50/15	UNF BASEMENT/FRAME BAY	24

H

Real Estate & Auction Co., Inc.



PARID: H4100003000046 DUDLEY THOMAS M TR

18 W COLLINS ST

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1581	82.5	83	83	6,889

TRACT 7: 18 W. COLLINS ST. - TAX SUMMARY

PARID: H4100003000046 DUDLEY THOMAS M TR

18 W COLLINS ST

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,413.94	1,413.94	.00
2013	DUP	RLB	07-JAN-14		-141.40	-141.40	.00
Т	otal:				1,272.54	1,272.54	.00

PARID: H4100003000046 DUDLEY THOMAS M TR

18 W COLLINS ST

Parcel

Parcel Id	H4100003000046
Address	18 W COLLINS ST
Class	RESIDENTIAL
Land Use Code	530, R - THREE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001F016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Owner

Owner 1 Owner 2

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 96 E 1/2 & PT VAC ST

DUDLEY THOMAS M TR

Tax Mailing Name and Address

Mailing Name 1	TERRY DUDLEY-TD LTD IN RECEIVERSHIP
Mailing Name 2	C/O KIRSCH CPA GROUP
Address 1	925 DEIS DR Suite A
Address 2	
Address 3	FAIRFIELD OH 45014 8140

Sales

Sale Date	Sale Amount
05-SEP-97	
24-JAN-00	\$135,000
04-SEP-01	\$140,000
04-SEP-01	\$140,000

Dwelling

Stories	2	
Gross Living Area	1,886	
Construction	ALUM/VINYL	
Total Rooms	9	
Bedrooms	3	
Year Built	1889	
Finished Basement	0	

Current Value

Land (100%) Building (100%) Total Value (100%) CAUV Assessed Tax Year Land (35%) \$45,510 \$134,650 \$180,160 \$0

TRACT 7: 18 W. COLLINS ST. - PROFILE

Building (35%) Assessed Total (35%)				\$47,130 \$63,060
Incentive District	t Parcels <u>What is this?</u>			
Parcel identifier		Value Type		value
H4100003000046		Base Parcel		180,160
		Total Value		180,160
Current Year Rea	al Estate Taxes			
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
		First Half Tax 1,272.54	Second Half Tax 1,272.54	Total 2,545.08
TAX TYPE	Prior Year 0.00			2,545.08
TAX TYPE Real Estate	Prior Year 0.00 al: 0.00	1,272.54	1,272.54	
TAX TYPE Real Estate Tot	Prior Year 0.00 al: 0.00 its	1,272.54	1,272.54	2,545.08

TRACT 7: 18 W. COLLINS ST. - PROPERTY

PARID: H4100003000046 DUDLEY THOMAS M TR

18 W COLLINS ST

Parcel

Parcel Id	H4100003000046
Address	18 W COLLINS ST
Class	RESIDENTIAL
Land Use Code	530, R - THREE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001F016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Type Quantity

Proximity

Factors

Topography 1	LEVEL	
Topography 2		
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	LIGHT	
Roads 2		
•		

Owner

Owner 1 Owner 2 DUDLEY THOMAS M TR

Parcel

H4100003000046
18 W COLLINS ST
RESIDENTIAL
530, R - THREE FAMILY DWELLING, PLATTED LOT
0001F016
H41
OXFORD CORP TAL DL
72.92
45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 96 E 1/2 & PT VAC ST

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,272.54	1,272.54	2,545.08
	Total:	0.00	1,272.54	1,272.54	2,545.08

TRACT 7: 18 W. COLLINS ST. - RESIDENTIAL

PARID: H4100003000046 DUDLEY THOMAS M TR

18 W COLLINS ST

Βι	ıil	di	n	2
Du		u		У

Card	1
Stories	2
Construction	ALUM/VINYL
Style	STUDENT HOUSING
Gross Living Area	1,886
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1889
Effective Year	
Year Remodeled	
Total Rooms	9
Bedrooms	3
Full Baths	3
Half Baths	0
Family Rooms	0
Additional Fixtures	6
Unfinished Area	
Finished Basement	0
WBFP Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	BASIC
Fuel Type	GAS
Int vs Ext Condition	SAME

PARID: H4100003000046 DUDLEY THOMAS M TR

18 W COLLINS ST

Parcel						
Parcel Id			H4100003000046			
Address			18 W COLLINS ST			
Class			RESIDENTIAL			
and Use Code			530, R - THREE FAMILY DWELLING,	PLATTED LOT		
leighborhood			0001F016	FLATIED LOT		
0			00011010			
otal Acres			1144			
axing District			H41			
District Name			OXFORD CORP TAL DL			
bross Tax Rate			72.92			
Effective Tax Rate			45.01963			
Owner						
Owner 1			DUDLEY THOMAS M TR			
Owner 2						
Legal						
egal Desc 1			96 E 1/2 & PT VAC ST			
_egal Desc 2						
legal Desc 3						
Tax Mailing Name an	d Address					
Mailing Name 1			TERRY DUDLEY-TD LTD IN RECEIV	ERSHIP		
Mailing Name 2			C/O KIRSCH CPA GROUP			
Address 1			925 DEIS DR Suite A			
Address 2						
Address 3			FAIRFIELD OH 45014 8140			
Sales						
Sale Date			Sale Amount			
05-SEP-97						
24-JAN-00			\$135,000			
04-SEP-01			\$140,000			
04-SEP-01			\$140,000			
Dwelling						
Stories			2			
Gross Living Area			1,886			
Construction			ALUM/VINYL			
lotal Rooms			9			
Bedrooms			3			
rear Built			1889			
Finished Basement			0			
Current Value						
_and (100%)						\$45,510
Building (100%)						\$134,650
						\$180,160
fotal Value (100%)						\$0
CAUV				2013		
CAUV Assessed Tax Year				2013		
CAUV Assessed Tax Year .and (35%)				2013		\$15,930
CAUV Assessed Tax Year Land (35%) Building (35%)				2013		\$15,930 \$47,130
CAUV Assessed Tax Year Land (35%) Building (35%) Assessed Total (35%)	'Cels <u>What is this?</u>			2013		\$15,930 \$47,130
CAUV Assessed Tax Year .and (35%) Building (35%) Assessed Total (35%) ncentive District Par	'Cels <u>What is this?</u>		Value Type	2013		\$15,930 \$47,130 \$63,060
CAUV Assessed Tax Year and (35%) Building (35%) Assessed Total (35%) ncentive District Pau Parcel identifier	'Cels <u>What is this?</u>		Value Type Base Parcel	2013		\$15,930 \$47,130 \$63,060 value
CAUV Assessed Tax Year .and (35%) Building (35%) Assessed Total (35%) Incentive District Pau Parcel identifier	'Cels <u>What is this?</u>		Value Type Base Parcel Total Value	2013		\$15,93(\$47,13(\$63,06(value 180,160
CAUV Assessed Tax Year and (35%) Building (35%) Assessed Total (35%) ncentive District Pau Parcel identifier H4100003000046			Base Parcel	2013		\$15,93(\$47,13(\$63,06(value 180,160
Total Value (100%) CAUV Assessed Tax Year Land (35%) Building (35%) Assessed Total (35%) Incentive District Pau Parcel identifier H4100003000046 Current Year Real Es TAX TYPE		Prior Year	Base Parcel Total Value	2013	Second Half Tax	\$15,930 \$47,13 \$63,060 value 180,160 180,160
CAUV Assessed Tax Year and (35%) Building (35%) Assessed Total (35%) ncentive District Par Parcel identifier H4100003000046 Current Year Real Es TAX TYPE		Prior Year 0.00	Base Parcel Total Value First Half Tax	2013	Second Half Tax 1 272 54	\$15,930 \$47,13 \$63,060 value 180,160 180,160
CAUV Assessed Tax Year .and (35%) Building (35%) Assessed Total (35%) Incentive District Pau Parcel identifier H4100003000046		Prior Year 0.00 0.00	Base Parcel Total Value	2013	Second Half Tax 1,272.54 1,272.54	\$15,930 \$47,130 \$63,060 180,160 180,160 180,160 Total 2,545.08 2,545.08

TRACT 7: 18 W. COLLINS ST. - SUMMARY

Homestead Exemption Owner Occupied Credit

Sales

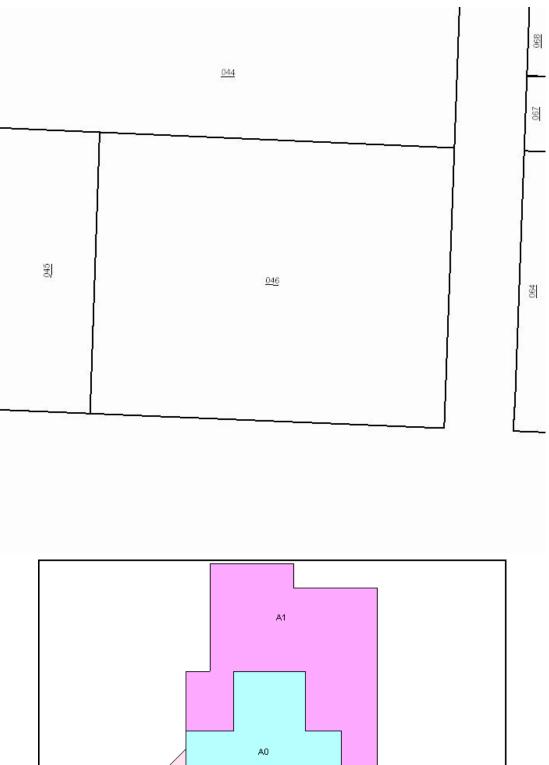
NO NO

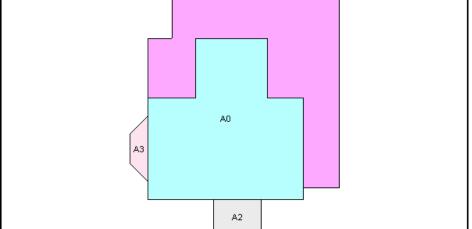
Sales					
Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
04-SEP-01	LAND & BUILDING	\$140,000.00	6579	STROHMIER DAVID ERIC	DUDLEY THOMAS M TR
04-SEP-01	LAND & BUILDING	\$140,000.00	6579	STROHMIER DAVID ERIC	DUDLEY THOMAS M TR
24-JAN-00	LAND & BUILDING	\$135,000.00	0532	WARD PHILLIP	STROHMIER DAVID ERIC
05-SEP-97	LAND & BUILDING		-3429		WARD PHILLIP
Building					

Bui

Card			1				
Stories			2				
Construction			ALUM/VINYL				
Style			STUDENT HOUSI	NG			
Gross Living Area			1,886				
Basement			PART				
Rec Room							
Physical Condition							
Attic			NONE				
Year Built			1889				
Effective Year							
Year Remodeled							
Total Rooms			9				
Bedrooms			3				
Full Baths			3				
Half Baths			0				
Family Rooms			0				
Additional Fixtures			6				
Unfinished Area							
Finished Basement			0				
WBFP Stacks							
Fireplace Openings							
Prefab Fireplace							
Heat System			BASIC				
Fuel Type			GAS				
Int vs Ext Condition			SAME				
Land							
Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet	
1	2013	.1581	82.5	83	83	6,889	
•	20.0	.1001	02.0		00	0,000	

TRACT 7: 18 W. COLLINS ST. - SUMMARY





TRACT 7: 18 W. COLLINS ST. - VALUE HISTORY

PARID: H4100003000046 DUDLEY THOMAS M TR

18 W COLLINS ST

Taxyr 2013 2012 2011 2010	Land Value \$45,510 \$45,510 \$45,510	Building Value \$134,650 \$134,650	Total Appraised Value \$180,160 \$180,160	Land (35%) \$15,930	Building (35%) \$47,130	35% Total Assessed \$63.060	CAUV \$0
2012 2011	\$45,510	\$134,650	. ,	. ,	\$47,130	\$63,060	\$0
2011	. ,	. ,	\$180,160				ΨU
	\$45,510	* / * / * *	+ · • • • • • •	\$15,930	\$47,130	\$63,060	\$0
2010		\$134,650	\$180,160	\$15,930	\$47,130	\$63,060	\$0
2010	\$45,510	\$121,040	\$166,550	\$15,930	\$42,360	\$58,290	\$0
2009	\$45,510	\$132,080	\$177,590	\$15,930	\$46,230	\$62,160	\$0
2008	\$45,510	\$132,080	\$177,590	\$15,930	\$46,230	\$62,160	\$0
2007	\$33,560	\$65,550	\$99,110	\$11,750	\$22,940	\$34,690	\$0
2006	\$32,890	\$65,550	\$98,440	\$11,510	\$22,940	\$34,450	\$0
2005	\$32,890	\$65,550	\$98,440	\$11,510	\$22,940	\$34,450	\$0
2004	\$28,850	\$57,500	\$86,350	\$10,100	\$20,130	\$30,230	\$0
2003	\$28,850	\$57,500	\$86,350	\$10,100	\$20,130	\$30,230	\$0
2002	\$28,850	\$57,500	\$86,350	\$10,100	\$20,130	\$30,230	\$0
2001	\$34,620	\$49,720	\$84,340	\$12,120	\$17,400	\$29,520	\$0
2000	\$34,620	\$49,720	\$84,340	\$12,120	\$17,400	\$29,520	\$0
1999	\$34,620	\$49,720	\$84,340	\$12,120	\$17,400	\$29,520	\$0
1998	\$28,850	\$41,430	\$70,280	\$10,100	\$14,500	\$24,600	\$0
1997	\$28,850	\$41,430	\$70,280	\$10,100	\$14,500	\$24,600	\$0



SAT., NOVEMBER 15th • 10AM <u>Oxford Oh. | Butler Co.</u>

TRACT 8: 101 E. SPRING ST.

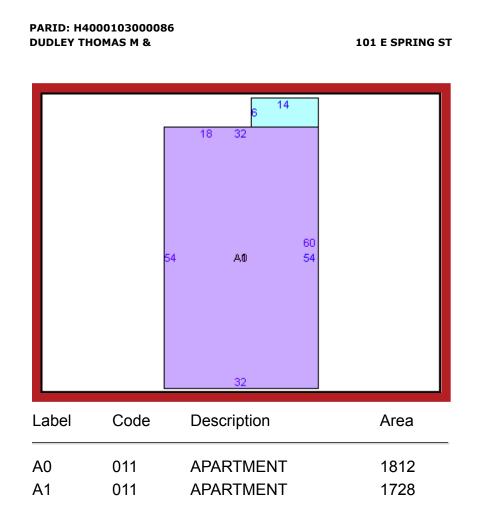


TRACT 8: 101 E. SPRING ST.



Tract 8: 101 & 103 E. Spring St. -(101) 4 units each with 2 bedrooms and 1 full bath. Hot water heat and window air units. (103) 5 units each with 2 bedrooms and 1 full bath. Hot water heat and window air units.

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PARID: H4000103000086 DUDLEY THOMAS M &

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013		0		0	

TRACT 8: 101 E. SPRING ST. - TAX SUMMARY

PARID: H4000103000086 DUDLEY THOMAS M &

101 E SPRING ST

101 E SPRING ST

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,118.71	1,118.71	.00
т	otal:				1,118.71	1,118.71	.00

PARID: H4000103000086 DUDLEY THOMAS M &

101 E SPRING ST

Parcel

Parcel Id	H4000103000086
Address	101 E SPRING ST
Class	COMMERCIAL
₋and Use Code	401, C - APARTMENTS 4-19 RENTAL UNITS
Neighborhood	80016002
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92
Effective Tax Rate	49.031925

Owner

Owner 1 Owner 2 DUDLEY THOMAS M & DIANE R TRS

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL6 W61.50 OF N132 & S16 & 1/2 VAC ST

Tax Mailing Name and Address

Mailing Name 1	TERRY DUDLEY
Mailing Name 2	
Address 1	6744 CONTRERAS RD
Address 2	
Address 3	OXFORD OH 45056 9739

Sales

Sale Date 01-NOV-86 Sale Amount \$200,000

Dwelling

Stories Gross Living Area Construction Total Rooms Bedrooms Year Built Finished Basement

Current Value

Land (100%)	\$36,000
Building (100%)	\$94,760
Total Value (100%)	\$130,760
CAUV	\$0
Assessed Tax Year	2013
Land (35%)	\$12,600
Building (35%)	\$33,170
Assessed Total (35%)	\$45,770

Incentive District Parcels What is this?

Parcel identifier H40001030000			Value Type Base Parcel Total Value		value 130,760 130,760
Current Yea	ar Real Estat	te Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,118.71	1,118.71	2,237.42
	Total:	0.00	1,118.71	1,118.71	2,237.42
Homestead	Credits				
Homestead Exe	emption	N	0		
Owner Occupie	d Credit	N	0		

TRACT 8: 101 E. SPRING ST. - PROPERTY

PARID: H4000103000086 DUDLEY THOMAS M &

101 E SPRING ST

Parcel

H4000103000086	
101 E SPRING ST	
COMMERCIAL	
401, C - APARTMENTS 4-19 RENTAL UNITS	
80016002	
H40	
OXFORD CORP TAL CSD	
72.92	
	101 E SPRING ST COMMERCIAL 401, C - APARTMENTS 4-19 RENTAL UNITS 80016002 H40 OXFORD CORP TAL CSD

Parking

Type Quantity Proximity

Factors

Topography 1		
Topography 2	ROLLING	
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	LIGHT	
Roads 2	RESIDENTIAL STREET	
Ourpor		

Owner

Owner 1 Owner 2 DUDLEY THOMAS M & DIANE R TRS

Parcel

Parcel Id	H4000103000086	
Address	101 E SPRING ST	
Class	COMMERCIAL	
Land Use Code	401, C - APARTMENTS 4-19 RENTAL UNITS	
Neighborhood	80016002	
Total Acres		
Taxing District	H40	
District Name	OXFORD CORP TAL CSD	
Gross Tax Rate	72.92	
Effective Tax Rate	49.031925	

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL6 W61.50 OF N132 & S16 & 1/2 VAC ST

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,118.71	1,118.71	2,237.42
	Total:	0.00	1,118.71	1,118.71	2,237.42

TRACT 8: 101 E. SPRING ST. - COMMERCIAL

PARID: H4000103000086 DUDLEY THOMAS M &

Commercial

101 E SPRING ST

Card	1
Building Number	1
Year Built	1965
Structure Code	211
Structure Description	APARTMENTS - GARDEN
Improvement Name	AVALONI APARTMENTS
Identical Buildings	1
Units per Building	4
Total Units	4
Total GBA for displayed card**	3540

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)

CARD	LINE	FLOOR FROM	FLOOR TO	WALL HEIGHT	AREA	Use Type
1	1	01	01	9	1812	APARTMENT
1	2	02	02	9	1728	APARTMENT

PARID: H4000103000086 DUDLEY THOMAS M &

101 E SPRING ST

Parcel				
Parcel Id		H4000103000086		
Address		101 E SPRING ST		
Class		COMMERCIAL		
and Use Code		401, C - APARTMENTS 4-19 RENTAL UNITS		
		80016002		
leighborhood		80016002		
otal Acres				
axing District		H40		
District Name		OXFORD CORP TAL CSD		
Gross Tax Rate		72.92		
Effective Tax Rate		49.031925		
Dwner				
Dwner 1 Dwner 2		DUDLEY THOMAS M & DIANE R TRS		
egal				
egal Desc 1		OL6 W61.50 OF N132 & S16 & 1/2 VAC ST		
.egal Desc 2				
egal Desc 3				
ax Mailing Name and Address				
Mailing Name 1 Mailing Name 2		TERRY DUDLEY		
Address 1		6744 CONTRERAS RD		
		0744 CONTREINS RD		
ddress 2				
Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
01-NOV-86		\$200,000		
		φ 2 00,000		
Dwelling				
Stories				
Gross Living Area				
Construction				
otal Rooms				
Bedrooms				
′ear Built				
inished Basement				
Current Value				
and (100%)				\$36,000
uilding (100%)				\$94,76
otal Value (100%)				\$130,76
AUV				\$
ssessed Tax Year			2013	÷
and (35%)			20.0	\$12,60
uilding (35%)				\$33,17
ssessed Total (35%)				\$45,77
ncentive District Parcels <u>What is this</u>	<u>?</u>			
Parcel identifier		Value Type		value
44000103000086		Base Parcel		130,760
		Total Value		130,760
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Tota
Real Estate	0.00	1,118.71	1,118.71	2,237.42
Total:	0.00	1,118.71	1,118.71	2,237.42
Jamaataad Cradita				
Iomestead Credits				
Iomestead Exemption Dwner Occupied Credit		NO NO		

TRACT 8: 101 E. SPRING ST. - SUMMARY

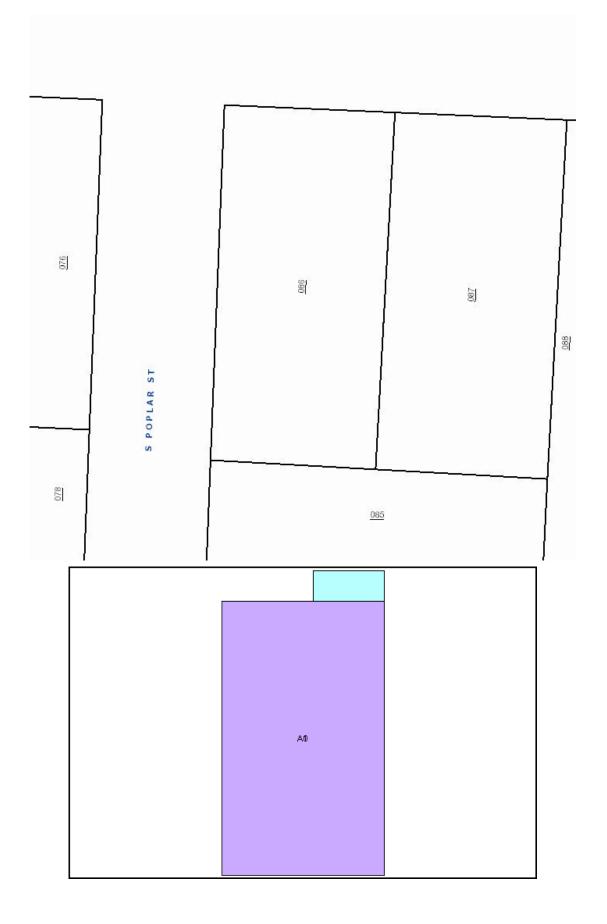
Sales

Sale Date 01-NOV-86	Sale Type LAND & BUILDING	Sale Amount \$200,000.00	Trans #	Seller	Buyer DUDLEY THOMAS M &	
Commercial						
Card		1				
Building Number		1				
/ear Built		1965				
Structure Code		211				
Structure Description	า	APARTMENTS - 0	ARDEN			
mprovement Name		AVALONI APARTI	IENTS			
dentical Buildings		1				
Jnits per Building		4				
Total Units		4				
fotal GBA for display	ved card**	3540				

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

		RIOR/EXTERIOR		-					
CARD	LINE	FLOOR FROM		FLOOR TO	WALL	HEIGHT	AREA	Use Type	
1	1	01		01	9		1812	APARTMENT	
1	2	02		02	9		1728	APARTMENT	
Code	R BLACKTOP	PAVING			Year Built 1965	Effective Year		Condition FAIR	Area 900
Land									
Line Numbe	r	Tax Year	Acres	Front actual	F	ront effective	Depth	Square Feet	

TRACT 8: 101 E. SPRING ST. - SUMMARY



TRACT 8: 101 E. SPRING ST. - VALUE HISTORY

PARID: H4000103000086 DUDLEY THOMAS M &

101 E SPRING ST

-			T () A () () ()	1 1 (050()	D 111 (050()		0.4111/
Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$36,000	\$94,760	\$130,760	\$12,600	\$33,170	\$45,770	\$0
2012	\$36,000	\$94,760	\$130,760	\$12,600	\$33,170	\$45,770	\$0
2011	\$36,000	\$94,760	\$130,760	\$12,600	\$33,170	\$45,770	\$0
2010	\$36,000	\$108,640	\$144,640	\$12,600	\$38,020	\$50,620	\$0
2009	\$36,000	\$108,640	\$144,640	\$12,600	\$38,020	\$50,620	\$0
2008	\$36,000	\$108,640	\$144,640	\$12,600	\$38,020	\$50,620	\$0
2007	\$33,000	\$114,380	\$147,380	\$11,550	\$40,030	\$51,580	\$0
2006	\$33,000	\$114,380	\$147,380	\$11,550	\$40,030	\$51,580	\$0
2005	\$33,000	\$114,380	\$147,380	\$11,550	\$40,030	\$51,580	\$0
2004	\$30,000	\$103,980	\$133,980	\$10,500	\$36,390	\$46,890	\$0
2003	\$30,000	\$103,980	\$133,980	\$10,500	\$36,390	\$46,890	\$0
2002	\$30,000	\$103,980	\$133,980	\$10,500	\$36,390	\$46,890	\$0
2001	\$24,000	\$86,140	\$110,140	\$8,400	\$30,150	\$38,550	\$0
2000	\$24,000	\$86,140	\$110,140	\$8,400	\$30,150	\$38,550	\$0
1999	\$24,000	\$86,140	\$110,140	\$8,400	\$30,150	\$38,550	\$0
1998	\$20,000	\$71,780	\$91,780	\$7,000	\$25,120	\$32,120	\$0
1997	\$20,000	\$71,780	\$91,780	\$7,000	\$25,120	\$32,120	\$0
1996	\$20,000	\$71,780	\$91,780	\$7,000	\$25,120	\$32,120	\$0
1995	\$13,200	\$76,200	\$89,400	\$4,620	\$26,670	\$31,290	\$0
1994	\$13,200	\$76,200	\$89,400	\$4,620	\$26,670	\$31,290	\$0
1993	\$13,200	\$76,200	\$89,400	\$4,620	\$26,670	\$31,290	\$0
	÷10,200	\$10,200	¢00,100	\$1,0 <u>2</u> 0	<i>Q20,010</i>	\$01,200	ψŪ

TRACT 8: 101 E. SPRING ST. - OUTBUILDING

PARID: H4000103000086 DUDLEY THOMAS M &

101 E SPRING ST

Other Building and Yard Items

Code	Year Built	Effective Year	Condition	Area
ASPHALT OR BLACKTOP PAVING	1965		FAIR	900



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TRACT 8: 103 E. SPRING ST.

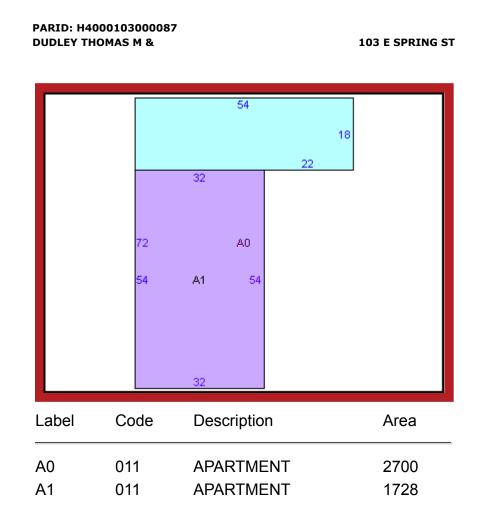


TRACT 8: 103 E. SPRING ST.



Tract 8: 101 & 103 E. Spring St. -(101)2 bedroom, 1 full bath. Hot water heat and window air units. (103) 5 units each with 2 bedrooms and 1 full bath. Hot water heat and window air units.

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PARID: H4000103000087 DUDLEY THOMAS M &

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013		0		0	

TRACT 8: 103 E. SPRING ST. - TAX SUMMARY

PARID: H4000103000087 DUDLEY THOMAS M &

103 E SPRING ST

103 E SPRING ST

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		2,720.88	2,720.88	.00
Тс	otal:				2,720.88	2,720.88	.00

PARID: H4000103000087 **DUDLEY THOMAS M &**

Parcel

103 E SPRING ST

Parcel Id	H4000103000087
Address	103 E SPRING ST
Class	COMMERCIAL
Land Use Code	401, C - APARTMENTS 4-19 RENTAL UNITS
Neighborhood	80016002
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92
Effective Tax Rate	49.031925
Owner	
Owner 1	DUDLEY THOMAS M &
Owner 2	DIANE R TRS
Legal	

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL6 E77 OF W138.5 OF N132 & PT VAC ST

Tax Mailing Name and Address

Mailing Name 1	TERRY DUDLEY
Mailing Name 2 Address 1	6744 CONTRERAS RD
Address 2 Address 3	OXFORD OH 45056 9739

Sales

Sale Date 01-NOV-86

Sale Amount \$200,000

Dwelling

Stories Gross Living Area Construction Total Rooms Bedrooms Year Built Finished Basement

Current Value

Land (100%)	\$45,000
Building (100%)	\$273,060
Total Value (100%)	\$318,060
CAUV	\$0
Assessed Tax Year	2013
Land (35%)	\$15,750
Building (35%)	\$95,570
Assessed Total (35%)	\$111,320

TRACT 8: 103 E. SPRING ST. - PROFILE

Incentive District Parcels What is this?

Parcel identifier	Parcel identifier		Value Type	value	
H4000103000087	7		Base Parcel	318,060	
			Total Value		318,060
Current Year	Real Estat	te Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	2,720.88	2,720.88	5,441.76
	Total:	0.00	2,720.88	2,720.88	5,441.76
Homestead C	Credits				
Homestead Exem	ption	N	0		
Owner Occupied	Credit	Ν	0		

TRACT 8: 103 E. SPRING ST. - PROPERTY

103 E SPRING ST

PARID: H4000103000087 DUDLEY THOMAS M &

Parcel

Parcel Id	H4000103000087
Address	103 E SPRING ST
Class	COMMERCIAL
Land Use Code	401, C - APARTMENTS 4-19 RENTAL UNITS
Neighborhood	80016002
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92

Parking

Type Quantity Proximity

Factors

Owner		
Roads 2	RESIDENTIAL STREET	
Roads 1	LIGHT	
Utility 3		
Utility 2		
Utility 1	ALL PUBLIC	
Topography 3		
Topography 2	ROLLING	
Topography 1		
Topography 1		

Owner 1 Owner 2 DUDLEY THOMAS M & DIANE R TRS

Parcel

Parcel Id	H4000103000087	
Address	103 E SPRING ST	
Class	COMMERCIAL	
Land Use Code	401, C - APARTMENTS 4-19 RENTAL UNITS	
Neighborhood	80016002	
Total Acres		
Taxing District	H40	
District Name	OXFORD CORP TAL CSD	
Gross Tax Rate	72.92	
Effective Tax Rate	49.031925	

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL6 E77 OF W138.5 OF N132 & PT VAC ST

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	2,720.88	2,720.88	5,441.76
	Total:	0.00	2,720.88	2,720.88	5,441.76

TRACT 8: 103 E. SPRING ST. - COMMERCIAL

PARID: H4000103000087 DUDLEY THOMAS M &

103 E SPRING ST

Commercial Card 1 Building Number 1 Year Built 1965 211 Structure Code Structure Description APARTMENTS - GARDEN Improvement Name AVALONI APARTMENTS **Identical Buildings** 1 Units per Building 5 Total Units 5 Total GBA for displayed card** 4428

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)

CARD	LINE	FLOOR FROM	FLOOR TO	WALL HEIGHT	AREA	Use Type
1	1	01	01	9	2700	APARTMENT
1	2	02	02	9	1728	APARTMENT

PARID: H4000103000087 DUDLEY THOMAS M &

103 E SPRING ST

Parcel						
Parcel Id Address Class		H40001030000 103 E SPRING COMMERCIAL	ST			
Land Use Code Neighborhood		401, C - APART 80016002	MENTS 4-19 RENTAL UNI	TS		
Total Acres		00010002				
Taxing District		H40				
District Name Gross Tax Rate		OXFORD CORI 72.92	P TAL CSD			
Effective Tax Rate		49.031925				
Owner						
Owner 1		DUDLEY THOM	IAS M &			
Owner 2		DIANE R TRS				
Legal						
Legal Desc 1		OL6 E77 OF W	138.5 OF N132			
Legal Desc 2 Legal Desc 3		& PT VAC ST				
Tax Mailing Name and Address						
Mailing Name 1		TERRY DUDLE	Y			
Mailing Name 2 Address 1		6744 CONTREI	RAS RD			
Address 2 Address 3		OXFORD OH 4	5056 9739			
Sales						
Sale Date		Sa	ale Amount			
01-NOV-86		\$2	00,000			
Dwelling						
Stories						
Gross Living Area						
Construction Total Rooms						
Bedrooms						
Year Built						
Finished Basement						
Current Value						
Land (100%)						\$45,000
Building (100%) Total Value (100%)						\$273,060 \$318,060
CAUV						\$010,000
Assessed Tax Year				2013		
Land (35%)						\$15,750
Building (35%) Assessed Total (35%)						\$95,570 \$111,320
Incentive District Parcels What is this?						
Parcel identifier			ие Туре			value
H4000103000087			se Parcel			318,060
		IO	al Value			318,060
Current Year Real Estate Taxes						
TAX TYPE Real Estate	Prior Year 0.00		First Half Tax 2,720.88		Second Half Tax 2,720.88	Total 5,441.76
Total:	0.00		2,720.88		2,720.88	5,441.76
Homestead Credits						
Homestead Exemption		NO				
Owner Occupied Credit		NO				

TRACT 8: 103 E. SPRING ST. - SUMMARY

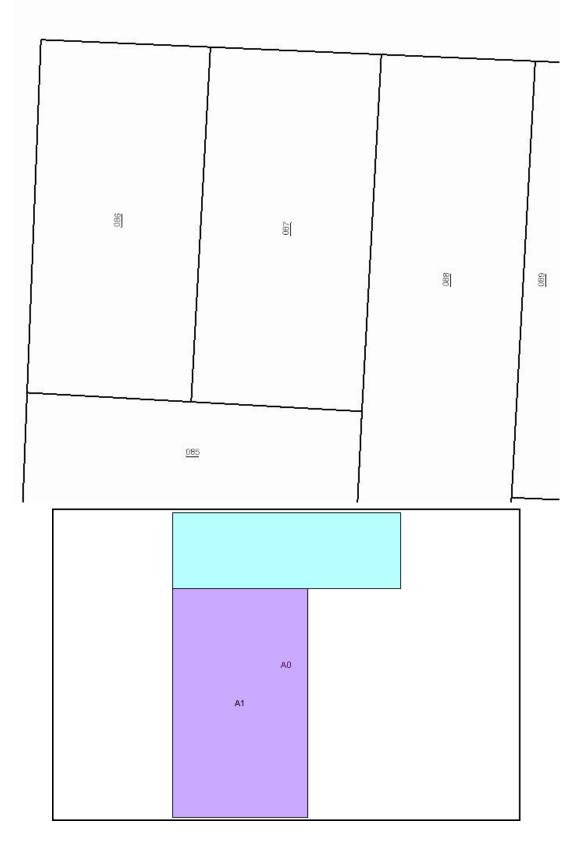
Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer	
1-NOV-86	LAND & BUILDING	\$200,000.00			DUDLEY THOMAS M &	
Commercial						
Card		1				
Building Number		1				
'ear Built		1965				
Structure Code		211				
structure Description	n	APARTMENTS - (GARDEN			
mprovement Name		AVALONI APARTI	MENTS			
dentical Buildings		1				
Inits per Building		5				
otal Units		5				
otal GBA for displa	ved card**	4428				

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

CARD	LINE	FLOOR FROM		FLOOR TO	WALL	HEIGHT	AREA	Use Type	
1	1	01		01	9		2700	APARTMENT	
1 2 02				02	9		1728	APARTMENT	
Code ASPHALT OR BLACKTOP PAVING								Area	
ASPHALT C	OR BLACKTOP	PAVING			1965			FAIR	900
ASPHALT C	OR BLACKTOP	PAVING			1965			FAIR	900
		PAVING Tax Year	Acres	Front actual		ront effective	Depth	FAIR Square Feet	900

TRACT 8: 103 E. SPRING ST. - SUMMARY



TRACT 8: 103 E. SPRING ST. - VALUE HISTORY

PARID: H4000103000087 DUDLEY THOMAS M &

103 E SPRING ST

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$45,000	\$273,060	\$318,060	\$15,750	\$95,570	\$111,320	\$0
2012	\$45,000	\$273,060	\$318,060	\$15,750	\$95,570	\$111,320	\$0
2011	\$45,000	\$273,060	\$318,060	\$15,750	\$95,570	\$111,320	\$0
2010	\$45,000	\$134,000	\$179,000	\$15,750	\$46,900	\$62,650	\$0
2009	\$45,000	\$134,000	\$179,000	\$15,750	\$46,900	\$62,650	\$0
2008	\$45,000	\$134,000	\$179,000	\$15,750	\$46,900	\$62,650	\$0
2007	\$41,250	\$141,270	\$182,520	\$14,440	\$49,440	\$63,880	\$0
2006	\$41,250	\$141,270	\$182,520	\$14,440	\$49,440	\$63,880	\$0
2005	\$41,250	\$141,270	\$182,520	\$14,440	\$49,440	\$63,880	\$0
2004	\$37,500	\$128,430	\$165,930	\$13,130	\$44,950	\$58,080	\$0
2003	\$37,500	\$128,430	\$165,930	\$13,130	\$44,950	\$58,080	\$0
2002	\$37,500	\$128,430	\$165,930	\$13,130	\$44,950	\$58,080	\$0
2001	\$30,000	\$104,530	\$134,530	\$10,500	\$36,590	\$47,090	\$0
2000	\$30,000	\$104,530	\$134,530	\$10,500	\$36,590	\$47,090	\$0
1999	\$30,000	\$104,530	\$134,530	\$10,500	\$36,590	\$47,090	\$0
1998	\$25,000	\$87,110	\$112,110	\$8,750	\$30,490	\$39,240	\$0
1997	\$25,000	\$87,110	\$112,110	\$8,750	\$30,490	\$39,240	\$0
1996	\$25,000	\$87,110	\$112,110	\$8,750	\$30,490	\$39,240	\$0
1995	\$16,500	\$92,500	\$109,000	\$5,780	\$32,380	\$38,160	\$0
1994	\$16,500	\$92,500	\$109,000	\$5,780	\$32,380	\$38,160	\$0
1993	\$16,500	\$92,500	\$109,000	\$5,780	\$32,380	\$38,160	\$0

TRACT 8: 103 E. SPRING ST. - OUTBUILDING

PARID: H4000103000087 DUDLEY THOMAS M &

103 E SPRING ST

Other Building and Yard Items

Code	Year Built	Effective Year	Condition	Area
ASPHALT OR BLACKTOP PAVING	1965		FAIR	900



SAT., NOVEMBER 15th - 10AM <u>Oxford Oh.</u> | Butler Co.

TRACT 9: 107 E. SPRING ST.



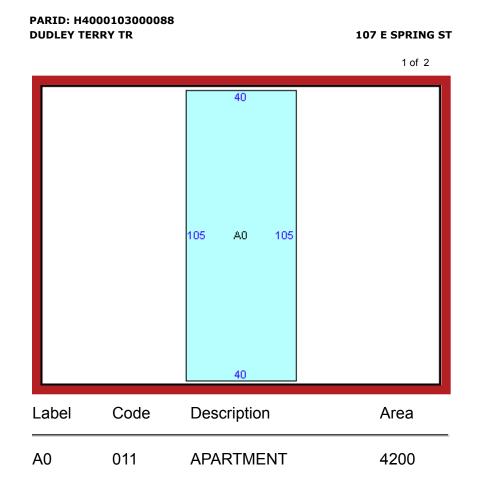
TRACT 9: 107 E. SPRING ST.



Tract 9: 107 E. Spring St. – House with 5 bedrooms, 2 full baths, plus an additions with updated 12 units each with 1 bedroom, 1 full bath, electric heat and window air condition.



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Real Estate & Auction Co., Inc.



TRACT 9: 107 E. SPRING ST. - LAND

PARID: H4000103000088 DUDLEY TERRY TR

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013					

TRACT 9: 107 E. SPRING ST. - TAX SUMMARY

PARID: H4000103000088 DUDLEY TERRY TR

107 E SPRING ST

107 E SPRING ST

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		6,050.36	6,050.36	.00
То	otal:				6,050.36	6,050.36	.00

PARID: H4000103000088 DUDLEY TERRY TR

107 E SPRING ST

Parcel

Parcel Id	H4000103000088	
Address	107 E SPRING ST	
Class	COMMERCIAL	
Land Use Code	401, C - APARTMENTS 4-19 RENTAL UNITS	
Neighborhood	80016002	
Total Acres		
Taxing District	H40	
District Name	OXFORD CORP TAL CSD	
Gross Tax Rate	72.92	
Effective Tax Rate	49.031925	

Owner

Owner 1 Owner 2 DUDLEY TERRY TR

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL 6 E56.76 OF W195 & PT VAC ST

Tax Mailing Name and Address

Mailing Name 1 Mailing Name 2	TERRY DUDLEY
Address 1	6744 CONTRERAS RD
Address 2	
Address 3	OXFORD OH 45056 9739

Sales

Sale Date 01-OCT-85 Sale Amount \$260,000

Dwelling

Stories Gross Living Area Construction Total Rooms Bedrooms Year Built Finished Basement

Current Value

Land (100%)	\$135,000
Building (100%)	\$572,260
Total Value (100%)	\$707,260
CAUV	\$0
Assessed Tax Year	2013
Land (35%)	\$47,250
Building (35%)	\$200,290
Assessed Total (35%)	\$247,540

TRACT 9: 107 E. SPRING ST. - PROFILE

Incentive District Parcels What is this?

Parcel identifier H4000103000088			Value Type Base Parcel Total Value		value 707,260 707,260
Current Year Rea	al Estate	Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	6,050.36	6,050.36	12,100.72
Tota	al:	0.00	6,050.36	6,050.36	12,100.72
Homestead Cred	its				
Homestead Exemption		Ν	10		
Owner Occupied Credit		0			

TRACT 9: 107 E. SPRING ST. - PROPERTY

PARID: H4000103000088 DUDLEY TERRY TR

107 E SPRING ST

Parcel

Parcel Id	H4000103000088
Address	107 E SPRING ST
Class	COMMERCIAL
and Use Code	401, C - APARTMENTS 4-19 RENTAL UNITS
Neighborhood	80016002
lotal Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92

Parking

Type Quantity Proximity

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	LIGHT
Roads 2	RESIDENTIAL STREET

Owner

Owner 1 Owner 2 DUDLEY TERRY TR

Parcel

H4000103000088
107 E SPRING ST
COMMERCIAL
401, C - APARTMENTS 4-19 RENTAL UNITS
80016002
H40
OXFORD CORP TAL CSD
72.92
49.031925

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL 6 E56.76 OF W195 & PT VAC ST

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	6,050.36	6,050.36	12,100.72
	Total:	0.00	6,050.36	6,050.36	12,100.72

TRACT 9: 107 E. SPRING ST. - COMMERCIAL

107 E SPRING ST

PARID: H4000103000088 DUDLEY TERRY TR

Commercial 1 of 2 1 Card **Building Number** 1 Year Built 1960 211 Structure Code Structure Description **APARTMENTS - GARDEN** APARTMENTS Improvement Name Identical Buildings 2 Units per Building 7 Total Units 14 Total GBA for displayed card** 8400

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)

CARD	LINE	FLOOR FROM	FLOOR TO	WALL HEIGHT	AREA	Use Туре
1	1	01	01	8	4200	APARTMENT
2	1	B1	B1	7	312	UNFIN RES BSMT
2	2	01	01	8	624	MULTI-USE APARTMENTS
2	3	02	02	7	468	MULTI-USE APARTMENTS
2	4	01	01	8	240	MULTI-USE APARTMENTS
2	5	02	02	8	180	MULTI-USE APARTMENTS

PARID: H4000103000088 DUDLEY TERRY TR

107 E SPRING ST

Parcel				
Parcel Id		H4000103000088		
Address		107 E SPRING ST		
Class		COMMERCIAL		
_and Use Code		401, C - APARTMENTS 4-19 RENTAL UNI	TC	
		80016002	13	
Neighborhood		80010002		
Total Acres				
Taxing District		H40		
District Name		OXFORD CORP TAL CSD		
Gross Tax Rate		72.92		
Effective Tax Rate		49.031925		
Owner				
Owner 1		DUDLEY TERRY TR		
Owner 2				
Legal				
Legal Desc 1		OL 6 E56.76 OF W195 & PT		
Legal Desc 2		VAC ST		
Legal Desc 3				
Tax Mailing Name and Address				
-				
Mailing Name 1 Mailing Name 2		TERRY DUDLEY		
Address 1		6744 CONTRERAS RD		
Address 2				
Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
01-OCT-85		\$260,000		
Dwelling				
Stories				
Gross Living Area				
Construction				
Total Rooms				
Bedrooms				
Year Built				
Finished Basement				
Current Value				
Land (100%)				\$135,00
Building (100%)				\$572,26
Total Value (100%)				\$707,26
CAUV				\$707,20
Assessed Tax Year			2013	•
			2013	¢47.0
Land (35%)				\$47,25
Building (35%)				\$200,29
Assessed Total (35%)				\$247,54
Incentive District Parcels What is this	<u>s?</u>			
Parcel identifier		Value Type		valu
H4000103000088		Base Parcel		707,26
		Total Value		707,20
				101,20
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Tota
Real Estate	0.00	6,050.36	6,050.36	12,100.7
Total:	0.00	6,050.36	6,050.36	12,100.7
iotui.	0.00	0,000.00	0,000.00	12,100.7
Homestead Credits				
Homestead Exemption		NO		
Owner Occupied Credit		NO		
-				

TRACT 9: 107 E. SPRING ST. - SUMMARY

Sales

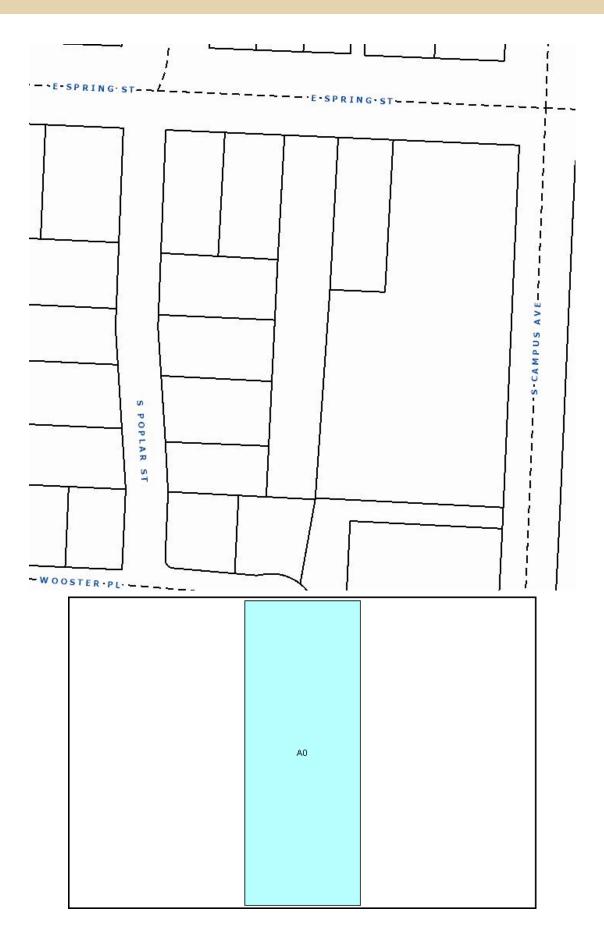
Sale Date 01-OCT-85	Sale Type LAND & BUILDING	Sale Amount \$260,000.00	Trans #	Seller	Buyer
	LAND & BOILDING	\$200,000.00			
Commercial					1 of 2
Card		1			
Building Number		1			
Year Built		1960			
Structure Code		211			
Structure Description		APARTMENTS - GARDEN			
Improvement Name		APARTMENTS			
Identical Buildings		2			
Units per Building		7			
Total Units		14			
Total GBA for displayed card**		8400			

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)

CARD	LINE	FLOOR FROM	FLOOR TO	WALL HEIGHT	AREA	Use Type			
1	1	01	01	8	4200	APARTMENT			
2	1	B1	B1	7	312	UNFIN RES BSMT			
2	2	01	01	8	624	MULTI-USE APARTMENT	S		
2	3	02	02	7	468	MULTI-USE APARTMENT	S		
2	4	01	01	8	240	MULTI-USE APARTMENT	S		
2	5	02	02	8	180	MULTI-USE APARTMENT	S		
Other Building and Yard Items									
Code				Year Built	Effective Year	Conditio	on A	rea	
ASPHALT	OR BLACKT	fop paving		1960		FAIR	3,	,000	
Permits									
Permit Dat	e		Permit #	Purpose		Open/Closed			
10-JUL-19	97		96160	2ND STORY		С			
Land									
Line Numb	er	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet		
1		2013							

TRACT 9: 107 E. SPRING ST. - SUMMARY



TRACT 9: 107 E. SPRING ST. - VALUE HISTORY

PARID: H4000103000088 DUDLEY TERRY TR

107 E SPRING ST

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$135,000	\$572,260	\$707,260	\$47,250	\$200,290	\$247,540	\$0
2012	\$135,000	\$572,260	\$707,260	\$47,250	\$200,290	\$247,540	\$0
2011	\$135,000	\$572,260	\$707,260	\$47,250	\$200,290	\$247,540	\$0
2010	\$135,000	\$286,000	\$421,000	\$47,250	\$100,100	\$147,350	\$0
2009	\$135,000	\$286,000	\$421,000	\$47,250	\$100,100	\$147,350	\$0
2008	\$135,000	\$286,000	\$421,000	\$47,250	\$100,100	\$147,350	\$0
2007	\$123,750	\$260,030	\$383,780	\$43,310	\$91,010	\$134,320	\$0
2006	\$123,750	\$260,030	\$383,780	\$43,310	\$91,010	\$134,320	\$0
2005	\$123,750	\$260,030	\$383,780	\$43,310	\$91,010	\$134,320	\$0
2004	\$112,500	\$236,460	\$348,960	\$39,380	\$82,760	\$122,140	\$0
2003	\$112,500	\$236,460	\$348,960	\$39,380	\$82,760	\$122,140	\$0
2002	\$112,500	\$236,460	\$348,960	\$39,380	\$82,760	\$122,140	\$0
2001	\$90,000	\$223,020	\$313,020	\$31,500	\$78,060	\$109,560	\$0
2000	\$90,000	\$223,020	\$313,020	\$31,500	\$78,060	\$109,560	\$0
1999	\$90,000	\$223,020	\$313,020	\$31,500	\$78,060	\$109,560	\$0
1998	\$75,000	\$185,850	\$260,850	\$26,250	\$65,050	\$91,300	\$0
1997	\$75,000	\$179,820	\$254,820	\$26,250	\$62,940	\$89,190	\$0
1996	\$75,000	\$179,820	\$254,820	\$26,250	\$62,940	\$89,190	\$0
1995	\$55,300	\$183,100	\$238,400	\$19,360	\$64,090	\$83,450	\$0
1994	\$55,300	\$183,100	\$238,400	\$19,360	\$64,090	\$83,450	\$0
1993	\$55,300	\$183,100	\$238,400	\$19,360	\$64,090	\$83,450	\$0

TRACT 9: 107 E. SPRING ST. - OUTBUILDING

PARID: H4000103000088 DUDLEY TERRY TR

107 E SPRING ST

Other Building and Yard Items

Code	Year Built	Effective Year	Condition	Area
ASPHALT OR BLACKTOP PAVING	1960		FAIR	3,000



SAT., NOVEMBER 15th • 10AM <u>Oxford Oh. | Butler Co.</u>

TRACT 10: 418 S. MAIN ST.



TRACT 10: 418 S. MAIN ST.



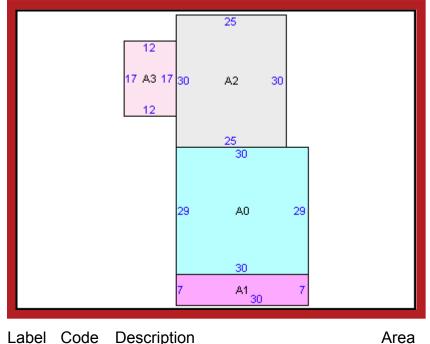
Tract 10: 418 S. Main St. – Updated 4 bedroom, 2 full bath house with gas furnace and central air.



PARID: H4000103000023 TD LTD LLC

418 S MAIN ST

877-747-022 www.schraderauction.com



Label Code Description

Real Estate & Auction Co., Inc.

A0 870 Main Building A1 11 **OPEN FRAME PORCH** 210 A2 50/20 UNF BASEMENT/MASONRY 750 A3 CONC/BRICK PATIO 33 204

н



TRACT 10: 418 S. MAIN ST. - LAND

PARID: H4000103000023 TD LTD LLC

Land

418 S MAIN ST

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.2083	48	48	189	9,072

TRACT 10: 418 S. MAIN ST. - TAX SUMMARY

PARID: H4000103000023 TD LTD LLC

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,670.88	1,670.88	.00
2013	DUP	RLB	07-JAN-14		-167.09	-167.09	.00
2013	DUP	SAC	07-JAN-14	33009	70.57	70.57	.00
2013	DUP	SAF	07-JAN-14	33009	2.12	2.11	.00
То	otal:				1,576.48	1,576.47	.00

PARID: H4000103000023 TD LTD LLC

Parcel

Land (35%)

Building (35%)

Parcel		
Parcel Id	H4000103000023	
Address	418 S MAIN ST	
Class	RESIDENTIAL	
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT	
Neighborhood	0001B016	
Total Acres		
Taxing District	H40	
District Name	OXFORD CORP TAL CSD	
Gross Tax Rate	72.92	
Effective Tax Rate	45.01963	
Owner		
Owner 1	TD LTD LLC	
Owner 2		
Legal		
Legal Desc 1	578 ENT	
Legal Desc 2		
Legal Desc 3		
Tax Mailing Name and Addres	S	
Mailing Name 1	TERRY DUDLEY	
Mailing Name 2		
Address 1	6744 CONTRERAS RD	
Address 2		
Address 3	OXFORD OH 45056 9739	
Sales		
Sale Date	Sale Amount	
28-MAY-02	\$0	
28-MAY-02	\$0	
28-MAY-02	\$1,200,000	
	ψ1,200,000	
Dwelling		
Stories	1	
Gross Living Area	1,620	
Construction	ALUM/VINYL	
Total Rooms	7	
Bedrooms	4	
Year Built	1914	
Finished Basement	0	
Current Value		
Land (100%)		\$47,960
Building (100%)		\$164,930
Total Value (100%)		\$212,890
CAUV		\$0
Assessed Tax Year	2013	
Land (250/)		¢16 700

Parcel identifier		Va	lue Type		value
H4000103000023		Ba	ase Parcel		212,890
		То	tal Value		212,890
Current Year Real E	state Taxes				
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Tota
Real Estate		0.00	1,503.79	1,503.79	3,007.58
Special Assessments		0.00	72.69	72.68	145.37
	Total:	0.00	1,576.48	1,576.47	3,152.95

TRACT 10: 418 S. MAIN ST. - PROPERTY

PARID: H4000103000023 TD LTD LLC

418 S MAIN ST

Parcel Id	H4000103000023
Address	418 S MAIN ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001B016
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92

Parking

Parcel

Type Quantity Proximity

Factors

Owner		
Roads 2	RESIDENTIAL STREET	
Roads 1	MEDIUM	
Utility 3		
Utility 2		
Utility 1	ALL PUBLIC	
Topography 3		
Topography 2		
Topography 1	LEVEL	

Owner 1 Owner 2 TD LTD LLC

Parcel

Parcel Id	H4000103000023
Address	418 S MAIN ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001B016
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 578 ENT

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,503.79	1,503.79	3,007.58
Special Assessments		0.00	72.69	72.68	145.37
	Total:	0.00	1,576.48	1,576.47	3,152.95

TRACT 10: 418 S. MAIN ST. - RESIDENTIAL

PARID: H4000103000023 TD LTD LLC

Building

Card	1	
Stories	1	
Construction	ALUM/VINYL	
Style	STUDENT HOUSING	
Gross Living Area	1,620	
Basement	PART	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1914	
Effective Year		
Year Remodeled	2002	
Total Rooms	7	
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks		
Fireplace Openings		
Prefab Fireplace		
Heat System	AIR CONDITIONING	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

PARID: H4000103000023 TD LTD LLC

Parcel					
Parcel Id		H4000103000023			
		418 S MAIN ST			
Address					
Class		RESIDENTIAL			
and Use Code			MILY DWELLING, PLATTED LOT		
Neighborhood		0001B016			
otal Acres					
Taxing District		H40			
District Name		OXFORD CORP TAL	CSD		
Gross Tax Rate		72.92			
Effective Tax Rate		45.01963			
Owner					
Oursen 1					
Owner 1 Owner 2		TD LTD LLC			
Legal					
Legal Desc 1		578 ENT			
Legal Desc 2					
Legal Desc 3					
Tax Mailing Name and Addres	ee				
Mailing Name 1		TERRY DUDLEY			
Mailing Name 2					
Address 1		6744 CONTRERAS I	RD		
Address 2					
Address 3		OXFORD OH 45056	9739		
Sales					
Sale Date		Sale Am	ount		
			ount		
28-MAY-02		\$0			
28-MAY-02		\$0			
28-MAY-02		\$1,200,0	000		
Dwelling					
Stories		1			
		1,620			
Gross Living Area					
Construction		ALUM/VINYL			
Total Rooms		7			
Bedrooms		4			
Year Built		1914			
Finished Basement		0			
Current Value					
Land (100%)					\$47,960
Building (100%)					\$164,93
Total Value (100%)					\$212,89
CAUV					\$
Assessed Tax Year			20'	13	Ŷ.
Land (35%)			20	15	¢16 70
					\$16,79
Building (35%)					\$57,730
Assessed Total (35%)					\$74,520
Incentive District Parcels What	<u>it is this?</u>				
Parcel identifier		Value Ty	vpe		value
H4000103000023		Base Pa	ircel		212,890
		Total Val	lue		212,890
Current Year Real Estate Tax	es				
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Tota
Real Estate		0.00	1,503.79	1,503.79	3,007.58
Special Assessments		0.00	72.69	72.68	145.37
	Total:	0.00	1,576.48	1,576.47	3,152.95
Homestead Credits					

TRACT 10: 418 S. MAIN ST. - SUMMARY

Homestead Exe Owner Occupie			NO NO					
Sales								
Sale Date	Sale Type	Sale Amount	Trans #	Seller		В	uyer	
28-MAY-02	LAND & BUILDING	\$1,200,000.00	4130	WESPISER JOSE	PH P III TR ETAL	т	D LTD LLC	
28-MAY-02	LAND & BUILDING	\$.00	-2683	WESPISER JOSE	PH P III TR ETAL	v	ESPISER JOSE	PH P III TR ETAL
28-MAY-02	LAND & BUILDING	\$.00	-2682	J R J CO PRT		v	ESPISER JOSE	PH P III TR ETAL
Building								
Card			1					
Stories			1					
Construction			ALU	JM/VINYL				
Style			STI	JDENT HOUSING				
Gross Living Ar	rea		1,6					
Basement			PAF	RT				
Rec Room								
Physical Condi	tion							
Attic			NO					
Year Built			191	4				
Effective Year			200	2				
Year Remodele Total Rooms	20		200 7	2				
Bedrooms			4					
Full Baths			4					
Half Baths			2					
Family Rooms			0					
Additional Fixtu	ires		2					
Unfinished Area			-					
Finished Basen			0					
WBFP Stacks								
Fireplace Open	nings							
Prefab Fireplac	e							
Heat System			AIR	CONDITIONING				
Fuel Type			GA	S				
Int vs Ext Cond	lition		SAI	ME				
Land								
Line Number	Tax Yea	Acres	Front a	actual	Front effective		Depth	Square Feet
1	2013	.2083	48		48		189	9,072

TRACT 10: 418 S. MAIN ST. - VALUE HISTORY

PARID: H4000103000023 TD LTD LLC

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$47,960	\$164,930	\$212,890	\$16,790	\$57,730	\$74,520	\$0
2012	\$47,960	\$164,930	\$212,890	\$16,790	\$57,730	\$74,520	\$0
2011	\$47,960	\$164,930	\$212,890	\$16,790	\$57,730	\$74,520	\$0
2010	\$47,960	\$189,190	\$237,150	\$16,790	\$66,220	\$83,010	\$0
2009	\$47,960	\$189,190	\$237,150	\$16,790	\$66,220	\$83,010	\$0
2008	\$47,960	\$189,190	\$237,150	\$16,790	\$66,220	\$83,010	\$0
2007	\$41,270	\$69,240	\$110,510	\$14,440	\$24,230	\$38,670	\$0
2006	\$41,270	\$69,240	\$110,510	\$14,440	\$24,230	\$38,670	\$0
2005	\$41,270	\$69,240	\$110,510	\$14,440	\$24,230	\$38,670	\$0
2004	\$33,550	\$56,290	\$89,840	\$11,740	\$19,700	\$31,440	\$0
2003	\$33,550	\$56,290	\$89,840	\$11,740	\$19,700	\$31,440	\$0
2002	\$33,550	\$56,290	\$89,840	\$11,740	\$19,700	\$31,440	\$0
2001	\$28,880	\$45,740	\$74,620	\$10,110	\$16,010	\$26,120	\$0
2000	\$28,880	\$45,740	\$74,620	\$10,110	\$16,010	\$26,120	\$0
1999	\$28,880	\$45,740	\$74,620	\$10,110	\$16,010	\$26,120	\$0
1998	\$24,070	\$38,120	\$62,190	\$8,420	\$13,340	\$21,760	\$0
1997	\$24,070	\$38,120	\$62,190	\$8,420	\$13,340	\$21,760	\$0
1996	\$24,070	\$38,120	\$62,190	\$8,420	\$13,340	\$21,760	\$0
1995	\$13,500	\$32,300	\$45,800	\$4,730	\$11,310	\$16,040	\$0
1994	\$13,500	\$32,300	\$45,800	\$4,730	\$11,310	\$16,040	\$0
1993	\$13,500	\$32,300	\$45,800	\$4,730	\$11,310	\$16,040	\$0



SAT., NOVEMBER 15th • 10AM Oxford Oh. | Butler Co.

TRACT 11: 518 S. MAIN ST.



TRACT 11: 581 S. MAIN ST.

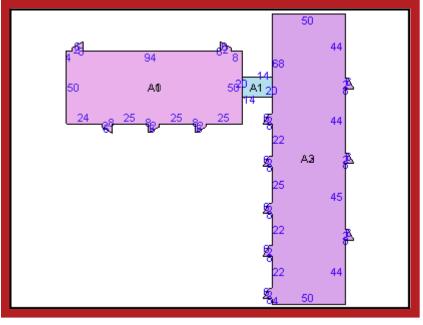


Tract 11: 518 S. Main St. – Village Green Apartments – 33 unit, 2 building apartment complex with 32 2 bedroom, 2 full bath units including window air conditioning and hot water or electric heat. Plus (1) manager unit with 1 ½ bedrooms and 1 full bath. Some units have been updated. Large off street parking lot.



PARID: H4100103000030 T D UNLIMITED PRT

518 S MAIN ST



Label Code Description

Area

877-747-022 www.schraderauction.com

A0	011	APARTMENT	6140
A1	CP6	CANOPY ROOF/SLAB	280
A1	011	APARTMENT	6140
A2	011	APARTMENT	10124
A3	011	APARTMENT	10124

되는

Real Estate & Auction Co., Inc.



PARID: H4100103000030 T D UNLIMITED PRT

Land

518 S MAIN ST

_

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	0	0		0	0

TRACT 11: S. MAIN ST. - TAX SUMMARY

PARID: H4100103000030 T D UNLIMITED PRT

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		11,099.09	11,099.09	.00
2013	DUP	SAC	07-JAN-14	33009	321.05	321.04	.00
2013	DUP	SAF	07-JAN-14	33009	9.63	9.63	.00
То	otal:				11,429.77	11,429.76	.00

PARID: H4100103000030 T D UNLIMITED PRT

518 S MAIN ST

Parcel

Parcel Id	H4100103000030
Address	518 S MAIN ST
Class	COMMERCIAL
_and Use Code	402, C - APARTMENTS 20-39 RENTAL UNITS
Neighborhood	80016002
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	49.031925

Owner

Owner 1 Owner 2

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL 24 ENT LESS PTS

T D UNLIMITED PRT

Tax Mailing Name and Address

Mailing Name 1	TD UNLIMITED PRT-TD LTD IN RECEIVERSHIP	
Mailing Name 2	C/O KIRSCH CPA GROUP	
Address 1	925 DEIS DR Suite A	
Address 2		
Address 3	FAIRFIELD OH 45014 8140	

Sales

Sale Date 17-JUL-95 Sale Amount \$1,200,000

Dwelling

Stories Gross Living Area Construction Total Rooms Bedrooms Year Built Finished Basement

Current Value

Land (100%)		\$297,000
Building (100%)		\$1,000,420
Total Value (100%)		\$1,297,420
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$103,950
Building (35%)		\$350,150
Assessed Total (35%)		\$454,100

TRACT 11: S. MAIN ST. - PROFILE

Incentive District Parcels What is this?

Parcel identifier		Valu	Value Type				
H4100103000030		Bas	e Parcel		1,297,420		
		Tota	Total Value				
Current Year Real Est	ate Taxes						
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Tota		
Real Estate		0.00	11,099.09	11,099.09	22,198.18		
Special Assessments		0.00	330.68	330.67	661.35		
	Total:	0.00	11,429.77	11,429.76	22,859.53		
Homestead Credits							
Homestead Exemption		NO					
Owner Occupied Credit		NO					

PARID: H4100103000030 T D UNLIMITED PRT

Parcel

518 S MAIN ST

Parcel Id	H4100103000030
Address	518 S MAIN ST
Class	COMMERCIAL
Land Use Code	402, C - APARTMENTS 20-39 RENTAL UNITS
Neighborhood	80016002
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Type Quantity Proximity

Factors

ROLLING	
ALL PUBLIC	
MEDIUM	
RESIDENTIAL STREET	
	ALL PUBLIC

Owner

Owner 1 Owner 2 T D UNLIMITED PRT

Parcel

H4100103000030
518 S MAIN ST
COMMERCIAL
402, C - APARTMENTS 20-39 RENTAL UNITS
80016002
H41
OXFORD CORP TAL DL
72.92
49.031925

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL 24 ENT LESS PTS

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	11,099.09	11,099.09	22,198.18
Special Assessments		0.00	330.68	330.67	661.35
	Total:	0.00	11,429.77	11,429.76	22,859.53

TRACT 11: S. MAIN ST. - COMMERCIAL

PARID: H4100103000030 T D UNLIMITED PRT

518 S MAIN ST

Commercial

Card	1
Building Number	1
Year Built	1965
Structure Code	211
Structure Description	APARTMENTS - GARDEN
Improvement Name	VILLAGE GREEN
Identical Buildings	1
Units per Building	33
Total Units	33
Total GBA for displayed card**	34581

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)

CARD	LINE	FLOOR FROM	FLOOR TO	WALL HEIGHT	AREA	Use Type
1	1	B1	B1	9	1169	APARTMENT
1	2	01	01	9	6140	APARTMENT
1	3	02	02	9	6140	APARTMENT
1	4	01	01	9	10124	APARTMENT
1	5	02	02	9	10124	APARTMENT
1	6	B1	B1	9	884	APARTMENT

PARID: H4100103000030 T D UNLIMITED PRT

Darcol

Parcel							
Parcel Id		H4100103000030					
Address		518 S MAIN ST					
Class		COMMERCIAL					
and Use Code							
		402, C - APARTMENTS 20-39 RENTAL UNITS					
Neighborhood		80016002					
Total Acres							
Taxing District		H41					
District Name		OXFORD CORP T	AL DL				
Gross Tax Rate		72.92					
Effective Tax Rate		49.031925					
Owner							
Owner 1		T D UNLIMITED P	RT				
Owner 2							
Legal							
Legal Desc 1		OL 24 ENT LESS	PTS				
Legal Desc 2							
Legal Desc 3							
Tax Mailing Name and Addr	ess						
Mailing Name 1		TD UNLIMITED PI	RT-TD LTD IN RECEIVERSHIP				
Mailing Name 2		C/O KIRSCH CPA					
Address 1		925 DEIS DR Suite					
Address 2							
Address 3		FAIRFIELD OH 45	014 8140				
Sales							
Sale Date		Sale Am					
17-JUL-95		\$1,200,0	000				
Dwelling							
Stories							
Gross Living Area							
Construction							
Total Rooms							
Bedrooms							
Year Built							
Finished Basement							
Current Value							
L === 1 (100%)					\$007.000		
Land (100%)					\$297,000		
Building (100%)					\$1,000,420		
Fotal Value (100%)					\$1,297,420		
CAUV					\$		
Assessed Tax Year				2013			
_and (35%)					\$103,950		
Building (35%)					\$350,150		
Assessed Total (35%)					\$454,100		
Incentive District Parcels w	hat is this?						
Parcel identifier		Value Typ	e		value		
H4100103000030		Base Par			1,297,420		
H4100103000030		Total Valu			1,297,420		
Current Year Real Estate Ta			-		1,201,120		
	AG9						
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Tota		
Real Estate		0.00	11,099.09	11,099.09	22,198.18		
Special Assessments		0.00	330.68	330.67	661.35		
Special Assessments	-						
	Total:	0.00	11,429.77	11,429.76	22,859.53		
Homestead Credits							
Homestead Exemption		NO					
Owner Occupied Credit		NO					

TRACT 11: S. MAIN ST. - SUMMARY

Sales

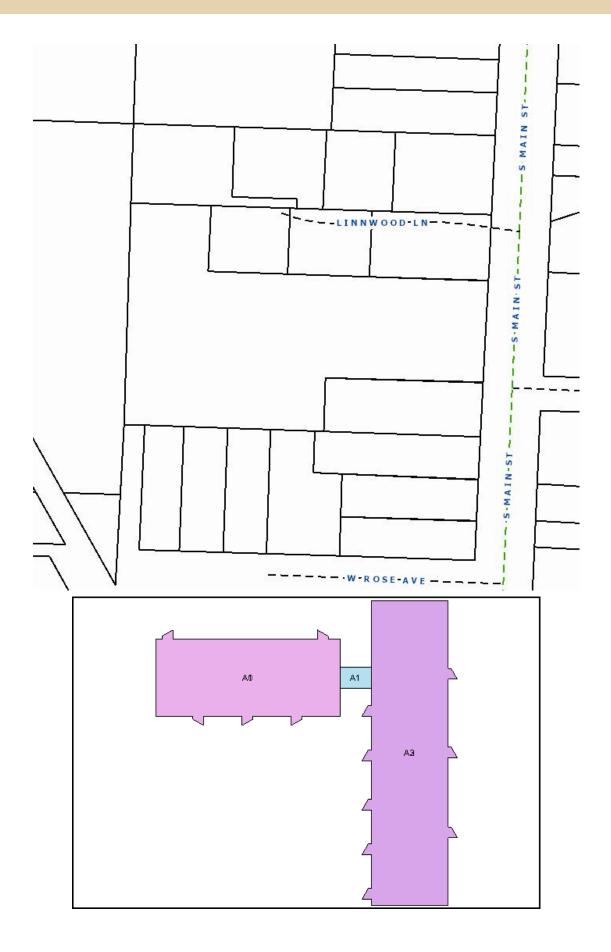
Sale Date 17-JUL-95	Sale Type LAND & BUILDING	Sale Amount \$1,200,000.00	Trans # 4305	Seller S & W INVESTMENT PTR	Buyer T D UNLIMITED PRT			
Commercial								
Card		1						
Building Number		1						
Year Built		196	5					
Structure Code		211						
Structure Descrip	otion	APA	APARTMENTS - GARDEN					
Improvement Na	me	VIL	VILLAGE GREEN					
Identical Building	IS	1						
Units per Building	g	33						
Total Units		33						
Total GBA for dis	played card**	345	81					

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)

		-							
CARD	LINE	FLOOR FROM		FLOOR TO	WALL	. HEIGHT	AREA	Use Type	
1	1	B1		B1	9		1169	APARTMENT	
1	2	01		01	9		6140	APARTMENT	
1	3	02		02	9		6140	APARTMENT	
1	4	01		01	9		10124	APARTMENT	
1	5	02		02	9		10124	APARTMENT	
1	6	B1		B1	9		884	APARTMENT	
Other Bu	ilding and `	Yard Items							
Code					Year Built	Effective Year	Cond	ition	Area
ASPHALT O	R BLACKTOP	PAVING		2003		AVERAGE		20,000	
FENCE, PIC	KET				1993		AVEF	RAGE	500
Permits									
ernins									
Permit Date			Permit #		Purpose		Open/Closed		
14-AUG-200	03		03-216		PARKING		С		
Land									
Line Numbe	r	Tax Year	Acres	Front actua	al F	ront effective	Depth	Square Fee	et

TRACT 11: S. MAIN ST. - SUMMARY



TRACT 11: S. MAIN ST. - VALUE HISTORY

PARID: H4100103000030 T D UNLIMITED PRT

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$297,000	\$1,000,420	\$1,297,420	\$103,950	\$350,150	\$454,100	\$0
2012	\$297,000	\$1,000,420	\$1,297,420	\$103,950	\$350,150	\$454,100	\$0
2011	\$297,000	\$1,000,420	\$1,297,420	\$103,950	\$350,150	\$454,100	\$0
2010	\$297,000	\$1,463,000	\$1,760,000	\$103,950	\$512,050	\$616,000	\$0
2009	\$297,000	\$1,463,000	\$1,760,000	\$103,950	\$512,050	\$616,000	\$0
2008	\$297,000	\$1,463,000	\$1,760,000	\$103,950	\$512,050	\$616,000	\$0
2007	\$231,410	\$1,481,960	\$1,713,370	\$80,990	\$518,690	\$599,680	\$0
2006	\$231,410	\$1,481,960	\$1,713,370	\$80,990	\$518,690	\$599,680	\$0
2005	\$231,410	\$1,481,960	\$1,713,370	\$80,990	\$518,690	\$599,680	\$0
2004	\$204,000	\$1,269,190	\$1,473,190	\$71,400	\$444,220	\$515,620	\$0
2003	\$204,000	\$1,269,190	\$1,473,190	\$71,400	\$444,220	\$515,620	\$0
2002	\$204,000	\$1,269,190	\$1,473,190	\$71,400	\$444,220	\$515,620	\$0
2001	\$192,000	\$1,229,940	\$1,421,940	\$67,200	\$430,480	\$497,680	\$0
2000	\$192,000	\$1,229,940	\$1,421,940	\$67,200	\$430,480	\$497,680	\$0
1999	\$192,000	\$1,229,940	\$1,421,940	\$67,200	\$430,480	\$497,680	\$0
1998	\$160,000	\$1,024,950	\$1,184,950	\$56,000	\$358,730	\$414,730	\$0
1997	\$160,000	\$1,024,950	\$1,184,950	\$56,000	\$358,730	\$414,730	\$0
1996	\$160,000	\$1,024,950	\$1,184,950	\$56,000	\$358,730	\$414,730	\$0
1995	\$70,400	\$535,100	\$605,500	\$24,640	\$187,290	\$211,930	\$0
1994	\$70,400	\$535,100	\$605,500	\$24,640	\$187,290	\$211,930	\$0
1993	\$70,400	\$534,300	\$604,700	\$24,640	\$187,010	\$211,650	\$0

TRACT 11: S. MAIN ST. - OUTBUILDING

PARID: H4100103000030 T D UNLIMITED PRT

518 S MAIN ST

Other Building and Yard Items

Code	Year Built	Effective Year	Condition	Area
ASPHALT OR BLACKTOP PAVING	2003		AVERAGE	20,000
FENCE, PICKET	1993		AVERAGE	500



SAT., NOVEMBER 15th • 10AM <u>Oxford Oh.</u> Butler Co.

TRACT 12: 105 LINWOOD LN.



TRACT 12: 105 LINWOOD LN.



PARID: H4100103000027

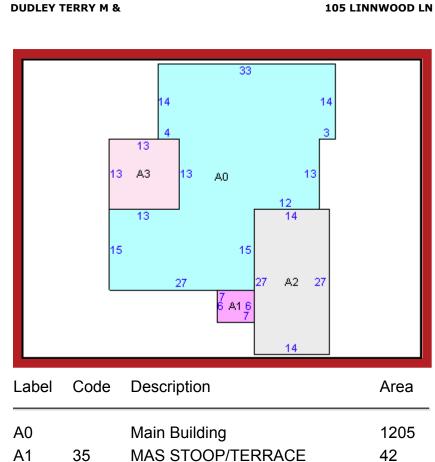
Tract 12: 105 Linnwood Ln. – 4 bedrooms, 1 full bath and gas furnace. This unit has been sitting vacant.



378

169

877-747-022 www.schraderauction.com



A2 10 FRAME A3 33 CONC/BRICK PATIO

Н

Real Estate & Auction Co., Inc.



TRACT 12: 105 LINWOOD LN. - LAND

PARID: H4100103000027 DUDLEY TERRY M &

105 LINNWOOD LN

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1532	0	89	75	6,675

TRACT 12: 105 LINWOOD LN. - TAX SUMMARY

PARID: H4100103000027 DUDLEY TERRY M &

105 LINNWOOD LN

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		840.61	840.61	.00
2013	DUP	RLB	07-JAN-14		-84.06	-84.06	.00
Т	otal:				756.55	756.55	.00

TRACT 12: 105 LINWOOD LN. - PROFILE

PARID: H4100103000027 DUDLEY TERRY M &

Parcel

105 LINNWOOD LN

Gross Tax Rate 72.92 Effective Tax Rate 45.01963 Owner DUDLEY TERRY M & Owner 1 DUDLEY TERRY M & Owner 2 KATHERINE S		
Class RESIDENTIAL Land Use Code 510, R - SINGLE FAMILY DWELLING, PLATTED LOT Neighborhood 0001B016 Total Acres Taxing District H41 District Name OXFORD CORP TAL DL Gross Tax Rate 72.92 Effective Tax Rate 45.01963 Owner Owner 1 DUDLEY TERRY M & Owner 2 KATHERINE S	Parcel Id	H4100103000027
Land Use Code 510, R - SINGLE FAMILY DWELLING, PLATTED LOT Neighborhood 0001B016 Total Acres Taxing District H41 District Name OXFORD CORP TAL DL Gross Tax Rate 72.92 Effective Tax Rate 45.01963 Owner Owner 1 DUDLEY TERRY M & Owner 2 DUDLEY TERRY M &	Address	105 LINNWOOD LN
Neighborhood 0001B016 Total Acres Taxing District H41 District Name OXFORD CORP TAL DL Gross Tax Rate 72.92 Effective Tax Rate 45.01963 Owner Owner 1 Owner 2 Legal	Class	RESIDENTIAL
Total Acres H41 Taxing District H41 District Name OXFORD CORP TAL DL Gross Tax Rate 72.92 Effective Tax Rate 45.01963 Owner Owner 1 DUDLEY TERRY M & Owner 2 KATHERINE S	Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Taxing District H41 District Name OXFORD CORP TAL DL Gross Tax Rate 72.92 Effective Tax Rate 45.01963 Owner DUDLEY TERRY M & Owner 1 DUDLEY TERRY M & Owner 2 KATHERINE S	Neighborhood	0001B016
District Name OXFORD CORP TAL DL Gross Tax Rate 72.92 Effective Tax Rate 45.01963 Owner Owner 1 DUDLEY TERRY M & Owner 2 KATHERINE S Legal	Total Acres	
Gross Tax Rate 72.92 Effective Tax Rate 45.01963 Owner 1 Owner 2 Legal	Taxing District	H41
Effective Tax Rate 45.01963 Owner Owner 1 Owner 2 Legal	District Name	OXFORD CORP TAL DL
Owner 1 Owner 2 DUDLEY TERRY M & KATHERINE S DUDLEY TERRY M &	Gross Tax Rate	72.92
Owner 1 DUDLEY TERRY M & Owner 2 KATHERINE S	Effective Tax Rate	45.01963
Owner 2 KATHERINE S	Owner	
Legal	Owner 1	DUDLEY TERRY M &
	Owner 2	KATHERINE S
Legal Desc 1 OL 24 E 88.5 OF W	Legal	
	Legal Desc 1	OL 24 E 88.5 OF W

Legal Desc 2 Legal Desc 3 0L 24 E 88.5 OF W 178.5 OF S 74.6 OF N 165.

Tax Mailing Name and Address

Mailing Name 1	TERRY DUDLEY
Mailing Name 2	
Address 1	6744 CONTRERAS RD
Address 2	
Address 3	OXFORD OH 45056 9739

Sales

Sale Date	Sale Amount
26-SEP-94	\$60,000
08-SEP-99	\$81,500

Dwelling

Stories	1
Gross Living Area	1,583
Construction	ALUM/VINYL
Total Rooms	7
Bedrooms	4
Year Built	1955
Finished Basement	0

Current Value

Land (100%)	\$45,150
Building (100%)	\$61,960
Total Value (100%)	\$107,110
CAUV	\$0
Assessed Tax Year	2013
Land (35%)	\$15,800
Building (35%)	\$21,690
Assessed Total (35%)	\$37,490

TRACT 12: 105 LINWOOD LN. - PROFILE

Incentive District Parcels What is this?

Parcel identifier H4100103000027			Value Type Base Parcel		
			Total Value		107,110
Current Yea	ar Real Esta	te Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	756.55	756.55	1,513.10
	Total:	0.00	756.55	756.55	1,513.10
Homestead	l Credits				
Homestead Exe	emption	Ν	0		
Owner Occupie	d Credit	Ν	0		

TRACT 12: 105 LINWOOD LN. - PROPERTY

105 LINNWOOD LN

PARID: H4100103000027 **DUDLEY TERRY M &**

Parcel

Parcel Id	H4100103000027
Address	105 LINNWOOD LN
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001B016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Туре Quantity Proximity

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	LIGHT
Roads 2	RESIDENTIAL LANE
Owner	
Owner 1	DUDLEY TERRY M &
Owner 2	KATHERINE S
Parcel	
Parcel Id	H4100103000027
Address	105 LINNWOOD LN
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001B016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963
Legal	

Legai

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL 24 E 88.5 OF W 178.5 OF S 74.6 OF N 165.

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	756.55	756.55	1,513.10
	Total:	0.00	756.55	756.55	1,513.10

TRACT 12: 105 LINWOOD LN. - COMMERCIAL

PARID: H4100103000027 DUDLEY TERRY M &

Building

105 LINNWOOD LN

Card	1	
Stories	1	
Construction	ALUM/VINYL	
Style	STUDENT HOUSING	
Gross Living Area	1,583	
Basement	NONE	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1955	
Effective Year		
Year Remodeled		
Total Rooms	7	
Bedrooms	4	
Full Baths	1	
Half Baths	0	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks		
Fireplace Openings		
Prefab Fireplace		
Heat System	BASIC	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

PARID: H4100103000027 DUDLEY TERRY M &

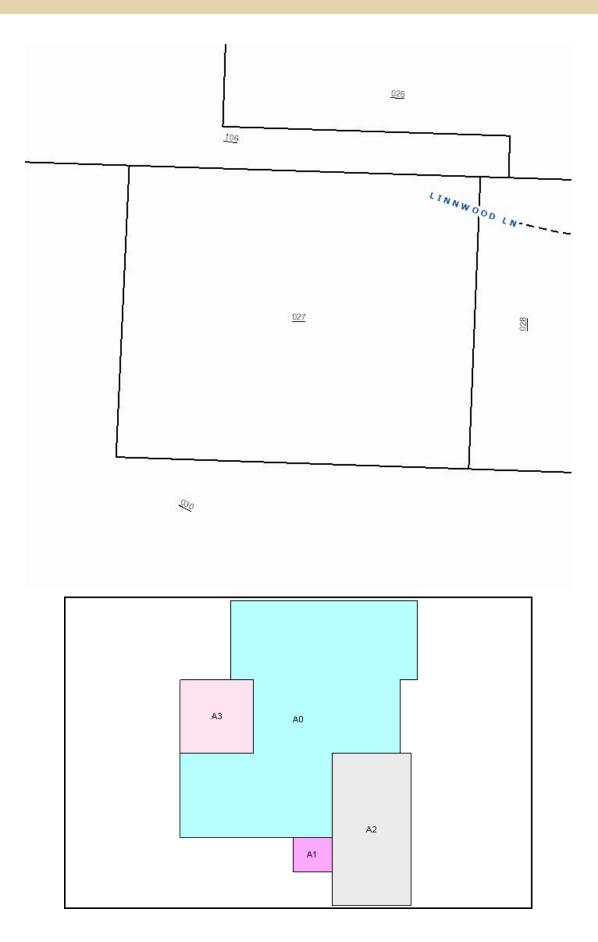
105 LINNWOOD LN

Parcel				
Parcel Id		H4100103000027		
Address		105 LINNWOOD LN		
Class		RESIDENTIAL		
Land Use Code		510, R - SINGLE FAMILY DWELLING, PLATTED	LOT	
Neighborhood		0001B016		
Total Acres				
Taxing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		DUDLEY TERRY M &		
Owner 2		KATHERINE S		
Legal				
Legal Desc 1		OL 24 E 88.5 OF W		
Legal Desc 2		178.5 OF S 74.6 OF N 165.		
Legal Desc 3				
Tax Mailing Name and Address				
Mailing Name 1		TERRY DUDLEY		
Mailing Name 2				
Address 1		6744 CONTRERAS RD		
Address 2				
Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
26-SEP-94		\$60,000		
08-SEP-99		\$81,500		
Dwelling				
Stories		1		
Gross Living Area		, 1,583		
Construction		ALUM/VINYL		
Total Rooms		7		
Bedrooms		4		
Year Built		1955		
Finished Basement		0		
Current Value				
Land (100%)				\$45,150
Building (100%)				\$61,960
Total Value (100%)				\$107,110
CAUV				\$C
Assessed Tax Year			2013	
Land (35%)				\$15,800
Building (35%)				\$21,690
Assessed Total (35%)				\$37,490
Incentive District Parcels What is this?				
Parcel identifier		Value Type		value
H4100103000027		Base Parcel		107,110
		Total Value		107,110
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	756.55	756.55	1,513.10
Total:	0.00	756.55	756.55	1,513.10
Homestead Credits				
		NO		
Homestead Exemption Owner Occupied Credit		NO NO		

TRACT 12: 105 LINWOOD LN. - SUMMARY

Sales							
Sale Date	Sale Type	Sale A		Trans #	Seller	Buyer	
08-SEP-99	LAND & BUILDING	\$81,50		7437	NEISCH JOSEPH M	DUDLE	Y TERRY M &
26-SEP-94	LAND & BUILDING	\$60,00	0.00	-2706			
Building							
Card			1				
Stories			1				
Construction			ALUM/VI				
Style				T HOUSING			
Gross Living Area			1,583				
Basement			NONE				
Rec Room							
Physical Condition							
Attic			NONE				
Year Built			1955				
Effective Year							
Year Remodeled							
Total Rooms			7				
Bedrooms			4				
Full Baths			1				
Half Baths			0				
Family Rooms			0				
Additional Fixtures			2				
Jnfinished Area							
Finished Basement			0				
WBFP Stacks							
Fireplace Openings							
Prefab Fireplace							
Heat System			BASIC				
Fuel Type			GAS				
Int vs Ext Condition			SAME				
Permits							
Permit Date		Permit #		Purpose		Open/Closed	
14-FEB-1997		97039		REMODEL		С	
Land							
Line Number	Tax Year	Acres	Front actual		Front effective	Depth	Square Feet
1	2013	.1532	0		89	75	6,675

TRACT 12: 105 LINWOOD LN. - SUMMARY



TRACT 12: 105 LINWOOD LN. - VALUE HISTORY

PARID: H4100103000027 DUDLEY TERRY M &

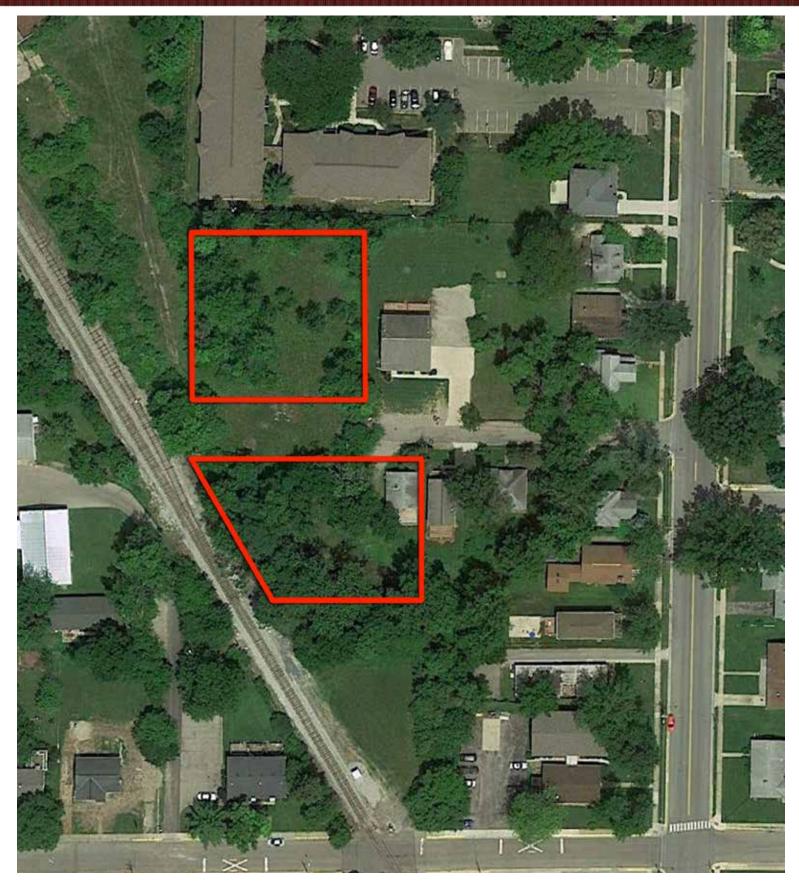
105 LINNWOOD LN

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$45,150	\$61,960	\$107,110	\$15,800	\$21,690	\$37,490	\$0
2012	\$45,150	\$61,960	\$107,110	\$15,800	\$21,690	\$37,490	\$0
2011	\$45,150	\$61,960	\$107,110	\$15,800	\$21,690	\$37,490	\$0
2010	\$45,150	\$85,560	\$130,710	\$15,800	\$29,950	\$45,750	\$0
2009	\$19,950	\$82,900	\$102,850	\$6,980	\$29,020	\$36,000	\$0
2008	\$19,950	\$84,870	\$104,820	\$6,980	\$29,700	\$36,680	\$0
2007	\$33,690	\$71,750	\$105,440	\$11,790	\$25,110	\$36,900	\$0
2006	\$33,690	\$71,750	\$105,440	\$11,790	\$25,110	\$36,900	\$0
2005	\$33,690	\$71,750	\$105,440	\$11,790	\$25,110	\$36,900	\$0
2004	\$27,390	\$58,330	\$85,720	\$9,590	\$20,420	\$30,010	\$0
2003	\$27,390	\$58,330	\$85,720	\$9,590	\$20,420	\$30,010	\$0
2002	\$27,390	\$58,330	\$85,720	\$9,590	\$20,420	\$30,010	\$0
2001	\$12,950	\$60,700	\$73,650	\$4,530	\$21,250	\$25,780	\$0
2000	\$12,950	\$60,700	\$73,650	\$4,530	\$21,250	\$25,780	\$0
1999	\$12,950	\$60,700	\$73,650	\$4,530	\$21,250	\$25,780	\$0
1998	\$10,790	\$50,580	\$61,370	\$3,780	\$17,700	\$21,480	\$0
1997	\$10,790	\$45,280	\$56,070	\$3,780	\$15,850	\$19,630	\$0
1996	\$10,790	\$45,280	\$56,070	\$3,780	\$15,850	\$19,630	\$0
1995	\$5,100	\$38,500	\$43,600	\$1,790	\$13,480	\$15,270	\$0
1994	\$5,100	\$38,500	\$43,600	\$1,790	\$13,480	\$15,270	\$0
1993	\$5,100	\$38,500	\$43,600	\$1,790	\$13,480	\$15,270	\$0



SAT., NOVEMBER 15th · 10AM <u>Oxford OH.</u> Butler Co.

TRACT 13: 13 W. ROSE AVE.



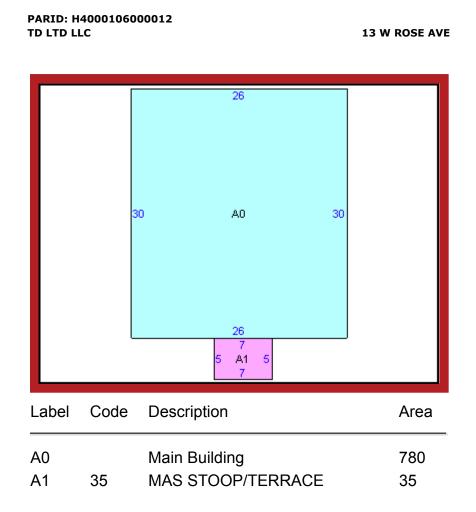
TRACT 13: 13 W. ROSE AVE.



Tract 13: 13 W. Rose Ave. – 3 bedrooms, 1 full bath, gas furnace. Has been vacant.



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Real Estate & Auction Co., Inc.



TRACT 13: 13 W. ROSE AVE. - LAND

PARID: H4000106000012 TD LTD LLC

13 W ROSE AVE

Land	
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Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1377	50	50	120	6,000

TRACT 13: 13 W. ROSE AVE. - TAX SUMMARY

PARID: H4000106000012 TD LTD LLC

13 W ROSE AVE

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		979.39	979.39	.00
2013	DUP	RLB	07-JAN-14		-97.94	-97.94	.00
Т	otal:				881.45	881.45	.00

PARID: H4000106000012 TD LTD LLC

Parcel

Assessed Tax Year Land (35%)

Building (35%)

13 W ROSE AVE

Parcel Id	H4000106000012	
Address	13 W ROSE AVE	
Class	RESIDENTIAL	
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT	
Neighborhood	0001C016	
Total Acres		
Taxing District	H40	
District Name	OXFORD CORP TAL CSD	
Gross Tax Rate	72.92	
Effective Tax Rate	45.01963	
Owner		
Owner 1	TD LTD LLC	
Owner 2		
Legal		
Legal Desc 1	545 ENT	
Legal Desc 2		
Legal Desc 3		
Tax Mailing Name and Add	Iress	
Mailing Name 1	TERRY DUDLEY	
Mailing Name 2		
Address 1	6744 CONTRERAS RD	
Address 2		
Address 3	OXFORD OH 45056 9739	
Sales		
Sale Date	Sale Amount	
28-MAY-02	\$0	
28-MAY-02	\$0	
28-MAY-02	\$1,200,000	
Dwelling		
Stories	1	
Gross Living Area	1,092	
Construction	ALUM/VINYL	
Total Rooms	5	
Bedrooms	3	
Year Built	1950	
Finished Basement	0	
Current Value		
Land (100%)		\$40,500
Building (100%)		\$84,290
Total Value (100%)		\$124,790
CAUV		\$0
A	0010	

Parcel identifier		Value Type		value
H4000106000012		Base Parcel		
		Total Value		124,790
Current Year Real Esta	ite Taxes			
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Tota
Real Estate	0.00	881.45	881.45	1,762.90
		004 45	881.45	1,762.90
Total:	0.00	881.45	001110	

TRACT 13: 13 W. ROSE AVE. - PROPERTY

PARID: H4000106000012 TD LTD LLC

13 W ROSE AVE

Parcel Id	H4000106000012
Address	13 W ROSE AVE
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001C016
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92

Parking

Parcel

Туре Quantity Proximity

Factors

Topography 1	LEVEL	
Topography 2		
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	LIGHT	
Roads 2	RESIDENTIAL STREET	
Owner		
Owner 1	TD LTD LLC	
Owner 2		

Parcel

Parcel Id	H4000106000012
Address	13 W ROSE AVE
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001C016
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2 545 ENT

Legal Desc 3

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	881.45	881.45	1,762.90
	Total:	0.00	881.45	881.45	1,762.90

TRACT 13: 13 W. ROSE AVE. - RESIDENTIAL

PARID: H4000106000012 TD LTD LLC

Building

13 W ROSE AVE

Card	1	
Stories	1	
Construction	ALUM/VINYL	
Style	STUDENT HOUSING	
Gross Living Area	1,092	
Basement	FULL	
Rec Room		
Physical Condition		
Attic	FULL	
Year Built	1950	
Effective Year		
Year Remodeled		
Total Rooms	5	
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks		
Fireplace Openings		
Prefab Fireplace		
Heat System	BASIC	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

PARID: H4000106000012 TD LTD LLC

13 W ROSE AVE

Parcel					
Parcel Id			H4000106000012		
ddress			13 W ROSE AVE		
Class			RESIDENTIAL		
and Use Code			510, R - SINGLE FAMILY DWELLING, PLATTED LOT		
leighborhood			0001C016		
otal Acres					
axing District			H40		
District Name			OXFORD CORP TAL CSD		
Bross Tax Rate			72.92		
ffective Tax Rate			45.01963		
			45.01905		
Dwner					
Owner 1			TD LTD LLC		
Owner 2					
Legal					
_egal Desc 1			545 ENT		
_egal Desc 2 _egal Desc 3					
Tax Mailing Name and	d Address				
Mailing Name 1 Mailing Name 2			TERRY DUDLEY		
Address 1			6744 CONTRERAS RD		
Address 2					
Address 3			OXFORD OH 45056 9739		
Sales					
Sale Date			Sale Amount		
28-MAY-02			\$0		
28-MAY-02			\$0		
00 MAN/ 00			\$1,200,000		
28-MAY-02					
Dwelling					
Dwelling			1		
Dwelling					
Owelling Stories Gross Living Area			1,092		
Dwelling Stories Gross Living Area Construction			1,092 ALUM/VINYL		
Dwelling Stories Gross Living Area Construction Total Rooms			1,092 ALUM/VINYL 5		
Owelling Stories Gross Living Area Construction Total Rooms			1,092 ALUM/VINYL		
Dwelling Stories Gross Living Area Construction Otala Rooms Bedrooms			1,092 ALUM/VINYL 5		
Dwelling Stories Stross Living Area Construction Total Rooms Jedrooms Year Built			1,092 ALUM/VINYL 5 3		
Dwelling Stories Gross Living Area Construction Fotal Rooms Bedrooms Gear Built Finished Basement			1,092 ALUM/VINYL 5 3 1950		
Dwelling Stories Sross Living Area Construction Stal Rooms Sedrooms Year Built inished Basement Current Value and (100%)			1,092 ALUM/VINYL 5 3 1950		
Dwelling Stories Sross Living Area Construction Stal Rooms Sedrooms Year Built inished Basement Current Value and (100%)			1,092 ALUM/VINYL 5 3 1950		
Dwelling itories sross Living Area construction otal Rooms tear Built inished Basement Current Value and (100%) tuilding (100%)			1,092 ALUM/VINYL 5 3 1950		\$84,2
Dwelling Stories Storses Living Area Sconstruction Total Rooms Vear Built Store Basement Current Value and (100%) Stullding (100%) Stal Value (100%)			1,092 ALUM/VINYL 5 3 1950		\$84,2 \$124,7
Dwelling Stories Sross Living Area Construction Total Rooms Vedrooms Year Built Stories Basement Current Value and (100%) Stillding (100%) Stall Value (100%) Stall Value (100%)			1,092 ALUM/VINYL 5 3 1950 0	2013	\$84,2 \$124,7
Dwelling Stories Stories Stors Living Area Sonstruction Total Rooms Vedrooms fear Built Stinished Basement Current Value and (100%) Building (100%) Stall Value (100%) SAUV Seessed Tax Year			1,092 ALUM/VINYL 5 3 1950 0	2013	\$84,2 \$124,7
Dwelling Stories Stross Living Area Construction total Rooms Bedrooms fear Built Strinished Basement Current Value and (100%) Suilding (100%) total Value (100%) CAUV Sseessed Tax Year and (35%)			1,092 ALUM/VINYL 5 3 1950 0	2013	\$84,2 \$124,7 \$14,1
Dwelling Stories Gross Living Area Construction Total Rooms Bedrooms Year Built Finished Basement Current Value Land (100%) Building (100%) Total Value (100%) CAUV Assessed Tax Year Land (35%) Building (35%)			1,092 ALUM/VINYL 5 3 1950 0	2013	\$40,51 \$84,22 \$124,79 \$14,11 \$29,51 \$43,61
Dwelling Stories Sross Living Area Construction Total Rooms Bedrooms Year Built Finished Basement Current Value Land (100%) Suilding (100%) Total Value (100%) Cotal Value (100%) Cotal Value (100%) Cotal Value (100%) Cotal Value (100%) Cotal Value (100%) Sauliding (35%) Sasessed Total (35%)	cels What is this?		1,092 ALUM/VINYL 5 3 1950 0	2013	\$84,21 \$124,79 \$ \$14,11 \$29,50
Dwelling Stories Sross Living Area Construction Total Rooms Bedrooms (ear Built Finished Basement Current Value Land (100%) Staliding (100%) Total Value (100%) CAUV Assessed Tax Year Land (35%) Building (35%) Assessed Total (35%) Assessed Total (35%)	Cels What is this?		1,092 ALUM/VINYL 5 3 1950 0	2013	\$84,2 \$124,7 \$14,1 \$29,5 \$43,6
Dwelling Stories Stories Stories Living Area Construction Total Rooms Jederooms Year Built Finished Basement Current Value and (100%) Suilding (100%) Total Value (100%) Statuke	Cels What is this?		1,092 ALUM/VINYL 5 3 1950 0 Value Type	2013	\$84,2 \$124,7 \$14,1 \$29,5 \$43,6
	cels <u>What is this?</u>		1,092 ALUM/VINYL 5 3 1950 0	2013	\$84,2 \$124,7 \$14,1 \$29,5 \$43,6 valu 124,75
Dwelling Stories Sross Living Area Construction Softal Rooms Bedrooms Year Built Sinished Basement Current Value Land (100%) Suilding (100%) Stal Value (100%) Seessed Tax Year Land (35%) Suilding (35%) Seessed Tax Year Land (35%) Suilding (35%) Seessed Total (35%) Incentive District Par Parcel identifier 14000106000012			1,092 ALUM/VINYL 5 3 1950 0 Value Type Base Parcel	2013	\$84,2 \$124,7 \$14,1 \$29,5 \$43,6
Dwelling Itories Sross Living Area Construction Sonstruction Sonstruction Sedrooms fear Built Inished Basement Current Value and (100%) Suilding (10	tate Taxes		1,092 ALUM/VINYL 5 3 1950 0 Value Type Base Parcel Total Value		\$84,2 \$124,7 \$14,1 \$29,5 \$43,6 val 124,7 124,7
Dwelling tories Sross Living Area Construction total Rooms Bedrooms fear Built inished Basement Current Value and (100%) Building (100%) total Value (100%) Stal Value (100%	tate Taxes	rior Year	1,092 ALUM/VINYL 5 3 1950 0 Value Type Base Parcel Total Value First Half Tax	Second Half Tax	\$84,2 \$124,7 \$14,1 \$29,5 \$43,6 valu 124,7 124,7 124,7 Tot
Dwelling tories Sross Living Area Construction total Rooms Bedrooms fear Built inished Basement Current Value and (100%) Building (100%) total Value (100%) Stal Value (100%	tate Taxes	rior Year 0.00	1,092 ALUM/VINYL 5 3 1950 0 Value Type Base Parcel Total Value First Half Tax 881.45	Second Half Tax 881.45	\$84,2 \$124,7 \$14,1 \$29,5 \$43,6 Valu 124,7 124,7 124,7 Tot 1,762.5
Dwelling Stories Sross Living Area Construction Total Rooms Bedrooms (ear Built Finished Basement Current Value Land (100%) Suilding (100%) Total Value (100%) CAUV Assessed Tax Year .and (35%) Building (35%) Assessed Total (35%) ncentive District Par Parcel identifier	tate Taxes	rior Year	1,092 ALUM/VINYL 5 3 1950 0 Value Type Base Parcel Total Value First Half Tax	Second Half Tax	\$84,2 \$124,7 \$14,1 \$29,5 \$43,6 valu 124,75 124,75

TRACT 13: 13 W. ROSE AVE. - SUMMARY

Owner Occupied Credit

NO

Sales

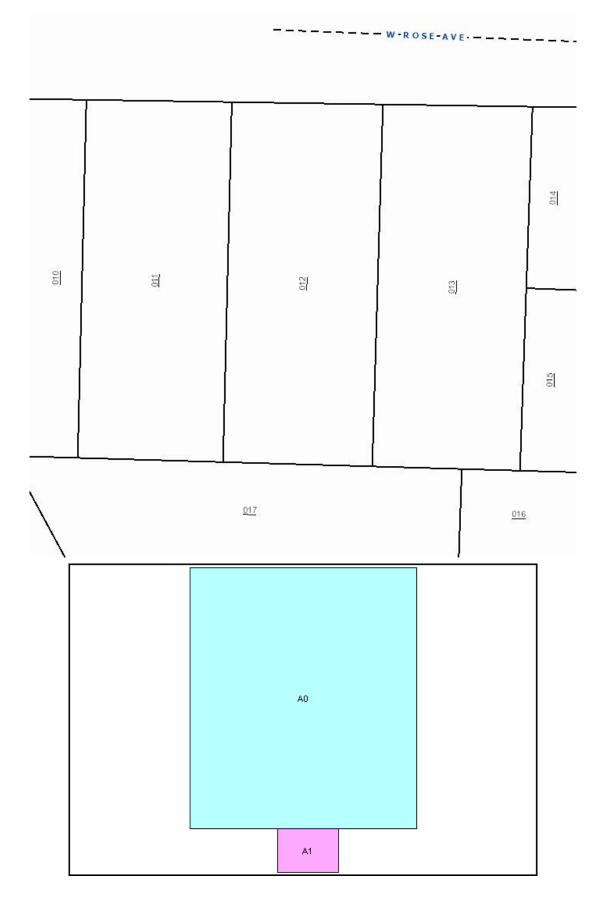
Sale Date Sale Amount Sale Type Trans # Seller Buyer LAND & BUILDING \$1,200,000.00 WESPISER JOSEPH P III TR ETAL TD LTD LLC 28-MAY-02 4130 WESPISER JOSEPH P III TR ETAL 28-MAY-02 LAND & BUILDING \$.00 -2683 WESPISER JOSEPH P III TR ETAL WESPISER JOSEPH P III TR ETAL 28-MAY-02 LAND & BUILDING -2682 J R J CO PT \$.00

Building

Card	1
Stories	1
Construction	ALUM/VINYL
Style	STUDENT HOUSING
Gross Living Area	1,092
Basement	FULL
Rec Room	
Physical Condition	
Attic	FULL
Year Built	1950
Effective Year	
Year Remodeled	
Total Rooms	5
Bedrooms	3
Full Baths	1
Half Baths	0
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished Basement	0
WBFP Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	BASIC
Fuel Type	GAS
Int vs Ext Condition	SAME
Land	

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1377	50	50	120	6,000

TRACT 13: 13 W. ROSE AVE. - SUMMARY



TRACT 13: 13 W. ROSE AVE. - VALUE HISTORY

PARID: H4000106000012 TD LTD LLC

13 W ROSE AVE

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$40,500	\$84,290	\$124,790	\$14,180	\$29,500	\$43,680	\$0
2012	\$40,500	\$84,290	\$124,790	\$14,180	\$29,500	\$43,680	\$0
2011	\$40,500	\$84,290	\$124,790	\$14,180	\$29,500	\$43,680	\$0
2010	\$40,500	\$84,500	\$125,000	\$14,180	\$29,580	\$43,760	\$0
2009	\$40,500	\$84,500	\$125,000	\$14,180	\$29,580	\$43,760	\$0
2008	\$40,500	\$84,500	\$125,000	\$14,180	\$29,580	\$43,760	\$0
2007	\$31,000	\$53,300	\$84,300	\$10,850	\$18,660	\$29,510	\$0
2006	\$31,000	\$53,300	\$84,300	\$10,850	\$18,660	\$29,510	\$0
2005	\$31,000	\$53,300	\$84,300	\$10,850	\$18,660	\$29,510	\$0
2004	\$25,200	\$43,330	\$68,530	\$8,820	\$15,170	\$23,990	\$0
2003	\$25,200	\$43,330	\$68,530	\$8,820	\$15,170	\$23,990	\$0
2002	\$25,200	\$43,330	\$68,530	\$8,820	\$15,170	\$23,990	\$0
2001	\$16,200	\$38,060	\$54,260	\$5,670	\$13,320	\$18,990	\$0
2000	\$16,200	\$38,060	\$54,260	\$5,670	\$13,320	\$18,990	\$0
1999	\$16,200	\$38,060	\$54,260	\$5,670	\$13,320	\$18,990	\$0
1998	\$13,500	\$31,720	\$45,220	\$4,730	\$11,100	\$15,830	\$0
1997	\$13,500	\$31,720	\$45,220	\$4,730	\$11,100	\$15,830	\$0
1996	\$13,500	\$31,720	\$45,220	\$4,730	\$11,100	\$15,830	\$0
1995	\$12,900	\$24,600	\$37,500	\$4,520	\$8,610	\$13,130	\$0
1994	\$12,900	\$24,600	\$37,500	\$4,520	\$8,610	\$13,130	\$0
1993	\$12,900	\$24,600	\$37,500	\$4,520	\$8,610	\$13,130	\$0



SAT., NOVEMBER 15th · 10AM <u>Oxford Oh.</u> | Butler Co.

TRACT 14: 415 S. COLLEGE AVE.



TRACT 14: 415 S. COLLEGE AVE.



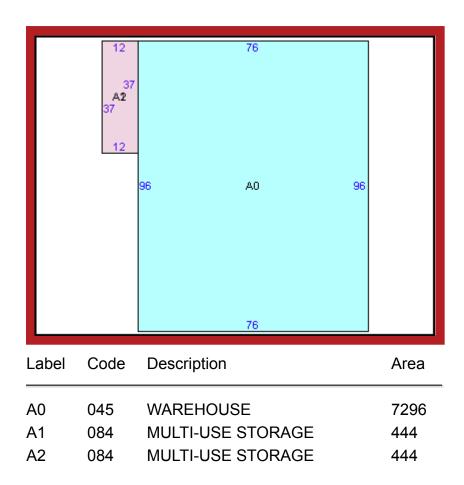
PARID: H4000104000044

TD LTD LLC

Tract 14: 415 S. College Ave. $-5.43\pm$ acres currently zoned general business and single family. Site of an old hardware store. Consider the potential! Frontage on three streets and adjacent to New Hampton Inn Hotel.

415 S COLLEGE AVE

877-747-022 www.schraderauction.com



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Real Estate & Auction Co., Inc.



TRACT 14: 415 S. COLLEGE AVE. - LAND

PARID: H4000104000044 TD LTD LLC

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	1.5717				68,462

TRACT 14: 415 S. COLLEGE AVE. - TAX SUMMARY

PARID: H4000104000044 TD LTD LLC

415 S COLLEGE AVE

415 S COLLEGE AVE

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		2,300.48	2,300.48	.00
Тс	otal:				2,300.48	2,300.48	.00

TRACT 14: 415 S. COLLEGE AVE. - PROFILE

PARID: H4000104000044 TD LTD LLC

415 S COLLEGE AVE

Parcel

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Parcel Id	H4000104000044
Address	415 S COLLEGE AVE
Class	COMMERCIAL
Land Use Code	429, C - OTHER RETAIL STRUCTURES
Neighborhood	90016002
Total Acres	1.5720
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92
Effective Tax Rate	49.031925

Owner

Owner 1 Owner 2 TD LTD LLC

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL23 1/2 E OF RR

Tax Mailing Name and Address

Mailing Name 1 Mailing Name 2	TERRY DUDLEY
Address 1	6744 CONTRERAS RD
Address 2 Address 3	OXFORD OH 45056 9739

Sales

Sale Date	Sale Amount
28-MAY-02	\$0
28-MAY-02	\$0
28-MAY-02	\$1,200,000
20-IVIA1-02	\$1,200,000

Dwelling

Stories Gross Living Area Construction Total Rooms Bedrooms Year Built Finished Basement

Current Value

Land (100%)		\$205,390
Building (100%)		\$63,500
Total Value (100%)		\$268,890
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$71,890
Building (35%)		\$22,230

TRACT 14: 415 S. COLLEGE AVE. - PROFILE

Assessed Total (35%)				\$94,120
Incentive District Parce	els <u>What is this?</u>			
Parcel identifier		Value Type		value
H4000104000044		Base Parcel		268,890
		Total Value		268,890
Current Year Real Esta	te Taxes			
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	2,300.48	2,300.48	4,600.96
Total:	0.00	2,300.48	2,300.48	4,600.96
Homestead Credits				
Homestead Exemption		NO		
•		NO		

TRACT 14: 415 S. COLLEGE AVE. - PROPERTY

415 S COLLEGE AVE

PARID: H4000104000044 TD LTD LLC

Parcel

Parcel Id	H4000104000044
Address	415 S COLLEGE AVE
Class	COMMERCIAL
Land Use Code	429, C - OTHER RETAIL STRUCTURES
Neighborhood	90016002
Total Acres	1.57
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92

Parking

Туре Quantity Proximity

Factors

Topography 1	
Topography 2	ROLLING
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	LIGHT
Roads 2	RESIDENTIAL STREET
Owner	

Owner 1 Owner 2 TD LTD LLC

Parcel

Parcel Id	H4000104000044
Address	415 S COLLEGE AVE
Class	COMMERCIAL
Land Use Code	429, C - OTHER RETAIL STRUCTURES
Neighborhood	90016002
Total Acres	1.5720
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92
Effective Tax Rate	49.031925

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 OL23 1/2 E OF RR

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	2,300.48	2,300.48	4,600.96
	Total:	0.00	2,300.48	2,300.48	4,600.96

TRACT 14: 415 S. COLLEGE AVE. - COMMERCIAL

PARID: H4000104000044 TD LTD LLC

415 S COLLEGE AVE

Commercial

Card	1
Building Number	1
Year Built	1943
Structure Code	398
Structure Description	WAREHOUSE
Improvement Name	VACANT
Identical Buildings	1
Units per Building	1
Total Units	
Total GBA for displayed card**	13656

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)

CARD	LINE	FLOOR FROM	FLOOR TO	WALL HEIGHT	AREA	Use Type
1	1	01	01	10	7296	WAREHOUSE
1	2	M1	M1	9	5472	MULTI-USE STORAGE
1	3	B1	B1	8	444	MULTI-USE STORAGE
1	4	01	01	8	444	MULTI-USE STORAGE

PARID: H4000104000044 TD LTD LLC

415 S COLLEGE AVE

2 2 3 1 1 6	H4000104000044 H415 S COLLEGE AVE COMMERCIAL 429, C - OTHER RETAIL STRUCTURES 90016002 1.5720 H40 OXFORD CORP TAL CSD 72.92 49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0 \$1,200,000		
2 2 3 1 1 6	415 S COLLEGE AVE COMMERCIAL 429, C - OTHER RETAIL STRUCTURES 90016002 1.5720 H40 OXFORD CORP TAL CSD 72.92 49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
2 2 3 1 1 6	415 S COLLEGE AVE COMMERCIAL 429, C - OTHER RETAIL STRUCTURES 90016002 1.5720 H40 OXFORD CORP TAL CSD 72.92 49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
	COMMERCIAL 429, C - OTHER RETAIL STRUCTURES 90016002 1.5720 H40 OXFORD CORP TAL CSD 72.92 49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
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	90016002 1.5720 H40 OXFORD CORP TAL CSD 72.92 49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
	1.5720 H40 OXFORD CORP TAL CSD 72.92 49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
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	OXFORD CORP TAL CSD 72.92 49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
7 4 	72.92 49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
2 	49.031925 TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
۲ 	TD LTD LLC OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
	OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
	OL23 1/2 E OF RR TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
T	TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
T	TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
T	TERRY DUDLEY 6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
e	6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
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e	6744 CONTRERAS RD OXFORD OH 45056 9739 Sale Amount \$0 \$0		
	OXFORD OH 45056 9739 Sale Amount \$0 \$0		
	OXFORD OH 45056 9739 Sale Amount \$0 \$0		
	Sale Amount \$0 \$0		
	Sale Amount \$0 \$0		
	\$0 \$0		
	\$0 \$0		
	\$0		
	\$0		
	ψ1,200,000		
			\$205,39
			\$63,50
			\$268,89
			\$
		2013	
		20.0	\$71,89
			\$22,23
			\$94,12
	Value Type		valu
			268,89
	Total Value		268,89
Prior Vear	First Half Tay	Cocond Half Tay	Tota
			4,600.9
0.00	2,300.48	2,300.48	4,600.9
	Prior Year 0.00 0.00	Prior Year First Half Tax 0.00 2,300.48	Base Parcel Total Value Prior Year First Half Tax 0.00 2,300.48

TRACT 14: 415 S. COLLEGE AVE. - SUMMARY

Owner	Occupied	Credit
-------	----------	--------

NO

Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
28-MAY-02	LAND & BUILDING	\$1,200,000.00	4130	WESPISER JOSEPH P III TR ETAL	TD LTD LLC
28-MAY-02	LAND & BUILDING	\$.00	-2683	WESPISER JOSEPH P III TR ETAL	WESPISER JOSEPH
28-MAY-02	LAND & BUILDING	\$.00	-2682	J R J CO PRT	WESPISER JOSEPH

PH P III TR ETAL PH P III TR ETAL

Commercial

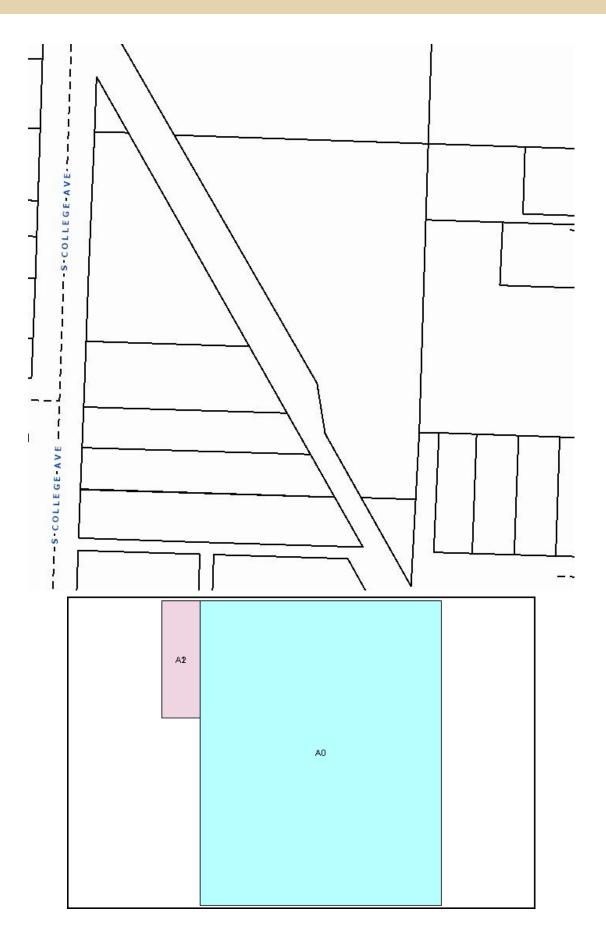
1
1
1943
398
WAREHOUSE
VACANT
1
1
13656

**Total GBA (Gross Building Area) for displayed card may include basement area (B1,B2...), Mezz (M1,M2...) and Office Enclosure(E1,E2...), if applicable. See Floor descriptions below.

COMMERICAL INTERIOR/EXTERIOR (ALL CARDS)

CARD	LINE	FLOOR FROM	FLOOR TO	WALL HEIGHT	AREA	Use Type	
1	1	01	01	10	7296	WAREHOUSE	
1	2	M1	M1	9	5472	MULTI-USE STOR/	AGE
1	3	B1	B1	8	444	MULTI-USE STOR/	AGE
1	4	01	01	8	444	MULTI-USE STOR/	AGE
Permits							
Permit Date	e		Permit #	Purpose		Open/Closed	
27-NOV-19	999		99078	POLEBARN		С	
Land							
Land Line Numb	er	Tax Year	Acres F	ront actual	Front effective	Depth	Square Feet

TRACT 14: 415 S. COLLEGE AVE. - SUMMARY



TRACT 14: 415 S. COLLEGE AVE. - VALUE HISTORY

PARID: H4000104000044 TD LTD LLC

415 S COLLEGE AVE

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$205,390	\$63,500	\$268,890	\$71,890	\$22,230	\$94,120	\$0
2012	\$205,390	\$63,500	\$268,890	\$71,890	\$22,230	\$94,120	\$0
2011	\$205,390	\$63,500	\$268,890	\$71,890	\$22,230	\$94,120	\$0
2010	\$205,390	\$62,230	\$267,620	\$71,890	\$21,780	\$93,670	\$0
2009	\$205,390	\$62,230	\$267,620	\$71,890	\$21,780	\$93,670	\$0
2008	\$205,390	\$62,230	\$267,620	\$71,890	\$21,780	\$93,670	\$0
2007	\$112,960	\$256,360	\$369,320	\$39,540	\$89,730	\$129,270	\$0
2006	\$112,960	\$256,360	\$369,320	\$39,540	\$89,730	\$129,270	\$0
2005	\$112,960	\$256,360	\$369,320	\$39,540	\$89,730	\$129,270	\$0
2004	\$102,690	\$233,160	\$335,850	\$35,940	\$81,610	\$117,550	\$0
2003	\$102,690	\$233,160	\$335,850	\$35,940	\$81,610	\$117,550	\$0
2002	\$102,690	\$233,160	\$335,850	\$35,940	\$81,610	\$117,550	\$0
2001	\$94,470	\$196,510	\$290,980	\$33,060	\$68,780	\$101,840	\$0
2000	\$94,470	\$196,510	\$290,980	\$33,060	\$68,780	\$101,840	\$0
1999	\$94,470	\$196,510	\$290,980	\$33,060	\$68,780	\$101,840	\$0
1998	\$82,150	\$170,880	\$253,030	\$28,750	\$59,810	\$88,560	\$0
1997	\$82,150	\$170,880	\$253,030	\$28,750	\$59,810	\$88,560	\$0
1996	\$82,150	\$170,880	\$253,030	\$28,750	\$59,810	\$88,560	\$0
1995	\$75,300	\$161,400	\$236,700	\$26,360	\$56,490	\$82,850	\$0
1994	\$75,300	\$161,400	\$236,700	\$26,360	\$56,490	\$82,850	\$0
1993	\$75,300	\$161,400	\$236,700	\$26,360	\$56,490	\$82,850	\$0



SAT., NOVEMBER 15th · 10AM Oxford Oh. | Butler Co.

TRACT 15: 512 S. COLLEGE AVE.



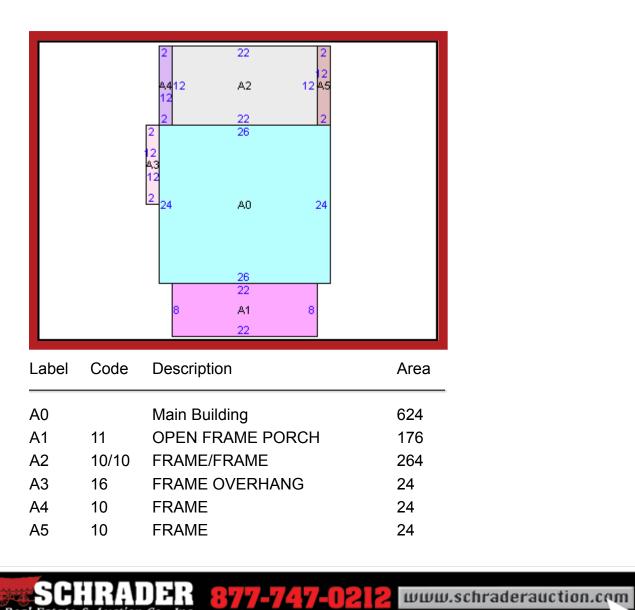
TRACT 15: 512 S. COLLEGE AVE.



Tract 15: 512 S. College Ave. – Updated unit with 4 bedrooms, 2 full baths, large kitchen, gas furnace and central air.

PARID: H4100104000075 **TD LIMITED LLC**

512 S COLLEGE AVE



Н

Real Estate & Auction Co., Inc.



TRACT 15: 512 S. COLLEGE AVE. - LAND

PARID: H4100104000075 TD LIMITED LLC

Land

512 S COLLEGE AVE

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1364	60	60	99	5,940

TRACT 15: 512 S. COLLEGE AVE. - TAX SUMMARY

PARID: H4100104000075 TD LIMITED LLC

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,296.67	1,296.67	.00
2013	DUP	RLB	07-JAN-14		-129.67	-129.67	.00
Т	otal:				1,167.00	1,167.00	.00

TRACT 15: 512 S. COLLEGE AVE. - PROFILE

PARID: H4100104000075 TD LIMITED LLC

512 S COLLEGE AVE

Parcel		
Parcel Id	H4100104000075	
Address	512 S COLLEGE AVE	
Class	RESIDENTIAL	
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT	
Neighborhood	0001C016	
Total Acres		
Taxing District	H41	
District Name	OXFORD CORP TAL DL	
Gross Tax Rate	72.92	
Effective Tax Rate	45.01963	
Owner		
Owner 1	TD LIMITED LLC	
Owner 2		
Legal		
Legal Desc 1	3477 ENT	
Legal Desc 2		
Legal Desc 3		
Tax Mailing Name and Address		
Mailing Name 1	TD LIMITED LLC IN RECEIVERSHIP	
Mailing Name 2	C/O KIRSCH CPA GROUP	
Address 1	925 DEIS DR Suite A	
Address 2		
Address 3	FAIRFIELD OH 45014 8140	
Sales		
Sale Date	Sale Amount	
17-NOV-03	\$0	
Dwelling		
Stories	2	
Gross Living Area	1,848	
Construction	ALUM/VINYL	
Total Rooms	8	
Bedrooms	4	
Year Built	1930	
Finished Basement	0	
Current Value		
Land (100%)		\$41,00
Building (100%)		\$124,23
Total Value (100%)		\$165,23
CAUV		\$
	2010	•

Assessed Tax Year 2013 Land (35%) \$14,350 Building (35%) \$43,480 Assessed Total (35%) \$57,830

TRACT 15: 512 S. COLLEGE AVE. - PROFILE

Incentive District Parcels What is this?

Parcel identifier			Value Type		value	
H410010400007	5		Base Parcel	165,230		
			Total Value		165,230	
Current Year	Real Estat	te Taxes				
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total	
Real Estate		0.00	1,167.00	1,167.00	2,334.00	
	Total:	0.00	1,167.00	1,167.00	2,334.00	
Homestead (Credits					
Homestead Exem	ption	N	0			
Owner Occupied	Credit	N	0			

TRACT 15: 512 S. COLLEGE AVE. - PROPERTY

PARID: H4100104000075 TD LIMITED LLC

512 S COLLEGE AVE

0104000075
COLLEGE AVE
DENTIAL
R - SINGLE FAMILY DWELLING, PLATTED LOT
C016
ORD CORP TAL DL

Parking

Parcel

Туре Quantity Proximity

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	LIGHT
Roads 2	
Owner	

Owner

Owner 1 Owner 2 TD LIMITED LLC

Parcel

Parcel Id	H4100104000075
Address	512 S COLLEGE AVE
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001C016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 3477 ENT

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,167.00	1,167.00	2,334.00
	Total:	0.00	1,167.00	1,167.00	2,334.00

TRACT 15: 512 S. COLLEGE AVE. - RESIDENTIAL

PARID: H4100104000075 TD LIMITED LLC

Building	
Card	1
Stories	2
Construction	ALUM/VINYL
Style	STUDENT HOUSING
Gross Living Area	1,848
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1930
Effective Year	
Year Remodeled	2002
Total Rooms	8
Bedrooms	4
Full Baths	2
Half Baths	0
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished Basement	0
WBFP Stacks	1
Fireplace Openings	1
Prefab Fireplace	
Heat System	AIR CONDITIONING
Fuel Type	GAS
Int vs Ext Condition	SAME

TRACT 15: 512 S. COLLEGE AVE. - SUMMARY

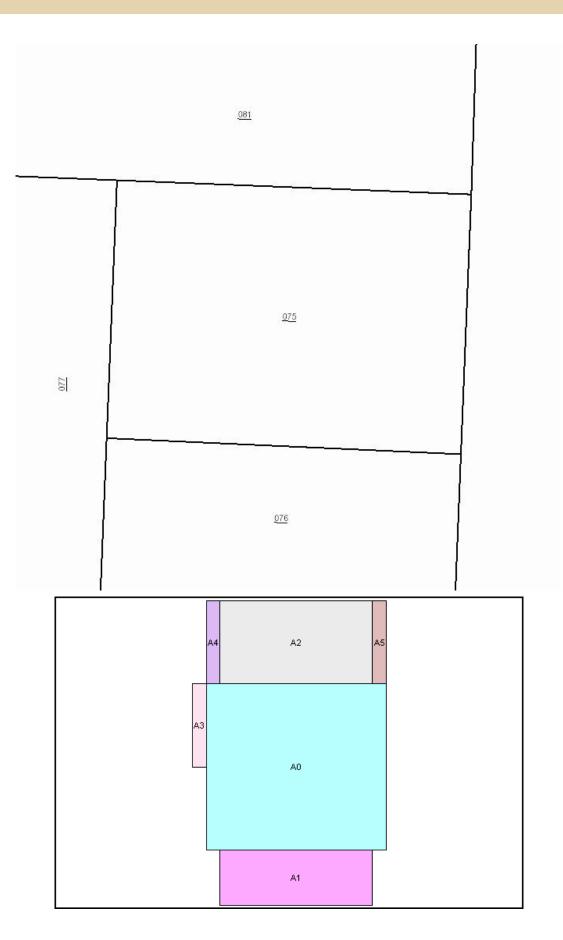
PARID: H4100104000075 TD LIMITED LLC

Parcel				
Parcel Id		H4100104000075		
Address		512 S COLLEGE AVE		
Class		RESIDENTIAL		
and Use Code		510, R - SINGLE FAMILY DWELLING, PLATTED	LOI	
leighborhood		0001C016		
otal Acres				
axing District		H41		
District Name		OXFORD CORP TAL DL		
Bross Tax Rate		72.92		
ffective Tax Rate		45.01963		
Dwner				
Owner 1		TD LIMITED LLC		
Owner 2				
egal				
egal Desc 1		3477 ENT		
egal Desc 2				
egal Desc 3				
ax Mailing Name and Address				
Iailing Name 1		TD LIMITED LLC IN RECEIVERSHIP		
Aailing Name 2		C/O KIRSCH CPA GROUP		
ddress 1		925 DEIS DR Suite A		
Address 2				
Address 2 Address 3		FAIRFIELD OH 45014 8140		
duress 3		FAIRFIELD OF 45014 8140		
Sales				
Sale Date		Sale Amount		
17-NOV-03		\$0		
17-1000-03		φU		
Dwelling				
Stories		2		
Gross Living Area		1,848		
Construction		ALUM/VINYL		
lotal Rooms		8		
Bedrooms		4		
/ear Built		1930		
Finished Basement		0		
		0		
Current Value				
and (100%)				\$41,00
Building (100%)				\$124,23
otal Value (100%)				\$165,23
CAUV				\$
ssessed Tax Year			2013	
and (35%)				\$14,35
Building (35%)				\$43,48
ssessed Total (35%)				\$57,83
ncentive District Parcels <u>What is this?</u>				
Parcel identifier		Value Type		value
H4100104000075		Base Parcel		165,230
		Total Value		165,230
Current Year Real Estate Taxes				
ΓΑΧ ΤΥΡΕ	Prior Year	First Half Tax	Second Half Tax	Tota
Real Estate	0.00	1,167.00	1,167.00	2,334.00
Total:	0.00	1,167.00	1,167.00	2,334.00
Homestead Credits				
		NO		
Iomestead Exemption		NO		

TRACT 15: 512 S. COLLEGE AVE. - SUMMARY

Sales							
Sale Date	Sale Type		Sale Amount	Trans #	Seller	Buyer	
17-NOV-03	LAND & BUILDING		\$.00	-5908		TD LIMITED LLC	
Building							
Card			1				
Stories			2				
Construction			ALUM/VINYL				
Style			STUDENT HOUSING	G			
Gross Living Area			1,848				
Basement			PART				
Rec Room							
Physical Condition							
Attic			NONE				
Year Built			1930				
Effective Year							
Year Remodeled			2002				
Total Rooms			8				
Bedrooms			4				
Full Baths			2				
Half Baths			0				
Family Rooms			0				
Additional Fixtures			2				
Unfinished Area							
Finished Basement			0				
WBFP Stacks			1				
Fireplace Openings			1				
Prefab Fireplace							
Heat System			AIR CONDITIONING	3			
Fuel Type			GAS				
Int vs Ext Condition			SAME				
Land							
Line Number	Tax Year	Acres	Front actual	Front effective		Depth Square Feet	
1	2013	.1364	60	60		 99 5,940	

TRACT 15: 512 S. COLLEGE AVE. - SUMMARY



TRACT 15: 512 S. COLLEGE AVE. - VALUE HISTORY

PARID: H4100104000075 TD LIMITED LLC

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$41,000	\$124,230	\$165,230	\$14,350	\$43,480	\$57,830	\$0
2012	\$41,000	\$124,230	\$165,230	\$14,350	\$43,480	\$57,830	\$0
2011	\$41,000	\$124,230	\$165,230	\$14,350	\$43,480	\$57,830	\$0
2010	\$41,000	\$137,080	\$178,080	\$14,350	\$47,980	\$62,330	\$0
2009	\$41,000	\$124,830	\$165,830	\$14,350	\$43,690	\$58,040	\$0
2008	\$41,000	\$127,110	\$168,110	\$14,350	\$44,490	\$58,840	\$0
2007	\$34,490	\$94,800	\$129,290	\$12,070	\$33,180	\$45,250	\$0
2006	\$34,490	\$94,800	\$129,290	\$12,070	\$33,180	\$45,250	\$0
2005	\$34,490	\$94,800	\$129,290	\$12,070	\$33,180	\$45,250	\$0
2004	\$28,040	\$77,060	\$105,100	\$9,810	\$26,970	\$36,780	\$0



SAT., NOVEMBER 15th · 10AM <u>Oxford OH.</u> Butler Co.

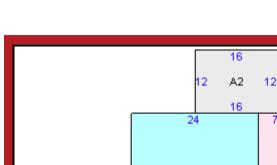
TRACT 16: 514 S. COLLEGE AVE.



TRACT 16: 514 S. COLLEGE AVE.

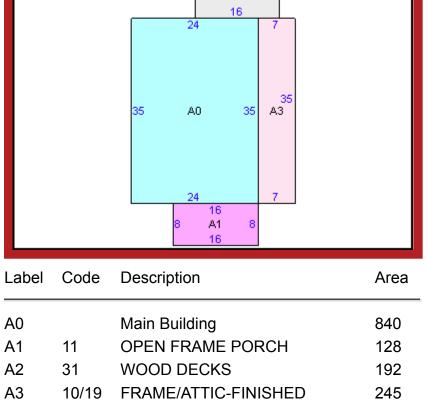


PARID: H4100104000076 DUDLEY TERRY M & **Tract 16: 514 S. College Ave.** – Updated unit with 4 bedrooms, 2 full baths, gas furnace and central air. Corner lot.



514 S COLLEGE AVE

877-747-122 www.schraderauction.com



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Real Estate & Auction Co., Inc.



TRACT 16: 514 S. COLLEGE AVE. - LAND

PARID: H4100104000075 TD LIMITED LLC

Land

512 S COLLEGE AVE

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1364	60	60	99	5,940

TRACT 16: 514 S. COLLEGE AVE. - TAX SUMMARY

PARID: H4100104000075 TD LIMITED LLC

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,296.67	1,296.67	.00
2013	DUP	RLB	07-JAN-14		-129.67	-129.67	.00
Т	otal:				1,167.00	1,167.00	.00

TRACT 16: 514 S. COLLEGE AVE. - PROFILE

PARID: H4100104000075 TD LIMITED LLC

Parcel		
Parcel Id	H4100104000075	
Address	512 S COLLEGE AVE	
Class	RESIDENTIAL	
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT	
Neighborhood	0001C016	
Total Acres		
Taxing District	H41	
District Name	OXFORD CORP TAL DL	
Gross Tax Rate	72.92	
Effective Tax Rate	45.01963	
Owner		
Owner 1	TD LIMITED LLC	
Owner 2		
Legal		
Legal Desc 1	3477 ENT	
Legal Desc 2		
Legal Desc 3		
Tax Mailing Name and Ade	dress	
Mailing Name 1	TD LIMITED LLC IN RECEIVERSHIP	
Mailing Name 2	C/O KIRSCH CPA GROUP	
Address 1	925 DEIS DR Suite A	
Address 2		
Address 3	FAIRFIELD OH 45014 8140	
Sales		
Sale Date	Sale Amount	
17-NOV-03	\$0	
Dwelling		
Stories	2	
Gross Living Area	1,848	
Construction	ALUM/VINYL	
Total Rooms	8	
Bedrooms	4	
Year Built	1930	
Finished Basement	0	
Current Value		
Land (100%)		\$41,00
Building (100%)		\$124,23
Total Value (100%)		\$165,23
CAUV		\$
Assessed Tax Year	2013	
Land (25%)		¢14.250

Assessed Tax Year	2013	
Land (35%)	\$14,350	
Building (35%)	\$43,480	
Assessed Total (35%)	\$57,830	

TRACT 16: 514 S. COLLEGE AVE. - PROFILE

Incentive District Parcels What is this?

Parcel identifier			Value Type		value	
H4100104000075			Base Parcel	Base Parcel		
			Total Value		165,230	
Current Year	Real Estat	te Taxes				
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total	
Real Estate		0.00	1,167.00	1,167.00	2,334.00	
	Total:	0.00	1,167.00	1,167.00	2,334.00	
Homestead (Credits					
Homestead Exem	ption	N	0			
Owner Occupied	Credit	N	0			

TRACT 16: 514 S. COLLEGE AVE. - PROPERTY

PARID: H4100104000075 TD LIMITED LLC

512 S COLLEGE AVE

Parcel

H4100104000075
512 S COLLEGE AVE
RESIDENTIAL
510, R - SINGLE FAMILY DWELLING, PLATTED LOT
0001C016
H41
OXFORD CORP TAL DL
72.92

Parking

Туре Quantity Proximity

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	LIGHT
Roads 2	
Owner	

Owner

Owner 1 Owner 2 TD LIMITED LLC

Parcel

H4100104000075
512 S COLLEGE AVE
RESIDENTIAL
510, R - SINGLE FAMILY DWELLING, PLATTED LOT
0001C016
H41
OXFORD CORP TAL DL
72.92
45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 3477 ENT

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,167.00	1,167.00	2,334.00
	Total:	0.00	1,167.00	1,167.00	2,334.00

TRACT 16: 514 S. COLLEGE AVE. - RESIDENTIAL

PARID: H4100104000075 TD LIMITED LLC

Building

-		
Card	1	
Stories	2	
Construction	ALUM/VINYL	
Style	STUDENT HOUSING	
Gross Living Area	1,848	
Basement	PART	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1930	
Effective Year		
Year Remodeled	2002	
Total Rooms	8	
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks	1	
Fireplace Openings	1	
Prefab Fireplace		
Heat System	AIR CONDITIONING	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

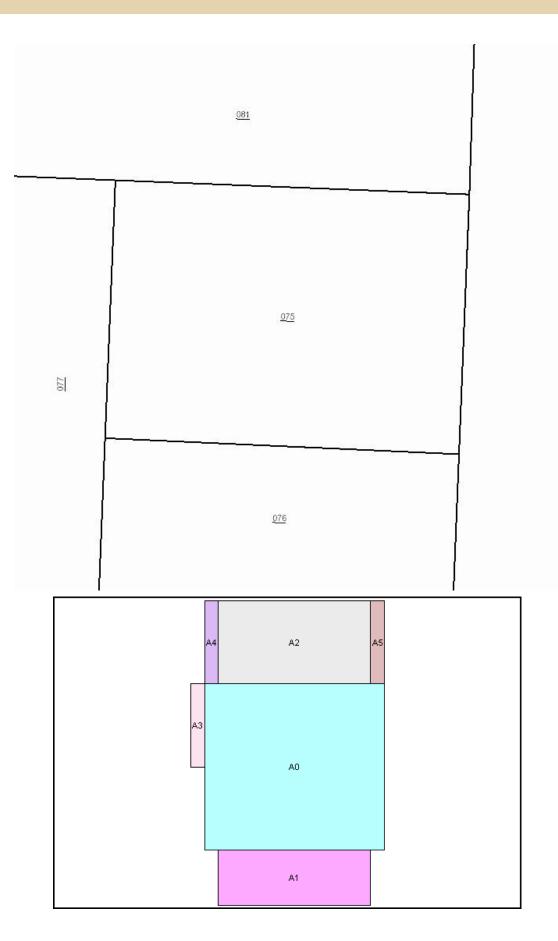
PARID: H4100104000075 TD LIMITED LLC

Parcel						
Parcel Id		H4100104000075				
Address		512 S COLLEGE AVE				
Class		RESIDENTIAL				
and Use Code		510, R - SINGLE FAMILY DWELLING, PLATTED LOT				
Neighborhood		0001C016				
Total Acres						
Faxing District		H41				
District Name		OXFORD CORP TAL DL				
Gross Tax Rate		72.92				
Effective Tax Rate		45.01963				
		43.01903				
Owner						
Owner 1		TD LIMITED LLC				
Owner 2						
Legal						
Legal Desc 1		3477 ENT				
Legal Desc 2						
Legal Desc 3						
Tax Mailing Name and Address						
Mailing Name 1		TD LIMITED LLC IN RECEIVERSHIP				
Mailing Name 2		C/O KIRSCH CPA GROUP				
Address 1		925 DEIS DR Suite A				
Address 2						
Address 3		FAIRFIELD OH 45014 8140				
Sales						
Sale Date		Sale Amount				
17-NOV-03		\$0				
Dwelling						
Stories		2				
		1,848				
Gross Living Area						
Construction		ALUM/VINYL				
Total Rooms		8				
Bedrooms		4				
Year Built		1930				
Finished Basement		0				
Current Value						
Land (100%)				\$41,000		
Building (100%)				\$124,230		
Total Value (100%)				\$165,230		
CAUV				\$100,200		
Assessed Tax Year			2013	ψ		
			2013	644.05		
Land (35%)				\$14,350		
Building (35%)				\$43,48		
Assessed Total (35%)				\$57,830		
Incentive District Parcels <u>What is this</u>	<u>s?</u>					
Parcel identifier		Value Type		value		
H4100104000075		Base Parcel		165,230		
		Total Value		165,230		
Current Year Real Estate Taxes						
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total		
Real Estate	0.00	1,167.00	1,167.00	2,334.00		
Total:	0.00	1,167.00	1,167.00	2,334.00		
Homestead Credits						
Homestead Exemption		NO				

TRACT 16: 514 S. COLLEGE AVE. - SUMMARY

Sale Date 17-NOV-03 Sale Type LAND & BUILDING Sale Amount \$00 Trans # 0.908 Seller Buyer TD LIMITED LLC Building Card 1 Stories 2 Construction ALUMWINYL Style STUDENT HOUSING Gross Lumay Area 1,948 Basement PART Rec Room Physical Condition Attic NONE Attic NONE Vear Built 1930 Effective Year 2002 Total Rooms 8 Bedrooms 4 Half Baths 0 Bath 0 Half Baths 0 Finally Rooms 0 Additional Fixtures 0 WBFP Stacks 1 Fineplace Openings 1 Half Baths 0 Ha	Sales							
Building Card 1 Stories 2 Construction ALUM/VINYL Style STUDENT HOUSING Gross Lving Area 1.84 8 Basement PART Rec Room Preside Condition Attic NONE Year Built 1930 Effective Year 1930 Effective Year 2002 Total Rooms 8 Bedrooms 4 Half Baths 0 Verplace Copenings 1 Hereit System ARC CONDITIONING Hereit System AME Hereit System AME Hereit System AME Hare Marchell Condition SAME	Sale Date	Sale Type		Sale Amount	Trans #	Seller	Buyer	
Card 1 Stories 2 Construction ALUMVINYL Style STUDENT HOUSING Gross Living Area 1,848 Basement PART Rec Room Physical Condition Attic NONE Year Built 1930 Effective Year Year Remodeled Year Romoteled 2002 Total Rooms 8 Bedrooms 4 Half Baths 0 Half Baths 0 Year Built 1 Finshed Area 1 Finshed Basement 0 WBFP Stacks 1 Finshed Strep AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Line Number Tax Year	17-NOV-03	LAND & BUILDING		\$.00	-5908		TD LIMITED LLC	
Stories 2 Construction ALUM/VIN/L Style STUDENT HOUSING Gross Living Area 1.848 Basement PART Rec Room PART Physical Condition NONE Stage ment 030 Effective Year 1930 Effective Year 2002 Total Rooms 8 Bedrooms 4 Full Baths 2002 Total Rooms 8 Bedrooms 2 Half Baths 0 Stage Stage Stage 1 Half Baths 0 Vormine Area 2 Unfinished Area 1 Fireplace 1 Prefab Fireplace 1 Heat System 1 Haif Sturbes 2 Haif Strutes 3 Stage Condition 1 Hirshed Basement 0 Unfinished Area 1 Fireplace Openings 1 Heat System AIR CONDITIONING Fuel Type GAS	Building							
Construction ALUM/VINYL Style STUDENT HOUSING Gross Living Area DART Basement PART Rec Room NONE Hysical Condition NONE Stef Rec Nome 2002 Year Remodeled 2002 Total Rooms 8 Bedrooms 4 Full Baths 0 Full Baths 0 Family Rooms 2 Unfinished Area 2 Unfinished Area 1 Firefab Fireplace 1 Haf Stystem 0 WBFP Stacks 1 Firefab Fireplace 1 Heat System AIR CONDITIONING Fuel System AJME Live Kumber SAME	Card			1				
Style STUDENT HOUSING Gross Lving Area 1,848 Basement PART Rec Room PART Rec Room NONE Atic NONE Yaar Built 1930 Effective Year 2002 Total Rooms 8 Bedrooms 4 Haf Baths 2002 Total Rooms 8 Bedrooms 4 Haff Baths 0 Additional Fixtures 2 Haff Baths 0 Finished Basement 0 WBFP Stacks 1 Finished Area 1 Finished Stasement 0 WBFP Stacks 1 Finished Stasement 6 WBFP Stacks 1 Fireda Fireplace Hafl CONDITIONING Fuel Type GAS It vs Ext Condition SAME Line Number Tax Year Acres Front actual Front effective Finel Number Tax Year Acres Front actual Front effective	Stories			2				
Gross Living Area 1,848 Basement PART Rec. Room Physical Condition Hysical Condition NONE Year Built 1930 Effective Year 1930 Effective Year 2002 Total Rooms 8 Bedrooms 4 Full Baths 20 Full Baths 2 Haif Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 1 Finished Basement 0 WBFP Stacks 1 Freipace Openings 1 Heat System ARC CONDITIONING Fuel System GAS Live Kumber Tax Year And Rooms SAME	Construction			ALUM/VINYL				
Basement PART Rec Room PART Rec Room PART Rec Room PART Attic NONE Attic NONE Year Built 1930 Effective Year 2002 Total Rooms 8 Bedrooms 4 Full Baths 2 Half Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 1 Fireplace Openings 1 Prefab Fireplace 1 Heat System AIR CONDITIONING Int ve Ext Condition SAME	Style			STUDENT HOUSING	i			
Rec Room Physical Condition Attic NONE Year Built 1930 Effective Year 2002 Year Remodeled 2002 Total Rooms 8 Bedrooms 4 Full Baths 2 Haff Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 1 Finished Basement 0 VBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace AIR CONDITIONING Fuel Type GAS It ve Stat Condition SAME	Gross Living Area			1,848				
Physical Condition Attic NONE Attic NONE Year Built 1930 Effective Year 2002 Total Rooms 8 Bedrooms 4 Full Baths 2 Haff Baths 0 Family Rooms 2 Additional Fixtures 2 Unfnished Area 1 Fireplace Openings 1 Fireplace Openings 1 Heat System ARC CONDITIONING Fuel Type GAS Int vs Ext Condition SAME	Basement			PART				
Atic NONE Year Built 1930 Effective Year 2002 Total Rooms 8 Bedrooms 4 Full Baths 2 Family Rooms 0 Additional Fixtures 2 Unfinished Area 1 Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace GAS Int vs Ext Condition SAME Line Number Tax Year Acres Front actual Font effective Line Number Tax Year Acres Front actual Font effective Depth Square Feet	Rec Room							
Year Built 1930 Effective Year 2002 Year Remodeled 2002 Otal Rooms 8 Bedrooms 4 Full Baths 2 Haif Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 2 Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace 1 Hat System GAS Int v s Ext Condition SAME Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Physical Condition							
Effective Year 2002 Year Remodeled 2002 Total Rooms 8 Bedrooms 4 Full Baths 2 Half Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 2 Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace AIR CONDITIONING Fuel Type GAS Int v Ext Condition SAME Line Number Tax Year Acres	Attic			NONE				
Year Remodeled 2002 Total Rooms 8 Bedrooms 4 Full Baths 2 Half Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 2 Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace Openings 1 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Year Built			1930				
Total Rooms 8 Bedrooms 4 Full Baths 2 Haif Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 2 Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace 1 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Effective Year							
Bedrooms 4 Full Baths 2 Half Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 2 Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace 1 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Year Remodeled			2002				
Full Baths 2 Half Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 2 Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace 1 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Total Rooms			8				
Half Baths 0 Family Rooms 0 Additional Fixtures 2 Unfinished Area 0 Finished Basement 0 VBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace 1 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME	Bedrooms			4				
Family Rooms 0 Additional Fixtures 2 Unfinished Area 0 Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace Openings 1 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Land Tax Year Acres Line Number Tax Year Acres	Full Baths			2				
Additional Fixtures 2 Unfinished Area Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace 0 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Land Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Half Baths			0				
Unfinished Area Finished Basement O WBFP Stacks 1 Fireplace Openings Interplace Openings AIR CONDITIONING Fuel Type GAS Int vs Ext Condition AIR CONDITIONING Land Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Family Rooms			0				
Finished Basement 0 WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace 1 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Land Tax Year Acres Front actual Front effective Depth Square Feet	Additional Fixtures			2				
WBFP Stacks 1 Fireplace Openings 1 Prefab Fireplace 1 Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Land Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Unfinished Area							
Fireplace Openings 1 Prefab Fireplace Heat System Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Land Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Finished Basement			0				
Prefab Fireplace AIR CONDITIONING Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Land Line Number Tax Year Acres Front actual Front effective Depth Square Feet	WBFP Stacks			1				
Heat System AIR CONDITIONING Fuel Type GAS Int vs Ext Condition SAME Land Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Fireplace Openings			1				
Fuel Type Int vs Ext Condition GAS SAME Land Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Prefab Fireplace							
Int vs Ext Condition SAME Land Tax Year Acres Front actual Front effective Depth Square Feet	Heat System			AIR CONDITIONING				
Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Fuel Type			GAS				
Line Number Tax Year Acres Front actual Front effective Depth Square Feet	Int vs Ext Condition			SAME				
	Land							
	Line Number	Tax Year	Acres	Front actual	Front effective		Depth Square Feet	
	1	2013	.1364	60	60		99 5,940	

TRACT 16: 514 S. COLLEGE AVE. - SUMMARY



TRACT 16: 514 S. COLLEGE AVE. - VALUE HISTORY

PARID: H4100104000075 TD LIMITED LLC

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$41,000	\$124,230	\$165,230	\$14,350	\$43,480	\$57,830	\$0
2012	\$41,000	\$124,230	\$165,230	\$14,350	\$43,480	\$57,830	\$0
2011	\$41,000	\$124,230	\$165,230	\$14,350	\$43,480	\$57,830	\$0
2010	\$41,000	\$137,080	\$178,080	\$14,350	\$47,980	\$62,330	\$0
2009	\$41,000	\$124,830	\$165,830	\$14,350	\$43,690	\$58,040	\$0
2008	\$41,000	\$127,110	\$168,110	\$14,350	\$44,490	\$58,840	\$0
2007	\$34,490	\$94,800	\$129,290	\$12,070	\$33,180	\$45,250	\$0
2006	\$34,490	\$94,800	\$129,290	\$12,070	\$33,180	\$45,250	\$0
2005	\$34,490	\$94,800	\$129,290	\$12,070	\$33,180	\$45,250	\$0
2004	\$28,040	\$77,060	\$105,100	\$9,810	\$26,970	\$36,780	\$0



SAT., NOVEMBER 15th · 10AM <u>Oxford OH.</u> Butler Co.

TRACT 17: 190 FOXFIRE DR.



TRACT 17: 190 FOXFIRE DR.



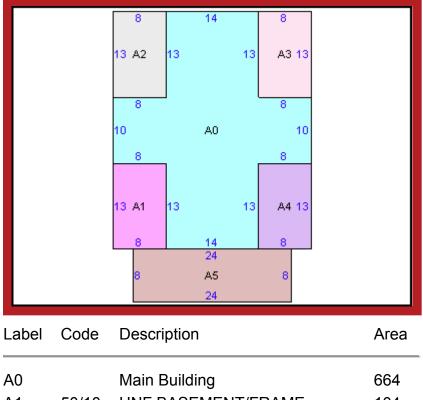
Tract 17: 190 Foxfire Dr. – Updated unit with 4 bedrooms, 2 full baths, gas furnace and central air.



PARID: H4100104000077 TD LIMITED LLC

190 FOXFIRE DR

877-747-022 www.schraderauction.com



A0		Main Building	664
A1	50/10	UNF BASEMENT/FRAME	104
A2	50/10	UNF BASEMENT/FRAME	104
A3	50/10	UNF BASEMENT/FRAME	104
A4	50/10	UNF BASEMENT/FRAME	104
A5	11	OPEN FRAME PORCH	192

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Real Estate & Auction Co., Inc.



TRACT 17: 190 FOXFIRE DR. - LAND

PARID: H4100104000077 TD LIMITED LLC

Land

190 FOXFIRE DR

							_
Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet	
1	2013	.1286	47	50	112	5,600	

TRACT 17: 190 FOXFIRE DR. - TAX SUMMARY

PARID: H4100104000077 TD LIMITED LLC

190 FOXFIRE DR

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,301.61	1,301.61	.00
2013	DUP	RLB	07-JAN-14		-130.16	-130.16	.00
Т	otal:				1,171.45	1,171.45	.00

TRACT 17: 190 FOXFIRE DR. - PROFILE

PARID: H4100104000077 TD LIMITED LLC

Parcel

Land (35%)

Building (35%)

190 FOXFIRE DR

Parcel Id	H4100104000077	
Address	190 FOXFIRE DR	
Class	RESIDENTIAL	
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT	
Neighborhood	0001C016	
Total Acres		
Taxing District	H41	
District Name	OXFORD CORP TAL DL	
Gross Tax Rate	72.92	
Effective Tax Rate	45.01963	
Owner		
Owner 1	TD LIMITED LLC	
Owner 2		
Legal		
Legal Desc 1	3479 ENT	
Legal Desc 2		
Legal Desc 3		
Tax Mailing Name and Add	Iress	
Mailing Name 1	TERRY DUDLEY	
Mailing Name 2		
Address 1	6744 CONTRERAS RD	
Address 2		
Address 3	OXFORD OH 45056 9739	
Sales		
Sale Date	Sale Amount	
17-NOV-03	\$0	
	ΨŬ	
Dwelling		
Stories	2	
Gross Living Area	1,744	
Construction	MAS&FRAME	
Total Rooms	6	
Bedrooms	4	
Year Built	2004	
Finished Basement	0	
Current Value		
Land (100%)		\$39,150
Building (100%)		\$126,72
Total Value (100%)		\$165,87
CAUV		
	0040	\$
Assessed Tax Year	2013	

\$13,700 \$44,350 Assessed Total (35%) \$58,050

TRACT 17: 190 FOXFIRE DR. - PROFILE

Incentive District Parcels What is this?

Parcel identifier H4100104000077		Value Type Base Parcel		value 165,870
		Total Value		165,870
Current Year Real B	Estate Taxes			
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	1,171.45	1,171.45	2,342.90
Total:	0.00	1,171.45	1,171.45	2,342.90
Homestead Credits	i			
Homestead Exemption		NO		
Owner Occupied Credit		NO		

TRACT 17: 190 FOXFIRE DR. - PROPERTY

PARID: H4100104000077 TD LIMITED LLC

190 FOXFIRE DR

Parcel

Parcel Id	H4100104000077
Address	190 FOXFIRE DR
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001C016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Туре Quantity Proximity

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	LIGHT
Roads 2	
Owner	

Owner 1 Owner 2 TD LIMITED LLC

Parcel

Parcel Id	H4100104000077
Address	190 FOXFIRE DR
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001C016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2

Legal Desc 3

3479 ENT

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,171.45	1,171.45	2,342.90
	Total:	0.00	1,171.45	1,171.45	2,342.90

TRACT 17: 190 FOXFIRE DR. - RESIDENTIAL

PARID: H4100104000077 TD LIMITED LLC

Building

190 FOXFIRE DR

Card	1
Stories	2
Construction	MAS&FRAME
Style	STUDENT HOUSING
Gross Living Area	1,744
Basement	FULL
Rec Room	
Physical Condition	
Attic	NONE
Year Built	2004
Effective Year	
Year Remodeled	
Total Rooms	6
Bedrooms	4
Full Baths	2
Half Baths	0
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished Basement	0
WBFP Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	AIR CONDITIONING
Fuel Type	GAS
Int vs Ext Condition	SAME

PARID: H4100104000077 TD LIMITED LLC

190 FOXFIRE DR

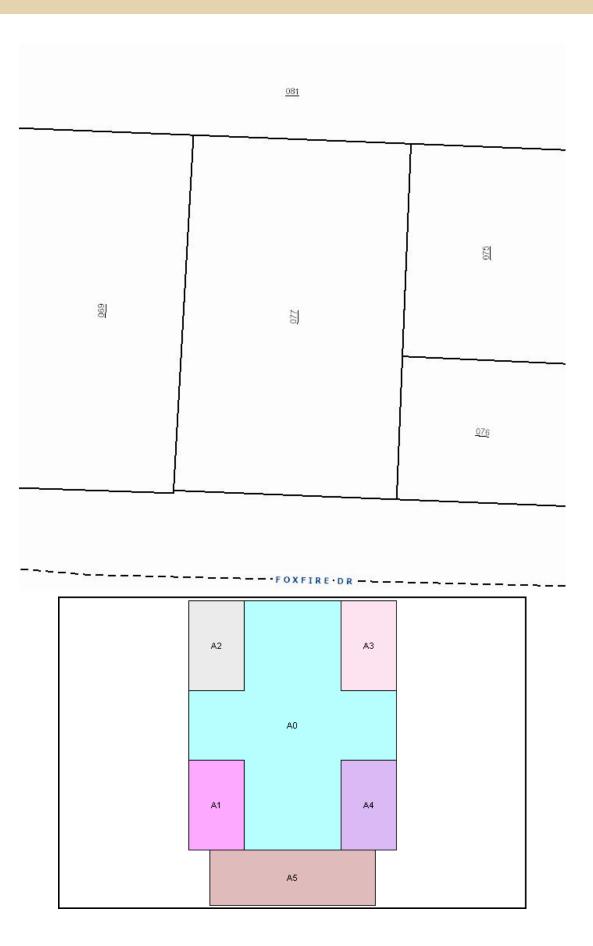
Parcel				
Parcel Id		H4100104000077		
Address		190 FOXFIRE DR		
lass		RESIDENTIAL		
and Use Code		510, R - SINGLE FAMILY DWELLING, PLATTED	LOI	
leighborhood		0001C016		
otal Acres				
axing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		TD LIMITED LLC		
Owner 2				
Legal				
egal Desc 1		3479 ENT		
_egal Desc 2				
Legal Desc 3				
Tax Mailing Name and Address				
Aailing Name 1		TERRY DUDLEY		
Mailing Name 2				
Address 1		6744 CONTRERAS RD		
Address 2				
Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
17-NOV-03		\$0		
Dwelling				
Stories		2		
Gross Living Area		1,744		
Construction		MAS&FRAME		
Total Rooms		6		
Bedrooms		4		
rear Built		2004		
-inished Basement		0		
Current Value				
and (100%)				\$39,
Building (100%)				\$126,
otal Value (100%)				\$165,
CAUV				
Assessed Tax Year			2013	
and (35%)			2010	\$13,
Building (35%)				\$44,
Assessed Total (35%)				\$58,
ncentive District Parcels <u>What is this?</u>				
Parcel identifier		Value Type		va
H4100104000077		Base Parcel		165,8
141001040000//				
		Total Value		165,8
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Тс
Real Estate	0.00	1,171.45	1,171.45	2,342
Total:	0.00	1,171.45	1,171.45	2,342
Homestead Credits				
Iomestead Exemption		NO		

TRACT 17: 190 FOXFIRE DR. - SUMMARY

Sales

17-NOV-03 Building Card Stories Construction Style Gross Living Area	Sale Type LAND & BUILDING		\$.00	-5908		Buyer TD LIMITED L	.LC
Card Stories Construction Style Gross Living Area							
Stories Construction Style Gross Living Area							
Construction Style Gross Living Area			1				
Style Gross Living Area			2				
Gross Living Area			MAS&FRAME				
			STUDENT HOUSING				
			1,744				
Basement			FULL				
Rec Room							
Physical Condition							
Attic			NONE				
Year Built			2004				
Effective Year							
Year Remodeled							
Total Rooms			6				
Bedrooms			4				
Full Baths			2				
Half Baths			0				
Family Rooms			0				
Additional Fixtures			2				
Unfinished Area							
Finished Basement			0				
WBFP Stacks							
Fireplace Openings							
Prefab Fireplace							
Heat System			AIR CONDITIONING				
Fuel Type			GAS				
Int vs Ext Condition			SAME				
Permits							
Permit Date		Permit #	Purpose		0	pen/Closed	
17-FEB-2004		03086	HOUSE, NEV	V	С		
Land							
Line Number	Tax Year	Acres	Front actual	Front effective		Depth Sq	uare Feet
1	2013	.1286	47	50			500

TRACT 17: 190 FOXFIRE DR. - SUMMARY



TRACT 17: 190 FOXFIRE DR. - VALUE HISTORY

PARID: H4100104000077 TD LIMITED LLC

190 FOXFIRE DR

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$39,150	\$126,720	\$165,870	\$13,700	\$44,350	\$58,050	\$0
2012	\$39,150	\$126,720	\$165,870	\$13,700	\$44,350	\$58,050	\$0
2011	\$39,150	\$126,720	\$165,870	\$13,700	\$44,350	\$58,050	\$0
2010	\$39,150	\$135,540	\$174,690	\$13,700	\$47,440	\$61,140	\$0
2009	\$39,150	\$125,420	\$164,570	\$13,700	\$43,900	\$57,600	\$0
2008	\$39,150	\$129,300	\$168,450	\$13,700	\$45,260	\$58,960	\$0
2007	\$33,550	\$139,030	\$172,580	\$11,740	\$48,660	\$60,400	\$0
2006	\$33,550	\$139,030	\$172,580	\$11,740	\$48,660	\$60,400	\$0
2005	\$33,550	\$139,030	\$172,580	\$11,740	\$48,660	\$60,400	\$0
2004	\$21,820	\$3,520	\$25,340	\$7,640	\$1,230	\$8,870	\$0



SAT., NOVEMBER 15th · 10AM Oxford Oh. | Butler Co.

TRACT 18: 816 COLLEGE AVE.



TRACT 18:816 COLLEGE AVE.



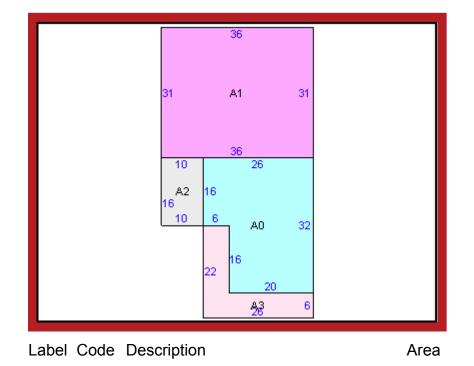
Tract 18: 816 & 816 \frac{1}{2} S. College Ave. – 2 updated units each with 4 bedrooms and 2 full baths. (816) Hot Water, heat and window air. (816 $\frac{1}{2}$) Gas furnace and central air.



PARID: H4100105000114 DUDLEY THOMAS M &

816 S COLLEGE ST

877-747-022 www.schraderauction.com



A0		Main Building	736
A1	20/17	MASONRY/FRAME HALF-STORY	1116
A2	31	WOOD DECKS	160
A3	11	OPEN FRAME PORCH	252

비급

Real Estate & Auction Co., Inc.



TRACT 18: 816 COLLEGE AVE. - LAND

PARID: H4100105000114 DUDLEY THOMAS M &

816 S COLLEGE ST

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1477	65.4	65	99	6,435

TRACT 18:816 COLLEGE AVE. - TAX SUMMARY

PARID: H4100105000114 DUDLEY THOMAS M &

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		2,337.72	2,337.72	.00
2013	DUP	RLB	07-JAN-14		-233.77	-233.77	.00
г	lotal:				2,103.95	2,103.95	.00

TRACT 18: 816 COLLEGE AVE. - PROFILE

PARID: H4100105000114 DUDLEY THOMAS M &

816 S COLLEGE ST

Parcel

Parcel Id	H4100105000114
Address	816 8161/2 S COLLEGE ST
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	00003016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Owner

Owner 1 Owner 2 DUDLEY THOMAS M & DIANE R

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 3048 ENT

Tax Mailing Name and Address

Mailing Name 1 Mailing Name 2	TERRY DUDLEY
Address 1 Address 2	6744 CONTRERAS RD
Address 3	OXFORD OH 45056 9739

Sales

Sale Date	Sale Amount
31-MAR-94	\$61,500
26-FEB-99	\$78,000

Dwelling

Stories	2	
Gross Living Area	3,146	
Construction	MAS&FRAME	
Total Rooms	12	
Bedrooms	8	
Year Built	1889	
Finished Basement	0	

Current Value

Land (100%)	\$27,720
Building (100%)	\$270,160
Total Value (100%)	\$297,880
CAUV	\$0
Assessed Tax Year	2013
Land (35%)	\$9,700
Building (35%)	\$94,560
Assessed Total (35%)	\$104,260

TRACT 18:816 COLLEGEAVE. - PROFILE

Incentive District Parcels What is this?

Parcel identifier			Value Type	value	
H410010500011	4		Base Parcel Total Value	297,880 297,880	
Current Year	r Real Estat	te Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	2,103.95	2,103.95	4,207.90
	Total:	0.00	2,103.95	2,103.95	4,207.90
Homestead	Credits				
Homestead Exemption		N	0		
Owner Occupied Credit		N	0		

TRACT 18: 816 COLLEGE AVE. - PROPERTY

PARID: H4100105000114 **DUDLEY THOMAS M &**

Parcel

H4100105000114
816 S COLLEGE ST
RESIDENTIAL
520, R - TWO FAMILY DWELLING, PLATTED LOT
00003016
H41
OXFORD CORP TAL DL
72.92

Parking

Туре Quantity Proximity

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	MEDIUM
Roads 2	RESIDENTIAL STREET
Owner	

-

Owner 1 Owner 2 DUDLEY THOMAS M & DIANE R

Parcel

Parcel Id	H4100105000114
Address	816 8161/2 S COLLEGE ST
Class	RESIDENTIAL
Land Use Code	520, R - TWO FAMILY DWELLING, PLATTED LOT
Neighborhood	00003016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 3048 ENT

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	2,103.95	2,103.95	4,207.90
	Total:	0.00	2,103.95	2,103.95	4,207.90

TRACT 18: 816 COLLEGE AVE. - RESIDENTIAL

PARID: H4100105000114 DUDLEY THOMAS M &

Building

1
2
MAS&FRAME
STUDENT HOUSING
3,146
PART
NONE
1889
1998
12
8
4
0
0
4
0
AIR CONDITIONING
GAS
SAME
O WIE

PARID: H4100105000114 DUDLEY THOMAS M &

DODLET THOMAS M &			0	16 S COLLEGE S
Parcel				
Parcel Id		H4100105000114		
Address		816 8161/2 S COLLEGE ST		
Class		RESIDENTIAL		
and Use Code		520, R - TWO FAMILY DWELLING, PLATTE	DLOT	
leighborhood		00003016		
otal Acres				
axing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate				
		72.92		
Effective Tax Rate		45.01963		
Dwner				
Dwner 1		DUDLEY THOMAS M &		
Dwner 2		DIANE R		
Legal				
_egal Desc 1		3048 ENT		
Legal Desc 2				
legal Desc 3				
Fax Mailing Name and Address				
Nailing Name 1		TERRY DUDLEY		
Mailing Name 2				
Address 1		6744 CONTRERAS RD		
Address 2				
Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
31-MAR-94				
		\$61,500		
26-FEB-99		\$78,000		
Dwelling				
Stories		2		
Gross Living Area		- 3,146		
Construction		MAS&FRAME		
lotal Rooms		12		
Bedrooms		8		
Year Built		1889		
Finished Basement		0		
Current Value				
_and (100%)				\$27,72
Building (100%)				\$270,16
				\$270,10
Fotal Value (100%)				
CAUV				\$
Assessed Tax Year			2013	
_and (35%)				\$9,70
Building (35%)				\$94,56
Assessed Total (35%)				\$104,26
ncentive District Parcels What is thi	<u>s?</u>			
Parcel identifier		Value Type		valu
H4100105000114				
H410010000114		Base Parcel		297,88
		Total Value		297,880
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Tota
Real Estate	0.00	2,103.95	2,103.95	4,207.9
Total:	0.00	2,103.95	2,103.95	4,207.9
Homestead Credits				
		NO		
Homestead Exemption		NO		

TRACT 18: 816 COLLEGE AVE. - SUMMARY

Style Gross Living Area					
Stories Construction Style Gross Living Area					
Construction Style Gross Living Area		1			
Style Gross Living Area		2			
Gross Living Area		MAS&FRAME			
Basement		STUDENT HOUSING 3,146			
Daschieft		PART			
Rec Room		17441			
Physical Condition					
Attic		NONE			
Year Built		1889			
Effective Year		4000			
Year Remodeled Total Rooms		1998 12			
Bedrooms		8			
Full Baths		4			
Half Baths		0			
Family Rooms		0			
Additional Fixtures		4			
Unfinished Area Finished Basement		0			
Hinished Basement WBFP Stacks		U			
Fireplace Openings					
Prefab Fireplace					
Heat System		AIR CONDITIONING			
Fuel Type		GAS			
nt vs Ext Condition		SAME			
Permits					
Permit Date	Permit #	Purpose		Open/Closed	
21-JUL-1997	97233	REMODE		C	
			_	-	
Land					
Line Number Tax	Year Acres F	Front actual	Front effective	Depth	Square Feet
1 201	3.1477 6	65.4	65	99	6,435
		- Ci			
	[
		A1			
	Γ				
		A2			
	L		A0		

A3

Sales

TRACT 18: 816 COLLEGE AVE. - VALUE HISTORY

PARID: H4100105000114 DUDLEY THOMAS M &

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$27,720	\$270,160	\$297,880	\$9,700	\$94,560	\$104,260	\$0
2012	\$27,720	\$270,160	\$297,880	\$9,700	\$94,560	\$104,260	\$0
2011	\$27,720	\$270,160	\$297,880	\$9,700	\$94,560	\$104,260	\$0
2010	\$43,050	\$305,280	\$348,330	\$15,070	\$106,850	\$121,920	\$0
2009	\$43,050	\$267,310	\$310,360	\$15,070	\$93,560	\$108,630	\$0
2008	\$43,050	\$270,590	\$313,640	\$15,070	\$94,710	\$109,780	\$0
2007	\$35,930	\$135,520	\$171,450	\$12,580	\$47,430	\$60,010	\$0
2006	\$35,930	\$135,520	\$171,450	\$12,580	\$47,430	\$60,010	\$0
2005	\$35,930	\$135,520	\$171,450	\$12,580	\$47,430	\$60,010	\$0
2004	\$29,210	\$110,170	\$139,380	\$10,220	\$38,560	\$48,780	\$0
2003	\$29,210	\$110,170	\$139,380	\$10,220	\$38,560	\$48,780	\$0
2002	\$29,210	\$110,170	\$139,380	\$10,220	\$38,560	\$48,780	\$0
2001	\$28,300	\$97,790	\$126,090	\$9,910	\$34,230	\$44,140	\$0
2000	\$28,300	\$97,790	\$126,090	\$9,910	\$34,230	\$44,140	\$0
1999	\$28,300	\$97,790	\$126,090	\$9,910	\$34,230	\$44,140	\$0
1998	\$23,580	\$81,490	\$105,070	\$8,250	\$28,520	\$36,770	\$0
1997	\$23,580	\$70,620	\$94,200	\$8,250	\$24,720	\$32,970	\$0
1996	\$23,580	\$70,620	\$94,200	\$8,250	\$24,720	\$32,970	\$0
1995	\$13,300	\$49,100	\$62,400	\$4,660	\$17,190	\$21,850	\$0



SAT., NOVEMBER 15th • 10AM <u>Oxford Oh. | Butler Co.</u>

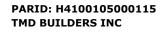
TRACT 19:818 S. COLLEGEAVE.



TRACT 19:818 S. COLLEGE AVE.

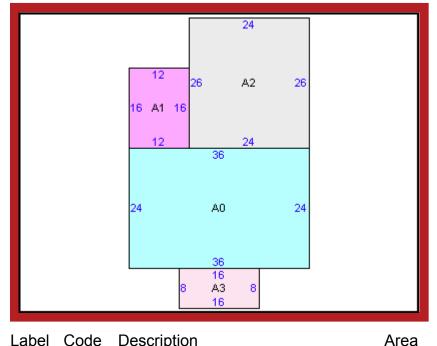


Tract 19: 818 S. College Ave. – Updated unit with 4 bedrooms, $2\frac{1}{2}$ baths with gas furnace and central air. Large unfinished basement.



818 S COLLEGE ST

877-747-022 www.schraderauction.com



Label Code Description

Real Estate & Auction Co., Inc.

Main Building A0 864 WOOD DECKS A1 31 192 A2 50/20 UNF BASEMENT/MASONRY 624 A3 11 **OPEN FRAME PORCH** 128

н



PARID: H4100105000115 TMD BUILDERS INC

Land

818 S COLLEGE ST

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1477	65.4	65	99	6,435

TRACT 19:818 S. COLLEGE AVE. - TAX SUMMARY

PARID: H4100105000115 TMD BUILDERS INC

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,295.55	1,295.55	.00
2013	DUP	RLB	07-JAN-14		-129.56	-129.56	.00
Т	otal:				1,165.99	1,165.99	.00

TRACT 19: 818 S. COLLEGE AVE. - PROFILE

PARID: H4100105000115 TMD BUILDERS INC

818 S COLLEGE ST

Parcel Id	
Address	
Class	

Land Use Code

Neighborhood

District Name

Gross Tax Rate

Effective Tax Rate

Total Acres Taxing District

Parcel

H4100105000115 818 S COLLEGE ST RESIDENTIAL 510, R - SINGLE FAMILY DWELLING, PLATTED LOT 00003016 H41 OXFORD CORP TAL DL 72.92 45.01963

Owner

Owner 1 Owner 2 TMD BUILDERS INC

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 3049 ENT

Tax Mailing Name and Address

Mailing Name 1 Mailing Name 2	TERRY DUDLEY
Address 1 Address 2	6744 CONTRERAS RD
Address 3	OXFORD OH 45056 9739

Sales

Sale Date	
26-AUG-99	

Sale Amount \$70,000

Dwelling

Stories	1	
Gross Living Area	1,488	
Construction	ALUM/VINYL	
Total Rooms	7	
Bedrooms	4	
Year Built	1954	
Finished Basement	0	

Current Value

Land (100%)		\$27,720
Building (100%)		\$137,380
Total Value (100%)		\$165,100
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$9,700
Building (35%)		\$48,080
Assessed Total (35%)		\$57,780

TRACT 19:818 S. COLLEGE AVE. -- PROFILE

Incentive District Parcels What is this?

Parcel identifier			Value Type		value
H4100105000115			Base Parcel		
			Total Value		165,100
Current Year I	Real Estat	te Taxes			
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,165.99	1,165.99	2,331.98
	Total:	0.00	1,165.99	1,165.99	2,331.98
Homestead C	redits				
Homestead Exemp	tion	N	0		
Owner Occupied C	rodit	N	0		

TRACT 19:818 S. COLLEGEAVE. - PROPERTY

PARID: H4100105000115 TMD BUILDERS INC

Parcel

818 S COLLEGE ST

Parcel Id	H4100105000115
Address	818 S COLLEGE ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	00003016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92

Parking

Туре Quantity Proximity

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	
Utility 3	
Roads 1	MEDIUM
Roads 2	RESIDENTIAL STREET

Owner

Owner 1 Owner 2 TMD BUILDERS INC

Parcel

Parcel Id	H4100105000115
Address	818 S COLLEGE ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	00003016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2 3049 ENT

Legal Desc 3

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,165.99	1,165.99	2,331.98
	Total:	0.00	1,165.99	1,165.99	2,331.98

TRACT 19: 818 S. COLLEGE AVE. - RESIDENTIAL

PARID: H4100105000115 TMD BUILDERS INC

Building

Card	1	
Stories	1	
Construction	ALUM/VINYL	
Style	STUDENT HOUSING	
Gross Living Area	1,488	
Basement	FULL	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1954	
Effective Year		
Year Remodeled	1999	
Total Rooms	7	
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks		
Fireplace Openings		
Prefab Fireplace		
Heat System	AIR CONDITIONING	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

TRACT 19:818 S. COLLEGE AVE. - SUMMARY

PARID: H4100105000115 TMD BUILDERS INC

Parcel				
Parcel Id		H4100105000115		
Address		818 S COLLEGE ST		
Class		RESIDENTIAL		
Land Use Code		510, R - SINGLE FAMILY DWELLING, PL		
		00003016	ALLED LOT	
Neighborhood		00003016		
Total Acres				
Taxing District				
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		TMD BUILDERS INC		
Owner 2				
Legal				
Legal Desc 1		3049 ENT		
Legal Desc 2				
Legal Desc 3				
Tax Mailing Name and Address				
Mailing Name 1		TERRY DUDLEY		
Mailing Name 2				
Address 1		6744 CONTRERAS RD		
Address 2				
Address 3		OXFORD OH 45056 9739		
Sales				
Sale Date		Sale Amount		
26-AUG-99		\$70,000		
Dwelling				
Stories		1		
Gross Living Area		1,488		
Construction		ALUM/VINYL		
Total Rooms		7		
Bedrooms		4		
Year Built		4 1954		
Finished Basement		0		
		0		
Current Value				
Land (100%)				\$27,720
Building (100%)				\$137,380
Total Value (100%)				\$165,100
CAUV				\$C
Assessed Tax Year			2013	
Land (35%)				\$9,700
Building (35%)				\$48,080
Assessed Total (35%)				\$57,780
Incentive District Parcels <u>What is this?</u>				
Parcel identifier		Value Type		value
H4100105000115		Base Parcel		165,100
		Total Value		165,100
Current Year Real Estate Taxes				
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	1,165.99	1,165.99	2,331.98
Total:	0.00	1,165.99	1,165.99	2,331.98
Homestead Credits				
Homestead Exemption		NO		

TRACT 19:818 S. COLLEGE AVE. - SUMMARY

Sale Date	Sale Type	Sa	le Amount	Trans #	Seller	Buyer	
26-AUG-99	LAND & BUILDING	\$7	0,000.00	6997	SANDAGE IRMA	TMD BU	JILDERS INC
Building							
ard			1				
Stories			1				
Construction Style			ALUM/VINY STUDENT H				
Gross Living Area			1,488	10031110			
Basement			FULL				
Rec Room							
Physical Condition							
.ttic			NONE				
'ear Built ffective Year			1954				
ear Remodeled			1999				
otal Rooms			7				
Bedrooms			4				
Full Baths			2				
Half Baths			1				
Family Rooms			0 2				
Additional Fixtures Jnfinished Area			2				
Finished Basement			0				
WBFP Stacks							
Fireplace Openings							
Prefab Fireplace							
Heat System Fuel Type			AIR CONDIT GAS	HUNING			
-uel Type Int vs Ext Condition			SAME				
Permits							
						0 (0)	
Permit Date 10-SEP-1999		Permit # 99325		Purpose ADDN		Open/Closed C	
10-3EF-1999		99525		ADDN		C	
Land							
	Tax Year	Acres	Front actual	Fron	effective	Depth	Square Feet
Line Number	Tax Year 2013	Acres .1477	Front actual 65.4	Fron 65	effective	Depth 99	Square Feet 6,435
Line Number					effective		
_ine Number				65	effective		
Line Number					effective		
Line Number 1				65	effective		
Line Number				65	effective		
Line Number				65	effective		
Line Number				65	effective		
Line Number				65	effective		
Line Number				65	effective		
Line Number				65	effective		
Line Number			65.4	65	effective		
Line Number			65.4	65	effective		
Line Number			65.4	65	effective		
Line Number			65.4	65	effective		
Line Number			65.4	65	effective		
Line Number			65.4	65	effective		
Line Number			65.4	65	effective		
Line Number			65.4	65	effective		
Line Number			65.4	65 2	effective		
Line Number			65.4	65 2	effective		
Line Number			65.4	65 2	effective		
Line Number			65.4	65 2	effective		
Line Number			65.4	65 2	effective		
Line Number			65.4	65 2	effective		

TRACT 19:818 S. COLLEGE AVE. - VALUE HISTORY

PARID: H4100105000115 TMD BUILDERS INC

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$27,720	\$137,380	\$165,100	\$9,700	\$48,080	\$57,780	\$0
2012	\$27,720	\$137,380	\$165,100	\$9,700	\$48,080	\$57,780	\$0
2011	\$27,720	\$137,380	\$165,100	\$9,700	\$48,080	\$57,780	\$0
2010	\$43,050	\$135,450	\$178,500	\$15,070	\$47,410	\$62,480	\$0
2009	\$43,050	\$135,450	\$178,500	\$15,070	\$47,410	\$62,480	\$0
2008	\$43,050	\$135,450	\$178,500	\$15,070	\$47,410	\$62,480	\$0
2007	\$35,930	\$119,570	\$155,500	\$12,580	\$41,850	\$54,430	\$0
2006	\$35,930	\$119,570	\$155,500	\$12,580	\$41,850	\$54,430	\$0
2005	\$35,930	\$119,570	\$155,500	\$12,580	\$41,850	\$54,430	\$0
2004	\$29,210	\$97,210	\$126,420	\$10,220	\$34,020	\$44,240	\$0
2003	\$29,210	\$97,210	\$126,420	\$10,220	\$34,020	\$44,240	\$0
2002	\$29,210	\$97,210	\$126,420	\$10,220	\$34,020	\$44,240	\$0
2001	\$28,300	\$86,000	\$114,300	\$9,910	\$30,100	\$40,010	\$0
2000	\$28,300	\$43,560	\$71,860	\$9,910	\$15,250	\$25,160	\$0
1999	\$28,300	\$43,560	\$71,860	\$9,910	\$15,250	\$25,160	\$0
1998	\$23,580	\$36,300	\$59,880	\$8,250	\$12,710	\$20,960	\$0
1997	\$23,580	\$36,300	\$59,880	\$8,250	\$12,710	\$20,960	\$0
1996	\$23,580	\$36,300	\$59,880	\$8,250	\$12,710	\$20,960	\$0
1995	\$13,800	\$30,500	\$44,300	\$4,830	\$10,680	\$15,510	\$0



SAT., NOVEMBER 15th · 10AM OXFORD OH. | BUTLER CO.

TRACT 20: 1 W. CHESTNUT ST.



TRACT 20: 1 W. CHESTNUT ST.

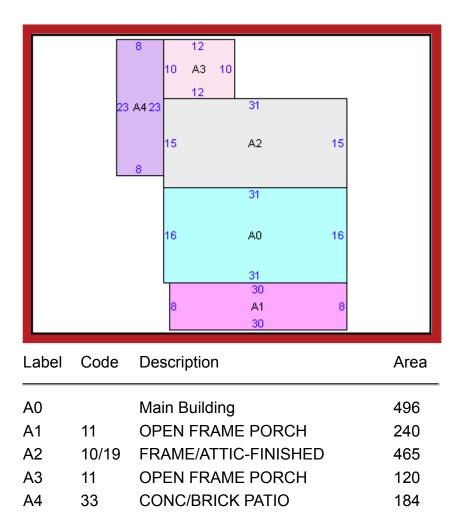


Tract 20: 1 W. Chestnut St. – 3 bedrooms, 2 full baths and gas furnace.

PARID: H4000115000012 DUDLEY TERRY TR &

1 W CHESTNUT ST

877-747-122 www.schraderauction.com



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Real Estate & Auction Co., Inc.



TRACT 20: 1 W. CHESTNUT ST. - LAND

PARID: H4000115000012 DUDLEY TERRY TR &

1 W CHESTNUT ST

Land

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.4591	100	100	200	20,000

TRACT 20: 1 W. CHESTNUT ST. - TAX SUMMARY

PARID: H4000115000012 DUDLEY TERRY TR &

1 W CHESTNUT ST

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		899.36	899.36	.00
2013	DUP	RLB	07-JAN-14		-89.94	-89.94	.00
Т	otal:				809.42	809.42	.00

TRACT 20: 1 W. CHESTNUT ST. - PROFILE

PARID: H4000115000012 DUDLEY TERRY TR &

1 W CHESTNUT ST

Parcel

Parcel Id	H4000115000012
Address	1 W CHESTNUT ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	00008016
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Owner

Owner 1 Owner 2 DUDLEY TERRY TR & TOM TR

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 716 E 100 OF W 463 OF N 200

Tax Mailing Name and Address

Sales		
Address 3	FAIRFIELD OH 45014 8140	
Address 2		
Address 1	925 DEIS DR Suite A	
Mailing Name 2	C/O KIRSCH CPA GROUP	
Mailing Name 1	TERRY DUDLEY-TD LTD IN RECEIVERSHIP	

01-AUG-93

Sale Amount \$80,000

Dwelling

Stories	2	
Gross Living Area	1,643	
Construction	FRAME	
Total Rooms	6	
Bedrooms	3	
Year Built	1895	
Finished Basement	0	

Current Value

Land (100%)		\$46,620
Building (100%)		\$67,960
Total Value (100%)		\$114,580
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$16,320
Building (35%)		\$23,790
Assessed Total (35%)		\$40,110

TRACT 20: 1 W. CHESTNUT ST. - PROFILE

Incentive District Parcels What is this?

Parcel identifier H4000115000012			Value Type Base Parcel			
			Total Value		114,580	
Current Yea	ar Real Estat	te Taxes				
TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Tota	
Real Estate		0.00	809.42	809.42	1,618.84	
	Total:	0.00	809.42	809.42	1,618.84	
Homestead	Credits					
Homestead Exe	emption	N	0			
Owner Occupie	d Credit	N	0			

TRACT 20: 1 W. CHESTNUT ST. - PROPERTY

PARID: H4000115000012 **DUDLEY TERRY TR &**

Parcel

Parcel Id	H4000115000012
Address	1 W CHESTNUT ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	00008016
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92

1 W CHESTNUT ST

Parking

Туре Quantity Proximity

Factors

Topography 1	LEVEL	
Topography 2		
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	MEDIUM	
Roads 2	RESIDENTIAL STREET	
Owner		
Owner 1	DUDLEY TERRY TR &	

Owner 2

DUDLEY TERRY TR & TOM TR

Parcel

Parcel Id	H4000115000012
Address	1 W CHESTNUT ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	00008016
Total Acres	
Taxing District	H40
District Name	OXFORD CORP TAL CSD
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 716 E 100 OF W 463 OF N 200

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	809.42	809.42	1,618.84
	Total:	0.00	809.42	809.42	1,618.84

TRACT 20: 1 W. CHESTNUT ST. - RESIDENTIAL

PARID: H4000115000012 DUDLEY TERRY TR &

Building

1 W CHESTNUT ST

Card	1	
Stories	2	
Construction	FRAME	
Style	STUDENT HOUSING	
Gross Living Area	1,643	
Basement	PART	
Rec Room		
Physical Condition		
Attic	NONE	
Year Built	1895	
Effective Year		
Year Remodeled	1985	
Total Rooms	6	
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks		
Fireplace Openings		
Prefab Fireplace		
Heat System	BASIC	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

PARID: H4000115000012 DUDLEY TERRY TR &

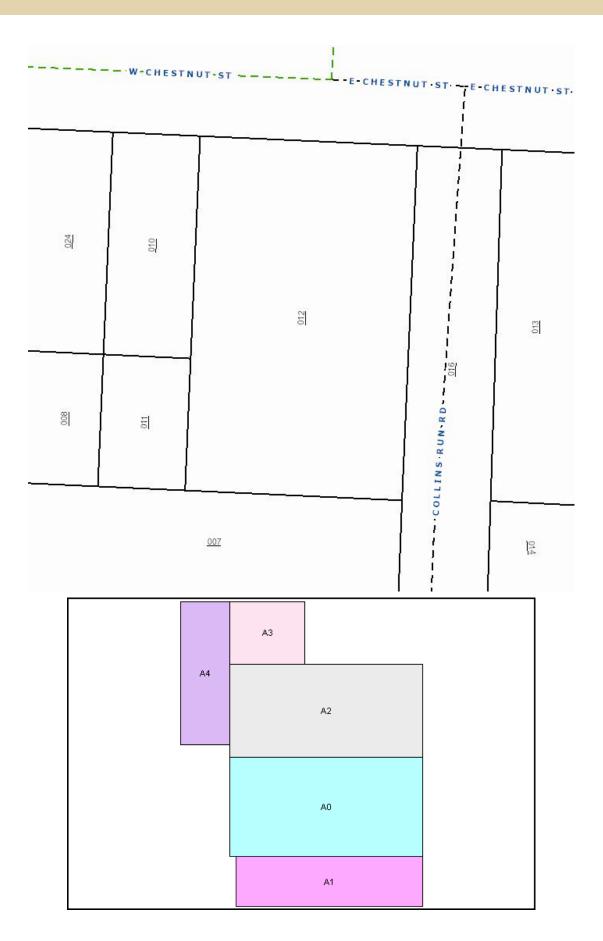
1 W CHESTNUT ST

Parcel				
Parcel Id		H4000115000012		
Address		1 W CHESTNUT ST		
Class		RESIDENTIAL		
_and Use Code		510, R - SINGLE FAMILY DWELLING, PLATTED L	.OT	
Neighborhood		00008016		
Total Acres				
		1140		
Taxing District		H40		
District Name		OXFORD CORP TAL CSD		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		DUDLEY TERRY TR &		
Owner 2		TOM TR		
Legal				
Legal Desc 1		716 E 100 OF W 463 OF N 200		
Legal Desc 2				
Legal Desc 3				
Tax Mailing Name and Address				
Mailing Name 1		TERRY DUDLEY-TD LTD IN RECEIVERSHIP		
Mailing Name 2		C/O KIRSCH CPA GROUP		
Address 1		925 DEIS DR Suite A		
Address 2				
Address 3		FAIRFIELD OH 45014 8140		
Sales				
Sale Date		Sale Amount		
01-AUG-93		\$80,000		
Dwelling				
Stories		2		
Gross Living Area		1,643		
Construction		FRAME		
Total Rooms		6		
Bedrooms		3		
Year Built		1895		
Finished Basement		0		
Current Value				
				
Land (100%)				\$46,6
Building (100%)				\$67,9
Fotal Value (100%)				\$114,5
CAUV				
Assessed Tax Year			2013	
			2013	
and (35%)				\$16,3
Building (35%)				\$23,7
Assessed Total (35%)				\$40,2
ncentive District Parcels What is this?				
Parcel identifier		Value Type		valu
H4000115000012		Base Parcel		114,58
		Total Value		114,5
Current Year Real Estate Taxes				
ΤΑΧ ΤΥΡΕ	Prior Year	First Half Tax	Second Half Tax	Tot
Real Estate				
	0.00	809.42	809.42	1,618.8
Total:	0.00	809.42	809.42	1,618.8
Homestead Credits				
Iomostood Examption		NO		

TRACT 20: 1 W. CHESTNUT ST. - SUMMARY

Sales							
Sale Date	Sale Type		Sale Amount	Trans #	Seller	Buyer	
01-AUG-93	LAND & BUILDING		\$80,000.00			DUDLEY TERRY T	R &
Building							
Card			1				
Stories			2				
Construction			FRAME				
Style			STUDENT HOUSIN	IG			
Gross Living Area			1,643				
Basement			PART				
Rec Room							
Physical Condition							
Attic			NONE				
Year Built			1895				
Effective Year							
Year Remodeled			1985				
Total Rooms			6				
Bedrooms			3				
Full Baths			1				
Half Baths			0				
Family Rooms			0				
Additional Fixtures			2				
Unfinished Area							
Finished Basement			0				
WBFP Stacks							
Fireplace Openings							
Prefab Fireplace							
Heat System			BASIC				
Fuel Type			GAS				
Int vs Ext Condition			SAME				
Land							
Line Number	Tax Year	Acres	Front actual	Front effectiv	/e	Depth	Square Feet
1	2013	.4591	100	100		200	20,000

TRACT 20: 1 W. CHESTNUT ST. - SUMMARY



TRACT 20: 1 W. CHESTNUT ST. - VALUE HISTORY

PARID: H4000115000012 DUDLEY TERRY TR &

1 W CHESTNUT ST

_							
Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$46,620	\$67,960	\$114,580	\$16,320	\$23,790	\$40,110	\$0
2012	\$46,620	\$67,960	\$114,580	\$16,320	\$23,790	\$40,110	\$0
2011	\$46,620	\$67,960	\$114,580	\$16,320	\$23,790	\$40,110	\$0
2010	\$39,960	\$130,040	\$170,000	\$13,990	\$45,510	\$59,500	\$0
2009	\$39,960	\$130,040	\$170,000	\$13,990	\$45,510	\$59,500	\$0
2008	\$39,960	\$130,040	\$170,000	\$13,990	\$45,510	\$59,500	\$0
2007	\$34,630	\$65,220	\$99,850	\$12,120	\$22,830	\$34,950	\$0
2006	\$34,630	\$65,220	\$99,850	\$12,120	\$22,830	\$34,950	\$0
2005	\$34,630	\$65,220	\$99,850	\$12,120	\$22,830	\$34,950	\$0
2004	\$28,860	\$54,350	\$83,210	\$10,100	\$19,020	\$29,120	\$0
2003	\$28,860	\$54,350	\$83,210	\$10,100	\$19,020	\$29,120	\$0
2002	\$28,860	\$54,350	\$83,210	\$10,100	\$19,020	\$29,120	\$0
2001	\$34,630	\$60,020	\$94,650	\$12,120	\$21,010	\$33,130	\$0
2000	\$34,630	\$60,020	\$94,650	\$12,120	\$21,010	\$33,130	\$0
1999	\$34,630	\$60,020	\$94,650	\$12,120	\$21,010	\$33,130	\$0
1998	\$28,860	\$50,020	\$78,880	\$10,100	\$17,510	\$27,610	\$0
1997	\$28,860	\$50,020	\$78,880	\$10,100	\$17,510	\$27,610	\$0
1996	\$28,860	\$50,020	\$78,880	\$10,100	\$17,510	\$27,610	\$0
1995	\$24,400	\$29,200	\$53,600	\$8,540	\$10,220	\$18,760	\$0
1994	\$24,400	\$29,200	\$53,600	\$8,540	\$10,220	\$18,760	\$0
1993	\$24,400	\$29,200	\$53,600	\$8,540	\$10,220	\$18,760	\$0



SAT., NOVEMBER 15th · 10AM <u>Oxford OH.</u> Butler Co.

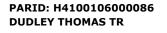
TRACT 21: 98 E. CHESTNUT ST.



TRACT 21:98 E. CHESTNUT ST.

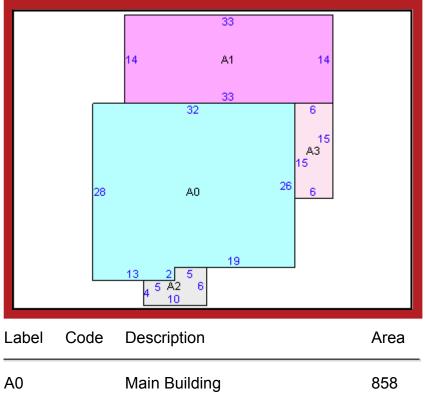


Tract 21: 98 E. Chestnut St. -4 bedrooms, $2\frac{1}{2}$ baths with loft area, gas furnace and central air.



98 E CHESTNUT ST

877-747-022 www.schraderauction.com



/ 10		Main Duliung	000
A1	10	FRAME	462
A2	11	OPEN FRAME PORCH	50
A3	11	OPEN FRAME PORCH	90

H

Real Estate & Auction Co., Inc.



TRACT 21:98 E. CHESTNUT ST. - LAND

PARID: H4100106000086 DUDLEY THOMAS TR

Land

98 E CHESTNUT ST

Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet
1	2013	.1116	53.5	54	90	4,860

TRACT 21:98 E. CHESTNUT ST. - TAX SUMMARY

PARID: H4100106000086 DUDLEY THOMAS TR

98 E CHESTNUT ST

Tax Year	Action	Code	Date	Project #	1st Half	2nd half	Prior Year
2013	DUP	ADJ	07-JAN-14		1,227.83	1,227.83	.00
2013	DUP	RLB	07-JAN-14		-122.79	-122.79	.00
То	otal:				1,105.04	1,105.04	.00

TRACT 21:98 E. CHESTNUT ST. - PROFILE

PARID: H4100106000086 DUDLEY THOMAS TR

98 E CHESTNUT ST

Parcel	
Parcel Id	H4100106000086
Address	98 E CHESTNUT ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001C016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963
Owner	
Owner 1	DUDLEY THOMAS TR
Owner 2	

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 669 ENT

Tax Mailing Name and Address

Mailing Name 1	TERRY DUDLEY-TD LTD IN RECEIVERSHIP
Mailing Name 2	C/O KIRSCH CPA GROUP
Address 1	925 DEIS DR Suite A
Address 2	
Address 3	FAIRFIELD OH 45014 8140

Sales

Sale Date	Sale Amount
01-AUG-85	\$43,500
01-MAR-90	\$56,000
07-NOV-97	\$330,000
27-APR-98	\$101,300
01-OCT-01	\$82,500

Dwelling

,706
ALUM/VINYL
,
5
953
)
5

Current Value

Land (100%) Building (100%) Total Value (100%) CAUV Assessed Tax Year \$36,190 \$120,250 \$156,440 \$0

TRACT 21: 98 E. CHESTNUT ST. - PROFILE

Land (35%) Building (35%) Assessed Total (35%)								
Incentive District Parcels What is this?								
Parcel identifier			Value Type		value			
H4100106000086			Base Parcel					
			Total Value		156,440			
TAX TYPE	Prior Year		First Half Tax	Second Half Tax	Total			
Real Estate	0.00		1,105.04	1,105.04	2,210.08			
Total:	0.00		1,105.04	1,105.04	2,210.08			
Homestead Credits								
Homestead Exemption		NO						
Owner Occupied Credit		NO						

TRACT 21:98 E. CHESTNUT ST. - PROPERTY

PARID: H4100106000086 DUDLEY THOMAS TR

98 E CHESTNUT ST

Parcel

H4100106000086
98 E CHESTNUT ST
RESIDENTIAL
510, R - SINGLE FAMILY DWELLING, PLATTED LOT
0001C016
H41
OXFORD CORP TAL DL
72.92

Parking

Type Quantity Proximity

Factors

Topography 1	LEVEL	
Topography 2		
Topography 3		
Utility 1	ALL PUBLIC	
Utility 2		
Utility 3		
Roads 1	LIGHT	
Roads 2	RESIDENTIAL STREET	

Owner

Owner 1 Owner 2 DUDLEY THOMAS TR

Parcel

Parcel Id	H4100106000086
Address	98 E CHESTNUT ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	0001C016
Total Acres	
Taxing District	H41
District Name	OXFORD CORP TAL DL
Gross Tax Rate	72.92
Effective Tax Rate	45.01963

Legal

Legal Desc 1 Legal Desc 2 Legal Desc 3 669 ENT

Current Year Real Estate Taxes

TAX TYPE		Prior Year	First Half Tax	Second Half Tax	Total
Real Estate		0.00	1,105.04	1,105.04	2,210.08
	Total:	0.00	1,105.04	1,105.04	2,210.08

TRACT 21:98 E. CHESTNUT ST. - RESIDENTIAL

PARID: H4100106000086 DUDLEY THOMAS TR

98 E CHESTNUT ST

Building	
----------	--

Card	1	
Stories	1	
Construction	ALUM/VINYL	
Style	STUDENT HOUSING	
Gross Living Area	1,706	
Basement	FULL	
Rec Room	200	
Physical Condition		
Attic	FULL, WALL_HGT	
Year Built	1953	
Effective Year		
Year Remodeled	2001	
Total Rooms	7	
Bedrooms	5	
Full Baths	2	
Half Baths	1	
Family Rooms	0	
Additional Fixtures	2	
Unfinished Area		
Finished Basement	0	
WBFP Stacks		
Fireplace Openings		
Prefab Fireplace		
Heat System	AIR CONDITIONING	
Fuel Type	GAS	
Int vs Ext Condition	SAME	

TRACT 21:98 E. CHESTNUT ST. - SUMMARY

PARID: H4100106000086 DUDLEY THOMAS TR

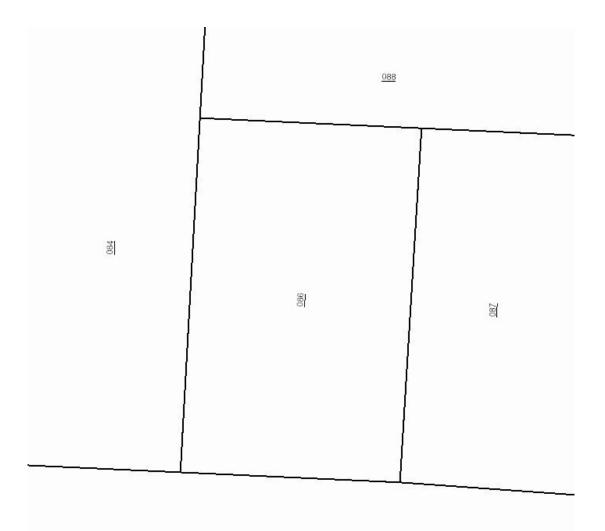
98 E CHESTNUT ST

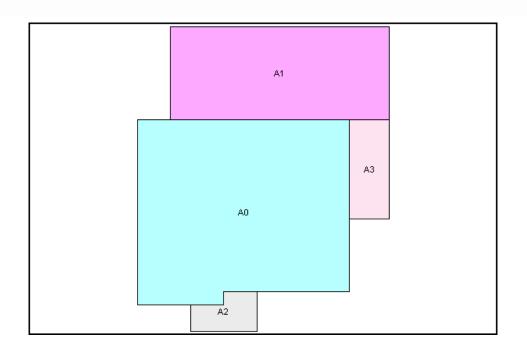
DODLET THOMAS IR			9	8 E CHESINUI SI
Parcel				
Parcel Id		H4100106000086		
Address		98 E CHESTNUT ST		
Class			T	
Land Use Code		510, R - SINGLE FAMILY DWELLING, PLATTED LO		
Neighborhood		0001C016		
Total Acres				
Taxing District		H41		
District Name		OXFORD CORP TAL DL		
Gross Tax Rate		72.92		
Effective Tax Rate		45.01963		
Owner				
Owner 1		DUDLEY THOMAS TR		
Owner 2				
Legal				
Legal Desc 1		669 ENT		
Legal Desc 2 Legal Desc 3				
Tax Mailing Name and Address				
Mailing Name 1		TERRY DUDLEY-TD LTD IN RECEIVERSHIP		
Mailing Name 2		C/O KIRSCH CPA GROUP		
Address 1		925 DEIS DR Suite A		
Address 2				
Address 3		FAIRFIELD OH 45014 8140		
Sales				
Sale Date		Sale Amount		
01-AUG-85		\$43,500		
01-MAR-90		\$56,000		
07-NOV-97		\$330,000		
27-APR-98		\$101,300		
01-OCT-01		\$82,500		
Dwelling				
Stories		1		
Gross Living Area		1,706		
Construction		ALUM/VINYL		
Total Rooms		7		
Bedrooms		5		
Year Built		1953		
Finished Basement		0		
Current Value				
Land (100%)				\$36,190
Building (100%)				\$120,250
Total Value (100%)				\$156,440
CAUV				\$0
Assessed Tax Year			2013	ψΟ
Land (35%)			2013	\$12,670
Building (35%)				\$42,090
Assessed Total (35%)				\$42,090
Assessed Total (35%)				\$54,760
Incentive District Parcels What is this?				
Parcel identifier		Value Type		value
H4100106000086		Base Parcel Total Value		156,440 156,440
Current Year Real Estate Taxes				130,440
	Dele M		0	
TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	1,105.04	1,105.04	2,210.08
Total:	0.00	1,105.04	1,105.04	2,210.08

TRACT 21:98 E. CHESTNUT ST. - SUMMARY

Homestead Exemption Owner Occupied Credit			NO NO					
Sales								
Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer			
01-OCT-01	LAND & BUILDING	\$82,500.00	7460	J & B CAPITAL LLC	DUDLEY TH	OMAS TR		
27-APR-98	LAND & BUILDING	\$101,300.00	2659	FRANKLIN CO NATIONAL	J & B CAPIT	AL LLC		
07-NOV-97	LAND & BUILDING	\$330,000.00	7714	VANCE CARL D	FRANKLIN (CO NATIONAL		
01-MAR-90	LAND & BUILDING	\$56,000.00						
01-AUG-85	LAND & BUILDING	\$43,500.00						
Building								
Card			1					
Stories			1					
Construction			ALUM/VINYL					
Style			STUDENT HO	USING				
Gross Living Area			1,706 FULL					
Basement Rec Room			FULL 200					
Physical Condition			200					
Attic			FULL, WALL_H	IGT				
rear Built			1953					
Effective Year			1000					
Year Remodeled			2001					
lotal Rooms			7					
Bedrooms			5					
Full Baths			2					
Half Baths			1					
amily Rooms			0					
Additional Fixtures			2					
Jnfinished Area								
inished Basement			0					
WBFP Stacks								
Fireplace Openings								
Prefab Fireplace			AIR CONDITIC					
Heat System Fuel Type			GAS	JNING				
Int vs Ext Condition			SAME					
Permits								
Permit Date		Permit #	Purpo		Open/Closed			
01-SEP-1992		92 0924	WOC	D DECK	С			
01-JAN-1998		57990	ADDI	TION	С			
Land								
Line Number	Tax Year	Acres	Front actual	Front effective	Depth	Square Feet		
1	2013	.1116	53.5	54	90	4,860		

TRACT 21: 98 E. CHESTNUT ST. - SUMMARY





TRACT 21:98 E. CHESTNUT ST. - VALUE HISTORY

PARID: H4100106000086 DUDLEY THOMAS TR

98 E CHESTNUT ST

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$36,190	\$120,250	\$156,440	\$12,670	\$42,090	\$54,760	\$0
2012	\$36,190	\$120,250	\$156,440	\$12,670	\$42,090	\$54,760	\$0
2011	\$36,190	\$120,250	\$156,440	\$12,670	\$42,090	\$54,760	\$0
2010	\$36,190	\$133,810	\$170,000	\$12,670	\$46,830	\$59,500	\$0
2009	\$36,190	\$133,810	\$170,000	\$12,670	\$46,830	\$59,500	\$0
2008	\$36,190	\$133,810	\$170,000	\$12,670	\$46,830	\$59,500	\$0
2007	\$27,280	\$88,780	\$116,060	\$9,550	\$31,070	\$40,620	\$0
2006	\$27,280	\$88,780	\$116,060	\$9,550	\$31,070	\$40,620	\$0
2005	\$27,280	\$88,780	\$116,060	\$9,550	\$31,070	\$40,620	\$0
2004	\$22,180	\$72,180	\$94,360	\$7,760	\$25,260	\$33,020	\$0
2003	\$22,180	\$72,180	\$94,360	\$7,760	\$25,260	\$33,020	\$0
2002	\$22,180	\$72,180	\$94,360	\$7,760	\$25,260	\$33,020	\$0
2001	\$14,960	\$53,720	\$68,680	\$5,240	\$18,800	\$24,040	\$0
2000	\$14,960	\$53,720	\$68,680	\$5,240	\$18,800	\$24,040	\$0
1999	\$14,960	\$53,720	\$68,680	\$5,240	\$18,800	\$24,040	\$0
1998	\$12,470	\$44,770	\$57,240	\$4,360	\$15,670	\$20,030	\$0
1997	\$12,470	\$44,770	\$57,240	\$4,360	\$15,670	\$20,030	\$0
1996	\$12,470	\$44,770	\$57,240	\$4,360	\$15,670	\$20,030	\$0
1995	\$10,800	\$38,200	\$49,000	\$3,780	\$13,370	\$17,150	\$0
1994	\$10,800	\$38,200	\$49,000	\$3,780	\$13,370	\$17,150	\$0
1993	\$10,800	\$38,200	\$49,000	\$3,780	\$13,370	\$17,150	\$0