

OXFORD OHIO | BUTLER COUNTY | MIAMI UNIVERSITY (OHIO)



Court Ordered Rental Property

# AUCTION

SATURDAY, NOVEMBER 15<sup>TH</sup> 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.

 **SCHRADER**  
Real Estate & Auction Co., Inc.

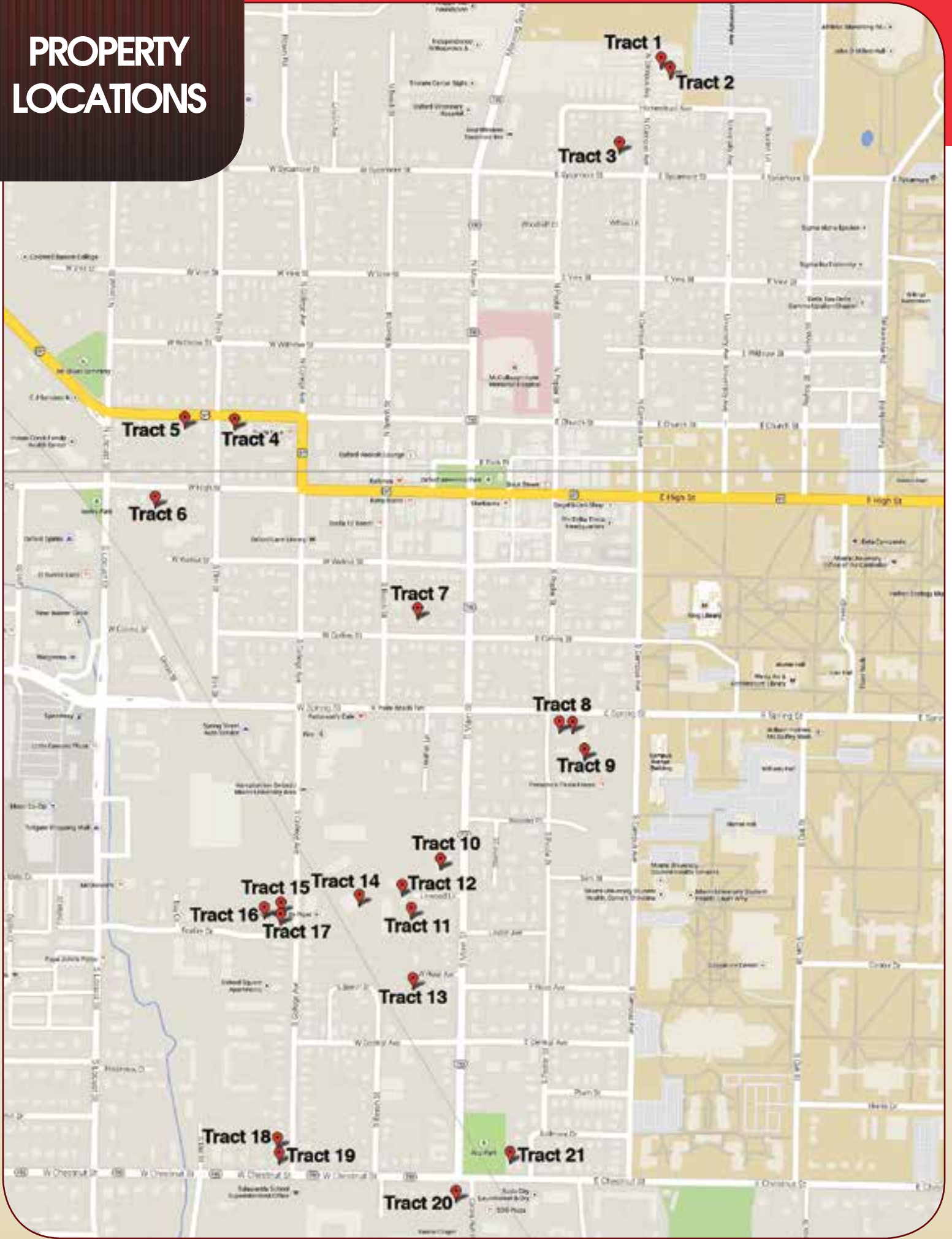
[www.schraderauction.com](http://www.schraderauction.com)

**877-747-0212**





# PROPERTY LOCATIONS



# Court Ordered Rental Property AUCTION

SATURDAY, NOVEMBER 15<sup>TH</sup> · 10AM  
AT MARCUM CONFERENCE CENTER - OXFORD, OH



**AUCTION MANAGER:** Andy Walther 765-969-0401

**SCHRADER**  
Real Estate and Auction Company, Inc.

[www.schraderauction.com](http://www.schraderauction.com)  
**877-747-0212**



**Videos of the Interior of the Units are available at [www.schraderauction.com](http://www.schraderauction.com)**

### INSPECTION DATES:

**Wednesday, November 5<sup>th</sup>**  
Information Meeting from 4-6PM  
Meet at the Marcum Conference Center for More Information & Questions.

**Thursday, November 6<sup>th</sup>**  
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](http://www.schraderauction.com). You must register by **Friday, November 7<sup>th</sup>** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.



#### 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

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.

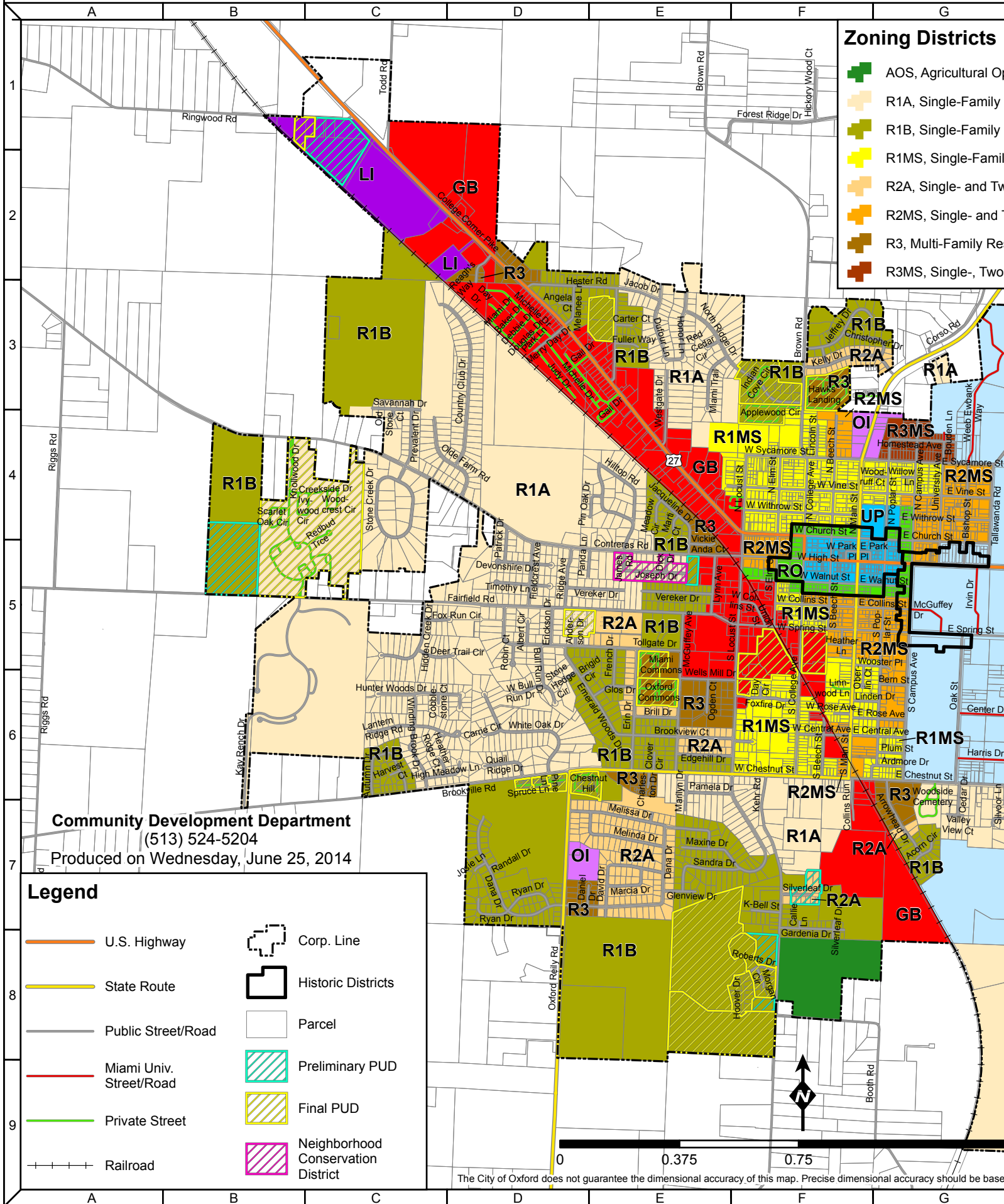
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**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 preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

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

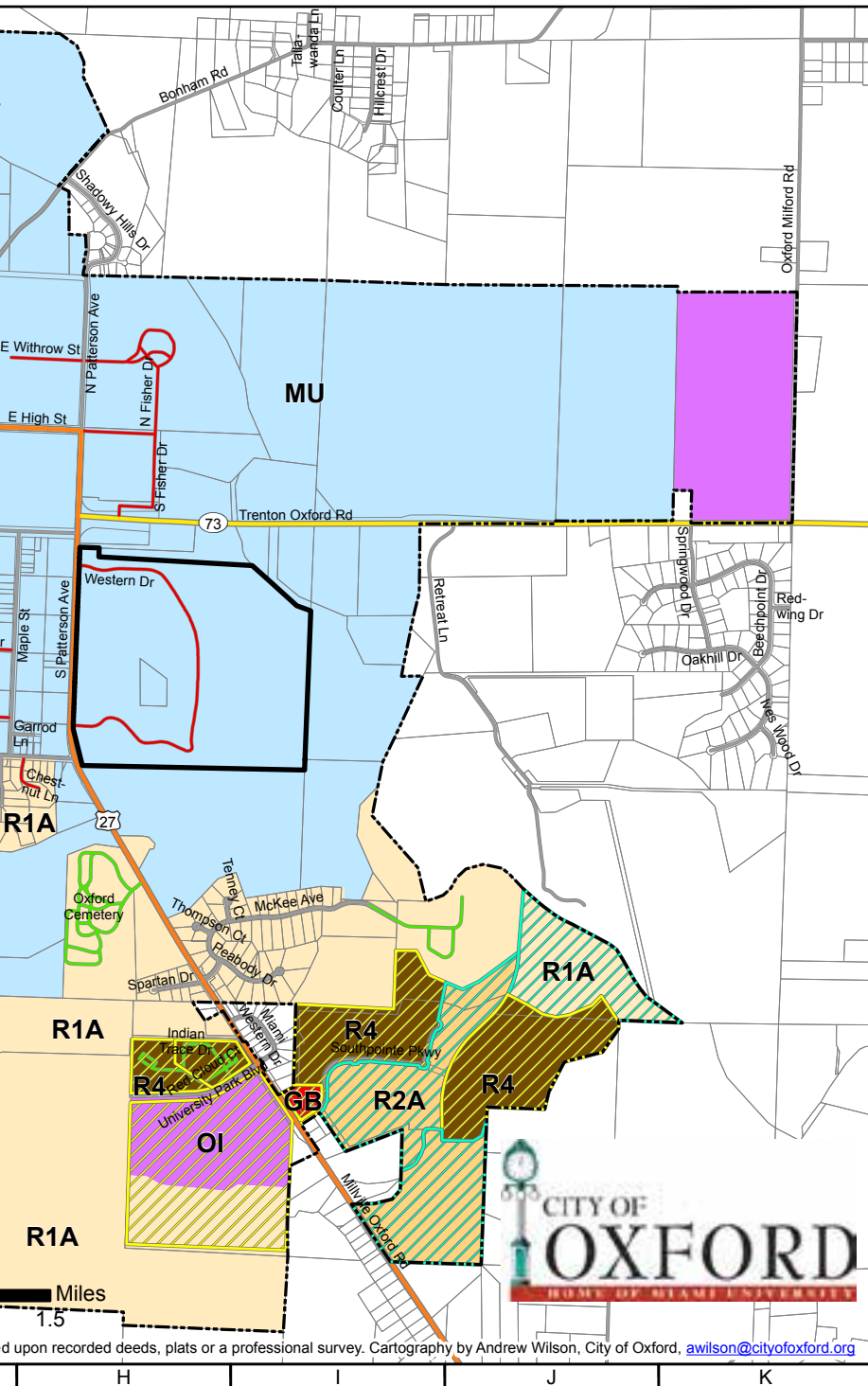


# City of Oxford Zoning Districts





Open Space		R4, Multi-Family Residential
Low Density Residential		RMH, Planned Mobile & Manufactured Home Res.
Medium Density Residential		RO, Office Residential
One-Family Mile-Square Residential		UP, Uptown
Two-Family Residential		GB, General Business
Two-Family Mile-Square Residential		LI, Light Industrial
Residential		OI, Office & Light Industrial
One and Three-Family Mile-Square Res.		MU, Miami University



STREET INDEX					
<b>Black:</b> Public Road <b>Dark Red:</b> Miami University Road <b>Green:</b> Private Road					
Acorn Cir	G7	Gardenia Dr	F8	<i>Oxford Commons</i>	E6
Albert Cir	D5	Garrod Ln	H6	Oxford Reily Rd SR 732	D6-D9
Anderson Dr	D5	Glenview Dr	E7	Pamela Dr	E6
Angela Ct	D2	Glos Dr	D6-E6	Panda Ln	D4-D5
<i>Applewood Cir</i>	E3-F3	<i>Harris Dr</i>	G6	<i>Park Ln</i>	D3
Ardmore Dr	F6-G6	Harvest Ct	C6	Park Pl	F4
Arrowhead Dr	G6-H7	<i>Hawks Landing</i>	F3	Parkridge Dr	I8
Autumn Dr	C6	Heather Ln	F5	Patrick Dr	D4
<i>Baker Dr</i>	D2-D3	Heather Ridge Ct	B6	Patterson Ave	H4-H6
Beech St	F3-F6	Hester Rd	D2-D3	Peabody Dr	I8
Beechpoint Dr	K5-K6	Hickory Wood Ct	F1	Pin Oak Dr	D4
Bern St	G6	Hidden Creek Dr	C5	<i>Pine Ln</i>	D6
<i>Bishop Cir</i>	H5	High Meadow Ln	C6	Plum St	F6-G6
Bishop St	G4-G5	High St	E4-H5	Poplar St	F6-G3
Bonham Rd	G4-K1	Hillcrest Dr	I2-I3	Prevalent Dr	C3-C4
Booth Rd	F8-G9	Hilltop Rd	D4-E4	Quail Ridge Dr	C6-D6
Bouden Ln	G3-G4	Homestead Ave	G3	Randall Dr	C7
Brigid Cir	D5	Honor Ln	E2-E3	Reagh's Way	C2
Brill Dr	E6	Hoover Dr	E8	Red Cedar Cir	E3
Brookview Ct	E6	Hunter Woods Dr	C6	<i>Red Cloud Ct</i>	H8-I8
Brookville Rd	A7-D6	<i>Indian Cove Cir</i>	E3-F3	<i>Redbud Tree</i>	B4
Brown Rd	E1-F4	<i>Indian Trace Dr</i>	H8-I8	Redwing Dr	K6
Bull Run Dr	D5-D6	<i>Irvin Dr</i>	G5	Retreat Ln	J5-J7
Callie Ln	F8	Ives Wood Dr	K6	Ridge Ave	D4-D5
Campus Ave	G3-G6	<i>Ivywood Sq</i>	B4	Ringwood Rd	A1-B1
Carrie Cir	C6-D6	Jacob Dr	D2-E2	Roberts Dr	E8-F8
Carter Ct	E3	Jacqueline Dr	E4	Robin Ct	D5
Cedar Dr	G6-G7	James Rd	D4-D5	Rose Ave	F6
<i>Center Dr</i>	G6	Jeffrey Dr	F2-F3	Ryan Dr	C7-D7
Central Ave	F6-G6	Joseph Dr	E5	Sandra Dr	E7-F7
Charleston Dr	E6	Josie Ln	C7	Savannah Dr	C3
<i>Chestnut Hill</i>	D6	<i>Judy Dr</i>	D3	<i>Scarlet Oak Cir</i>	B4
<i>Chestnut Ln</i>	H6-H7	Kay Rench Dr	B5-B6	Shadow Hills Dr	H3-H4
Chestnut St	D6-H6	K-Bell St	E7-F7	Silverleaf Dr	F7
Christopher Dr	F3	Kehr Rd	F6-F9	Silver Ln	G6-G7
Church St	E4-G4	Kelly Dr	F3-G3	Somerville Rd	H2-I1
Clover Cir	E6	<i>Knollwood Dr</i>	B3-B5	Southpointe Pkwy	I8
Cobblestone Ct	C6	Lantern Ridge Rd	C6	Spartan Dr	H8
College Ave	F4-F6	<i>Laws Dr</i>	H5	Spring St	E5-H5
College Corner Pike US 27	B1-E4	Lincoln St	F3-F4	Springwood Dr	K5-K6
Collins Run Rd	F6-F7	Linden Dr	F6	<i>Spruce Ln</i>	D6
Collins St	E5-G5	<i>Linnwood Ln</i>	F6	Stone Creek Dr	C4
Contreras Rd	A3-E4	Locust St	E4-F7	Stone Hedge Cir	D5
Corso Rd	G2-G3	Lynn Ave	E4-E5	Sycamore St	E4-G4
Coulter Ln	I2-I3	Main St	F4-F6	Tallawanda Ln	I2
Country Club Dr	C2-C4	Maple St	G6-H5	Tallawanda Rd	G4-G5
<i>Creekside Ln</i>	B4	Marcia Dr	D7-E7	Tenney Ct	I7
Dana Dr	C7-E7	Marilyn Dr	E6-E7	Thomson Ct	H7-I7
Daniel Dr	D7	Marti Ct	E4	Timothy Ln	D5
David Dr	D7-E7	Maxine Dr	E7	Todd Rd	C1
Day Cir	F6	McGuffey Ave	E5-E6	Tollgate Dr	D5-E5
<i>Day Dr</i>	C2-D2	<i>McGuffey Dr</i>	G5	Trenton Oxford Rd	H5-K5
<i>Debbie Dr</i>	D2-D3	McKee Ave	H8-I7	<i>Orchard St</i>	F5
Deer Trail Cir	C5	Melanee Ln	D2	University Ave	G3-G5
Devonshire Dr	D4-D5	Melinda Dr	D7-E7	University Park Blvd	I8
Dick Dr	E4-E5	Melissa Dr	D7-E7	Valley View Ct	G7
<i>Douglas Ln</i>	D3	Merry Day Dr	D3	Vereker Dr	D5-E5
Dufour Ln	E2-E3	<i>Miami Day Dr</i>	C2-D2	Vickie Anda Ct	E4
Edgehill Dr	E6	<i>Miami Commons</i>	E5	Vine St	E4-G4
Elm St	F4-F5	Miami Trl	E3	Walnut St	F5-G5
Emerald Woods Dr	D5-E6	Miami Western Dr	H5-H6	<i>Weeb Ewbank Way</i>	G2-G4
Erickson Dr	D5	<i>Michelle Dr</i>	C2-D3	Wells Mill Dr	E5
Erin Dr	E5-E6	Millville-Oxford Rd US 27	H6-J9	<i>Western Dr</i>	H5-H6
Fairfield Rd	A5-E5	Morgan Cir	F8	Westgate Dr	E3-E4
Fieldcrest Ave	D4-D5	Morning Sun Rd SR 732	F4-H1	White Oak Dr	C6-D6
<i>Fisher Dr</i>	H4-H5	North Ridge Dr	E2-F3	Willow Ln	G4
Forest Ridge Dr	E1-F1	Oak St	G5-G6	Winding Brook Dr	C6
Fox Run Cir	C5	Oakhill Dr	K6	Withrow St	E4-G4
Foxfire Dr	E6-F6	Oberlin Ct	F5-F6	<i>Woodcrest Way</i>	B4
French Dr	D5-D6	Ogden Ct	E5-E6	Woodruff Ct	F4-H4
Fuller Way	E3	Old Stone Ct	C3	Woodruff Rd	K9
<i>Gail Dr</i>	D3	Olde Farm Rd	C3-C4	Wooster Pl	F5









SAT., NOVEMBER 15<sup>TH</sup> · 10AM  
 OXFORD OH. | BUTLER CO.

# RENT & EXPENSE SUMMARY

Summary of Rents and Expenses as of August 2014

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		\$16,000		\$32,000	\$3,100		\$3,628	\$407	bottom is vacant
2	505 N. Campus Ave		\$10,000	\$850	\$20,850	\$2,000		\$2,215	\$1,262	
3	120 E. Sycamore St		\$13,000		\$26,000	\$1,400		\$2,807		
4	231 W. Church St		\$20,000		\$40,000	\$2,800		\$4,184		
5	311 W. Church St	VACANT						\$2,560	\$18	vacant
6	317 W. High St		\$26,600		\$53,200	\$2,800		\$5,520		
7	18 W. Collins St	VACANT						\$2,545	\$67	vacant
8	101 & 103 E. Spring St	\$2,400	\$22,000		\$72,800	\$4,925		\$7,679	\$619	
9	107 E. Spring St	\$600	\$59,250		\$125,700	\$7,700		\$12,101		
10	418 S. Main St		\$12,000		\$24,000	\$1,400		\$3,153		
11	518 S. Main St	\$1,925	\$114,500	\$1,650	\$253,750	\$25,150	\$1,050	\$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	\$1,130		\$2,330		
17	190 Foxfire Dr		\$10,400		\$20,800	\$1,400		\$2,343		
18	816 & 816 1/2 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	\$500	\$1,619		
21	98 E. Chestnut St	VACANT				\$2,000		\$2,210	\$60	vacant
					\$737,300					
		Utility amount is actual expenses over 12 month period but only represents the Landlord portion which is reduced (or eliminated) when the property is rented				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	





SAT., NOVEMBER 15<sup>TH</sup> · 10AM

OXFORD OH. | BUTLER CO.

# TRACT 1: 507 N. CAMPUS AVE.





# TRACT 1: 507 N. CAMPUS AVE.

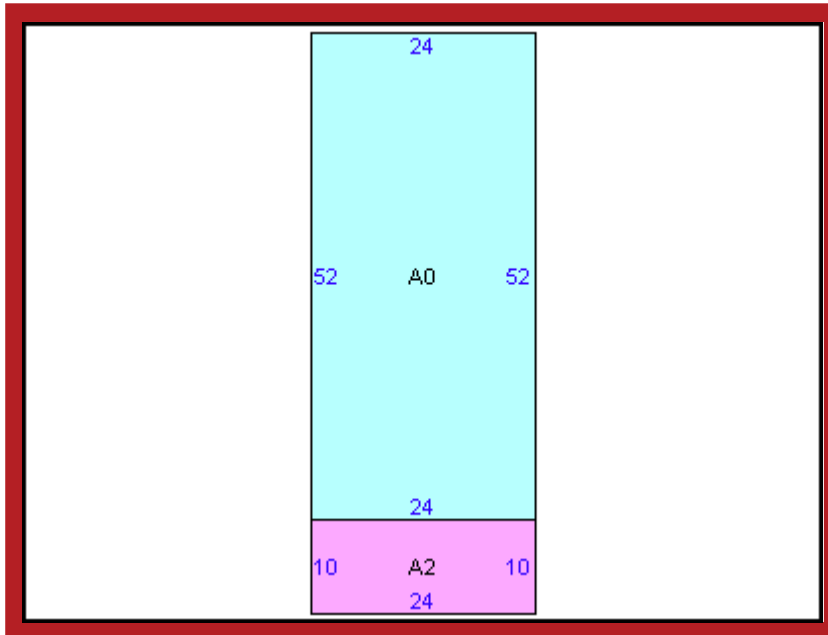


Tract 1: 507 N. Campus Ave. – 2 updated units each with 4 bedrooms and 2 full baths, gas forced air furnace and central air.



PARID: H4100010000012  
T D LIMITED LLC

507 N CAMPUS AVE



Label	Code	Description	Area
A0		Main Building	1248
A2	11/11	OPEN FRAME PORCH/OPEN FRAME PORCH	240



# 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. CAMPUS AVE. - 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 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

## 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

# TRACT 1: 507 N. CAMPUS AVE. - PROFILE

## Incentive District Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4100010000012	Base Parcel	256,850
	Total Value	256,850

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO



# TRACT 1: 507 N. CAMPUS AVE. - PROPERTY

**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

## 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 1	1577 ENT
Legal Desc 2	
Legal Desc 3	

## 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

# TRACT 1: 507 N. CAMPUS AVE. - RESIDENTIAL

PARID: H4100010000012  
T D LIMITED LLC

507 N CAMPUS AVE

## 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



# TRACT 1: 507 N. CAMPUS AVE. - SUMMARY

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 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

## 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	Base Parcel	256,850
	Total Value	256,850

## 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

## 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 ROBERT M TR
18-MAR-02	LAND & BUILDING	\$110,000.00	2037	VETTER ROBERT M TR	T D LIMITED LLC

## Building

---

Card	1
Stories	2
Construction Style	ALUM/VINYL 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

## Permits

---

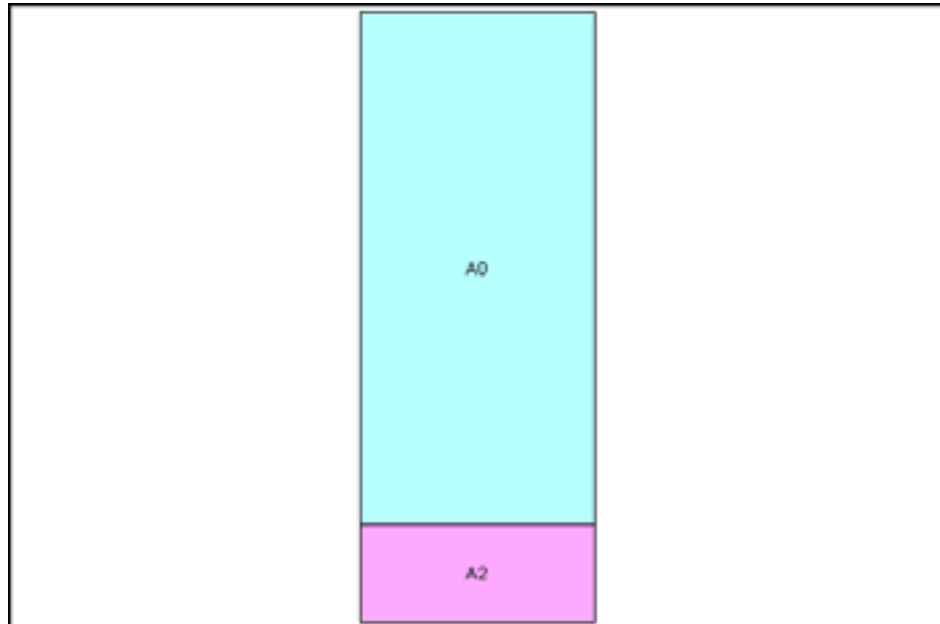
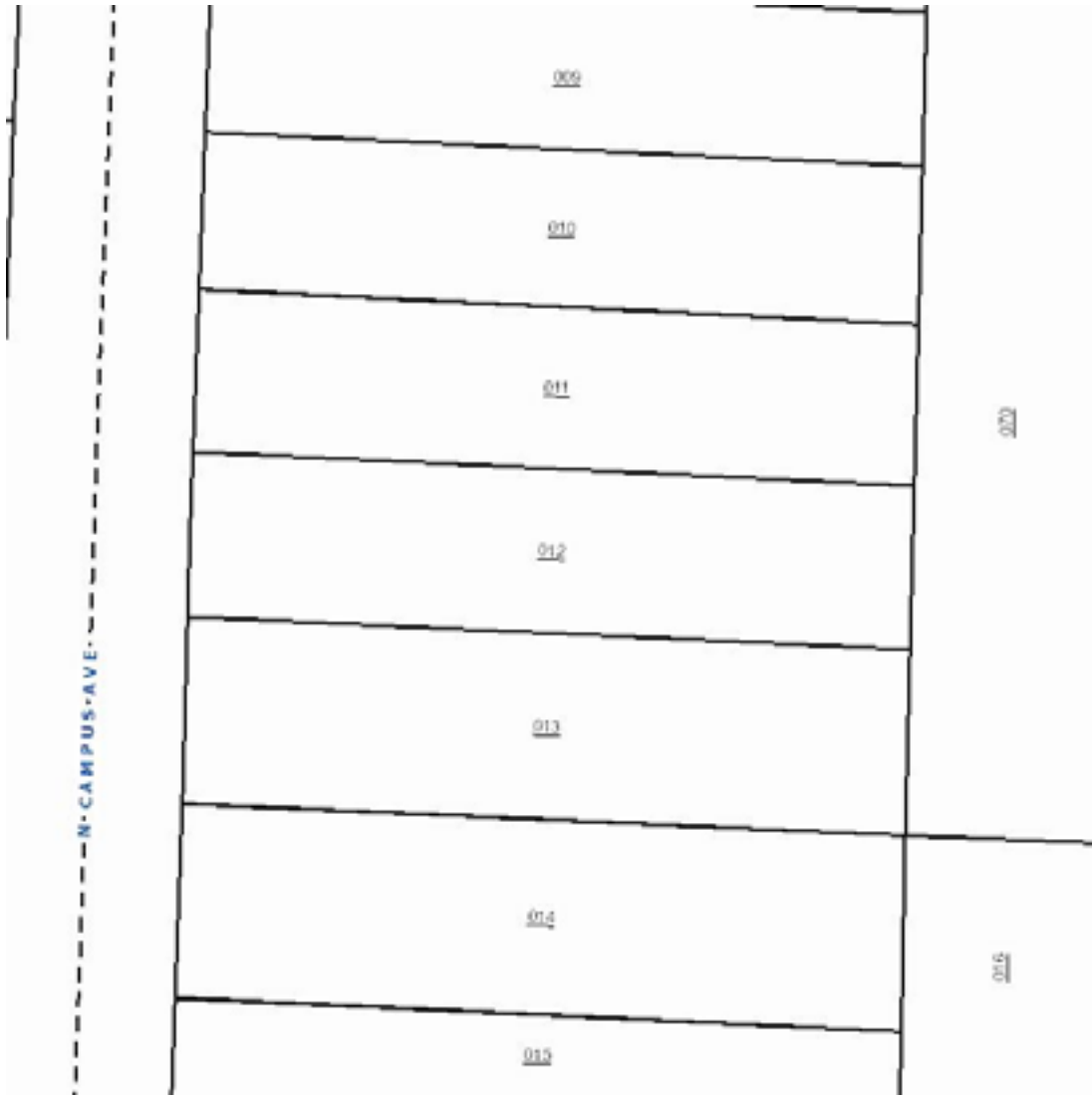
Permit Date	Permit #	Purpose	Open/Closed
03-APR-2002	02-062	POR ADDN	C

## 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

507 N CAMPUS AVE

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



Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> · 10AM

OXFORD OH. | BUTLER CO.

# TRACT 2: 505 N. CAMPUS AVE.



# TRACT 2: 505 N. CAMPUS AVE.

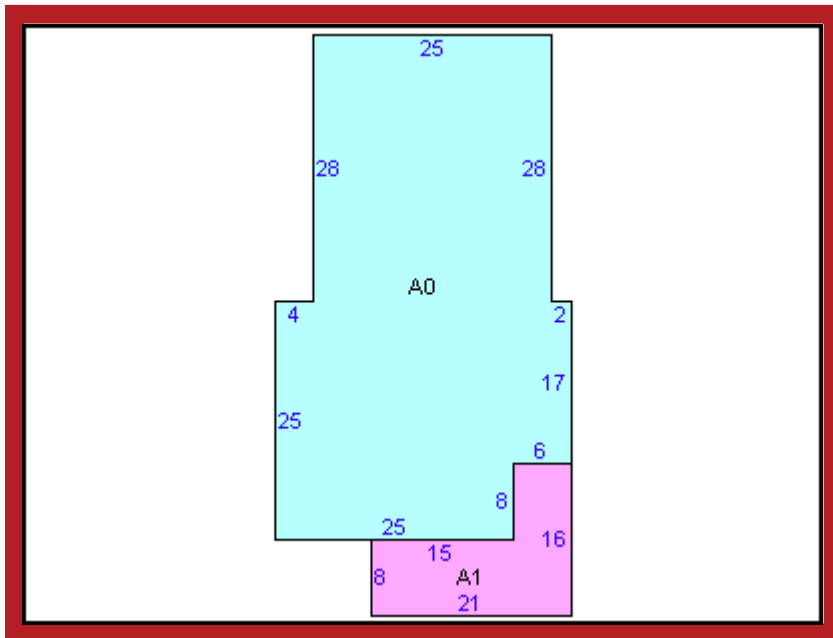


**Tract 2: 505 N. Campus Ave.** – Updated unit with 4 bedrooms, 2 full baths, main level laundry, gas furnace and central air.



**PARID: H4100010000013**  
**DUDLEY TERRY M &**

**505 N CAMPUS AVE**



Label	Code	Description	Area
A0		Main Building	1427
A1	11	OPEN FRAME PORCH	216



**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)



# TRACT 2: 505 N. CAMPUS AVE. - LAND

PARID: H4100010000013  
DUDLEY TERRY M &

505 N CAMPUS AVE

## 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. - TAX SUMMARY

PARID: H4100010000013  
DUDLEY TERRY M &

505 N CAMPUS AVE

---

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
Total:					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	
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

# TRACT 2: 505 N. CAMPUS AVE. - PROFILE

Land (35%)	\$17,330
Building (35%)	\$37,550
Assessed Total (35%)	\$54,880

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO



# TRACT 2: 505 N. CAMPUS AVE. - PROPERTY

**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

## 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 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
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	1578 ENT
Legal Desc 2	
Legal Desc 3	

## 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

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

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	
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

## 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



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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied 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 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

## Permits

---

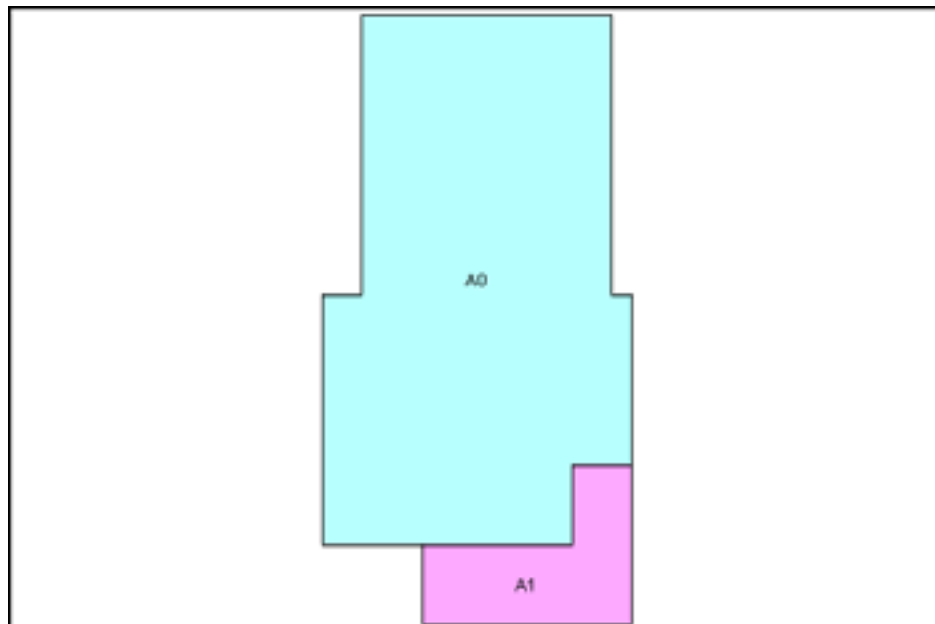
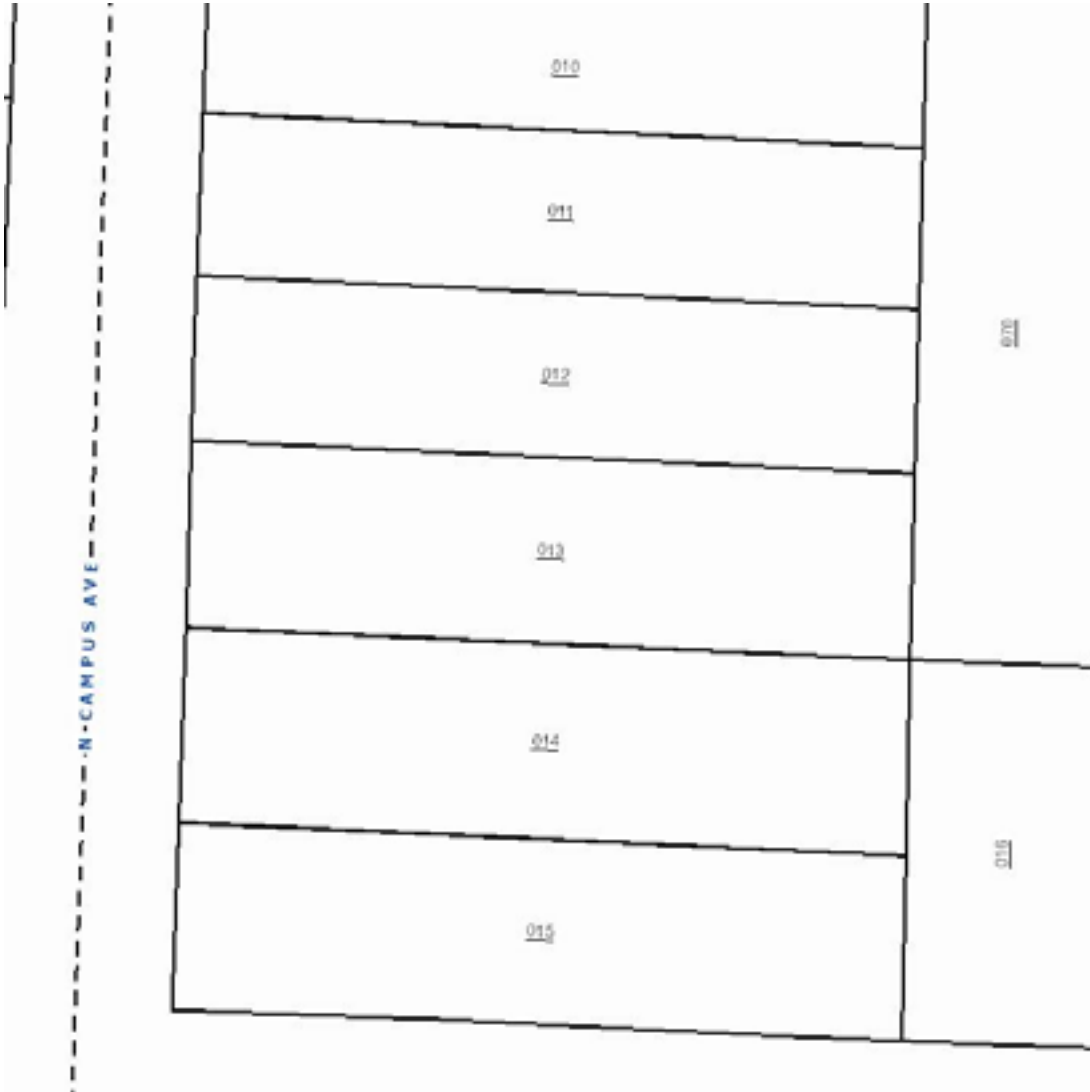
Permit Date	Permit #	Purpose	Open/Closed
29-OCT-1999	99373	ADDN	C

## 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: H4100010000013  
DUDLEY TERRY M &

505 N CAMPUS AVE

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



Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> · 10AM

OXFORD OH. | BUTLER CO.

# TRACT 3: 120 E. SYCAMORE ST.





# TRACT 3: 120 E. SYCAMORE ST.

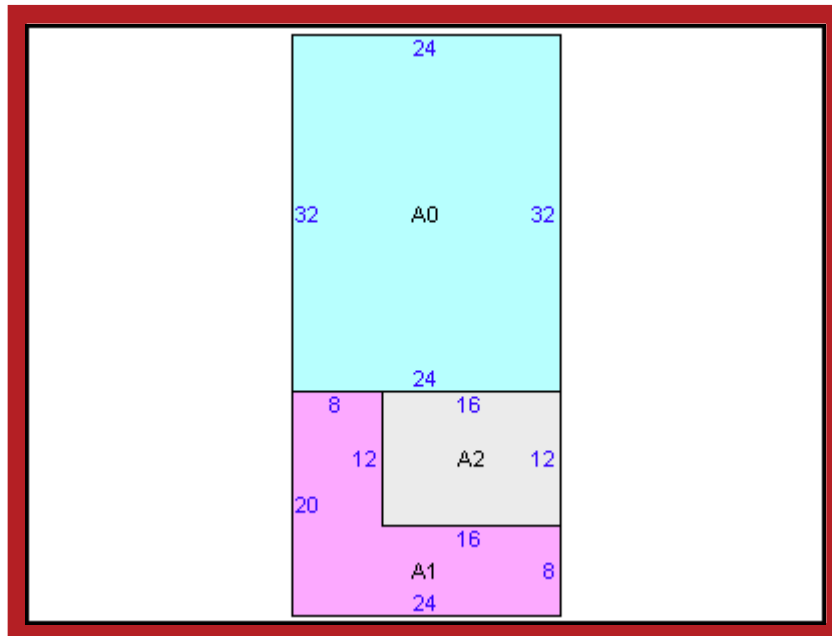


**Tract 3: 120 E. Sycamore St.** – Updated 5 bedroom unit with 2 full baths, nice full unfinished basement, gas furnace and central air.



PARID: H4100010000037  
DUDLEY THOMAS M &

120 E SYCAMORE ST



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



# TRACT 3: 120 E. SYCAMORE ST. - LAND

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: H4100010000037  
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: H4100010000037**  
**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 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
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%)		\$45,000
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
H4100010000037	Base Parcel	198,700
	Total Value	198,700

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 3: 120 E. SYCAMORE ST. - PROPERTY

**PARID: H4100010000037**  
**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

## 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	1571 ENT
Legal Desc 2	
Legal Desc 3	

## 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: H4100010000037  
DUDLEY THOMAS M &

120 E SYCAMORE ST

## Building

---

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

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

PARID: H4100010000037  
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 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
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%)		\$45,000
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

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4100010000037	Base Parcel	198,700
	Total Value	198,700

## 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

## Homestead Credits

Homestead Exemption	NO
Owner Occupied Credit	NO

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

## Sales

---

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
26-FEB-99	LAND & BUILDING	\$.00	-0806	T D UNLIMITED PRT	DUDLEY THOMAS M &
02-MAY-96	LAND & BUILDING	\$47,500.00	2575	WILLIS NANCY KEMPER	T D UNLIMITED PRT

## Building

---

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
WBFPP Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	AIR CONDITIONING
Fuel Type	GAS
Int vs Ext Condition	SAME

## Permits

---

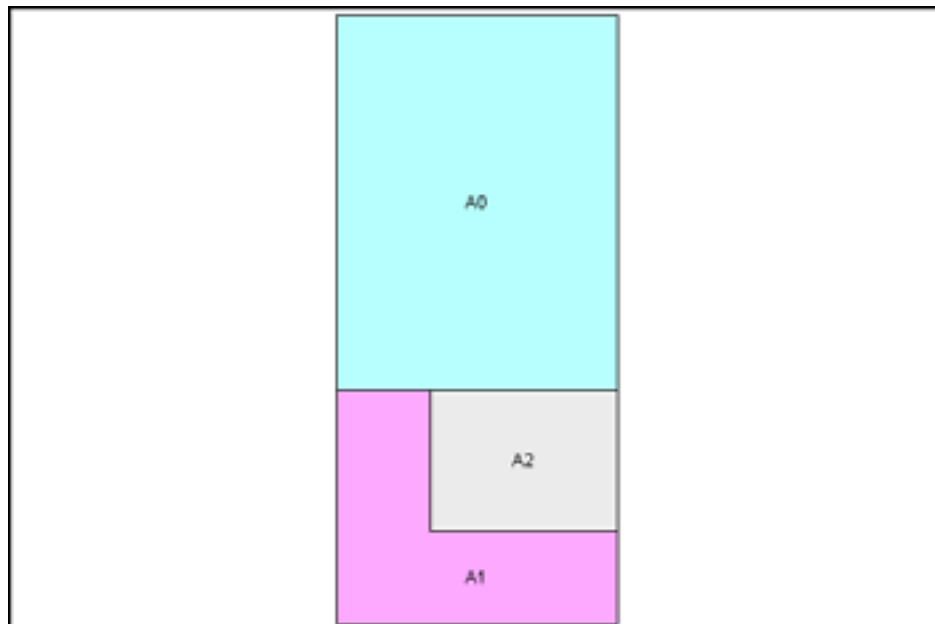
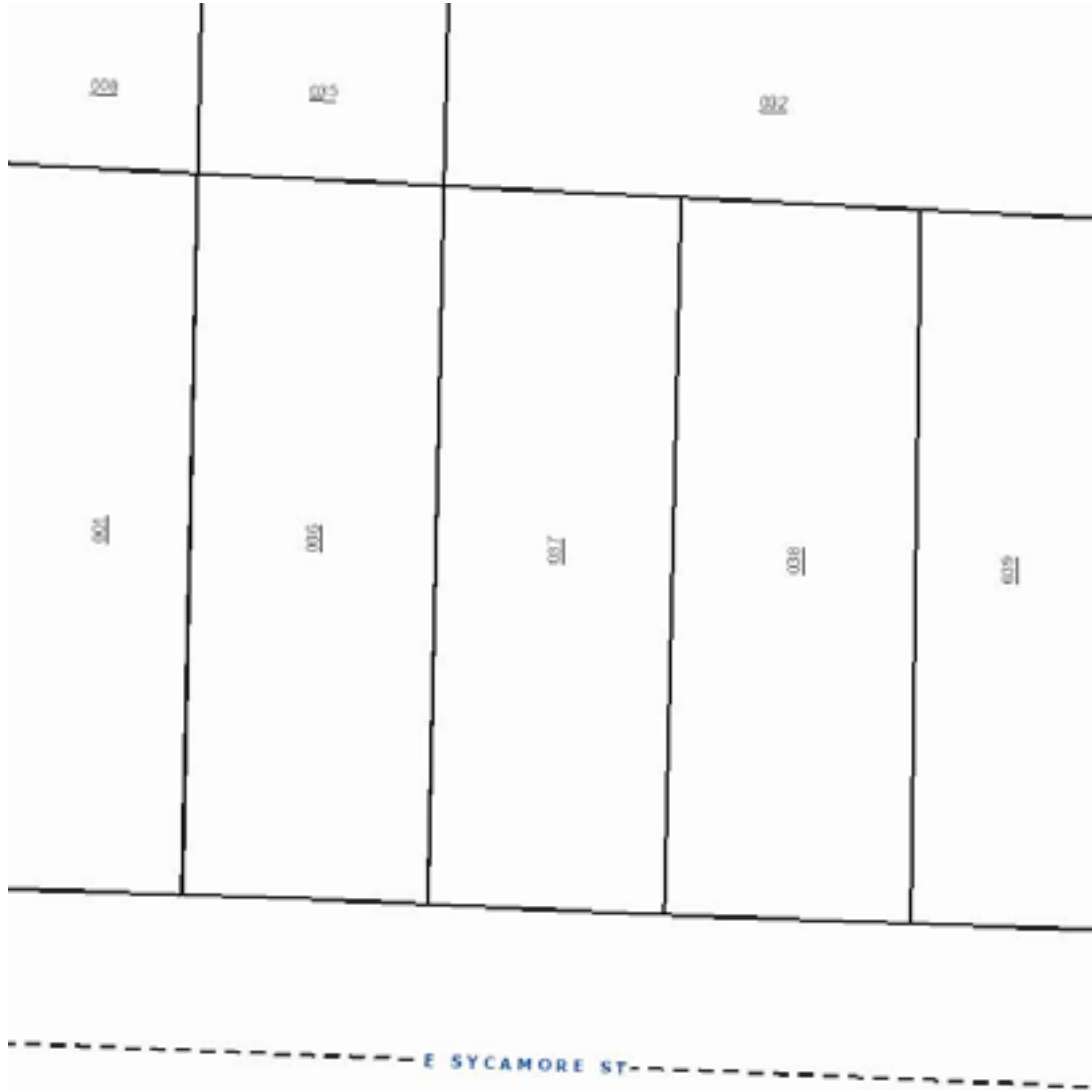
Permit Date	Permit #	Purpose	Open/Closed
23-OCT-1996	96251	ADDN	C
03-FEB-1998	97102	DWLG	C

## 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



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

**PARID: H4100010000037**  
**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





SAT., NOVEMBER 15<sup>TH</sup> · 10AM

OXFORD OH. | BUTLER CO.

**TRACT 4: 231 W. CHURCH ST.**



# TRACT 4: 231 W. CHURCH ST.

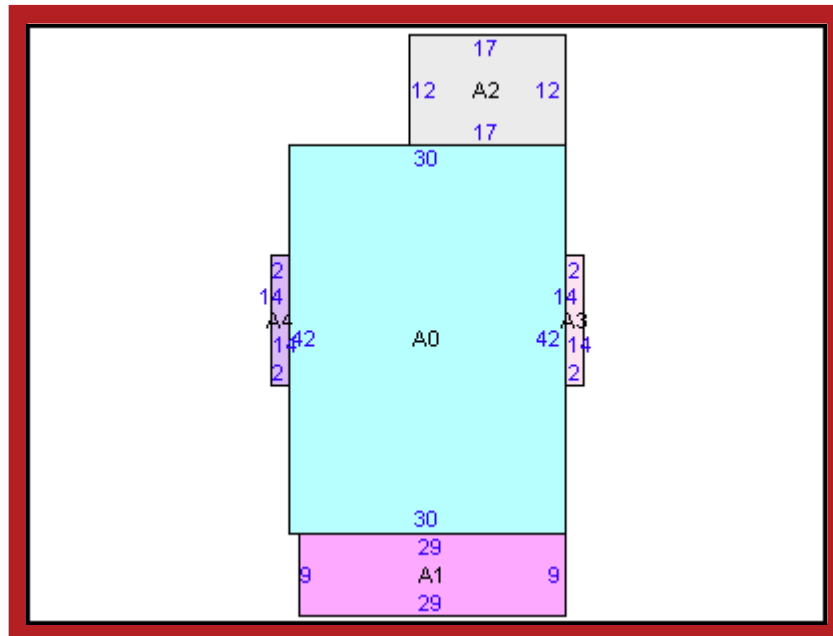


**Tract 4: 231 W. Church St.** – 6 bedroom unit with 2 kitchen areas and 3 full baths. Partially finished basement with large multi-purpose room. Gas furnace with detached garage.



PARID: H4100008000100  
DUDLEY TERRY M &

231 W CHURCH ST



Label	Code	Description	Area
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 &

231 W CHURCH ST

---

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
	Total:				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	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

## Current Value

---

Land (100%)	\$51,430
Building (100%)	\$244,760
Total Value (100%)	\$296,190
CAUV	\$0
Assessed Tax Year	2013

# TRACT 4: 231 W. CHURCH ST. - PROFILE

Land (35%)	\$18,000
Building (35%)	\$85,670
Assessed Total (35%)	\$103,670

## Incentive District Parcels [What is this?](#)

---

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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO



# TRACT 4: 231 W. CHURCH ST. - PROPERTY

**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

## 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

## 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

## Legal

---

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

## 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 &**

**231 W CHURCH ST**

## **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

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

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	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

## 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 this?](#)

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 Credits

---

Homestead Exemption	NO
Owner Occupied Credit	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	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

## Other Building and Yard Items

---

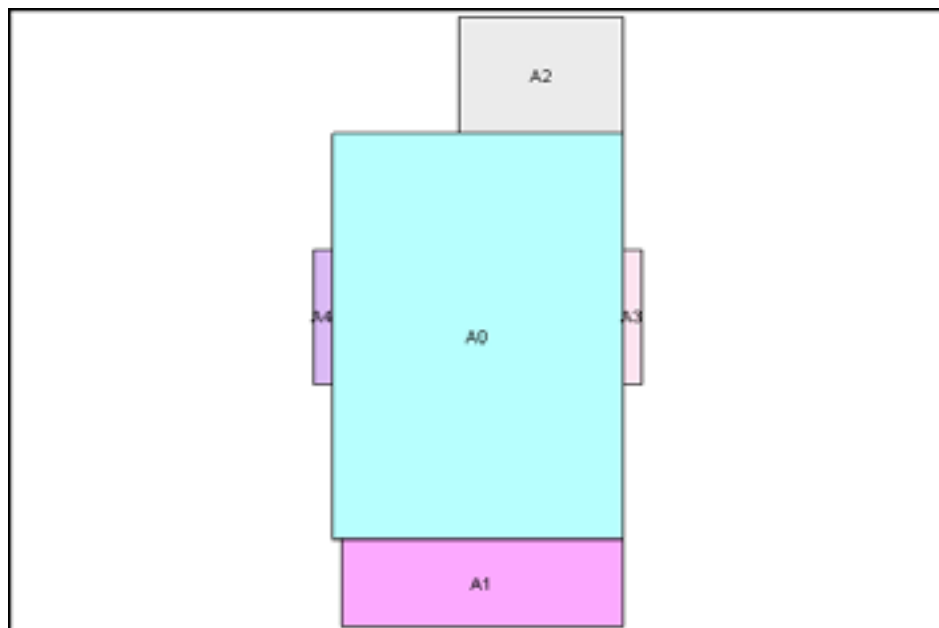
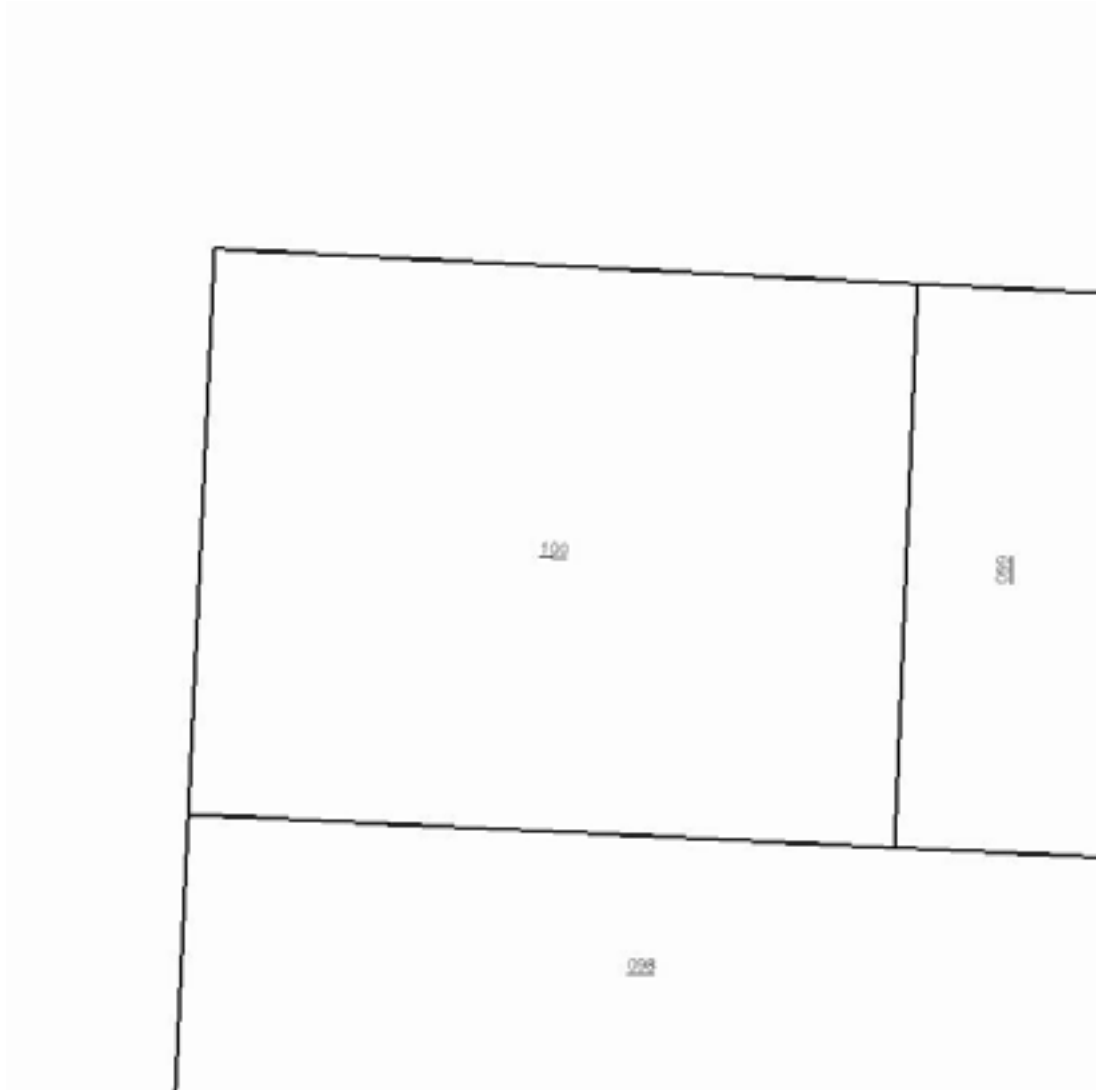
Code	Year Built	Effective Year	Condition	Area
FRAME OR CB DETACHED GARAGE	1920		FAIR	360

## 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. - SUMMARY





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

**PARID: H4100008000100**  
**DUDLEY TERRY M &**

**231 W CHURCH ST**

---

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	Year Built	Effective Year	Condition	Area
FRAME OR CB DETACHED GARAGE	1920		FAIR	360



SAT., NOVEMBER 15<sup>TH</sup> · 10AM

OXFORD OH. | BUTLER CO.

**TRACT 5: 311 W. CHURCH ST.**



# TRACT 5: 311 W. CHURCH ST.

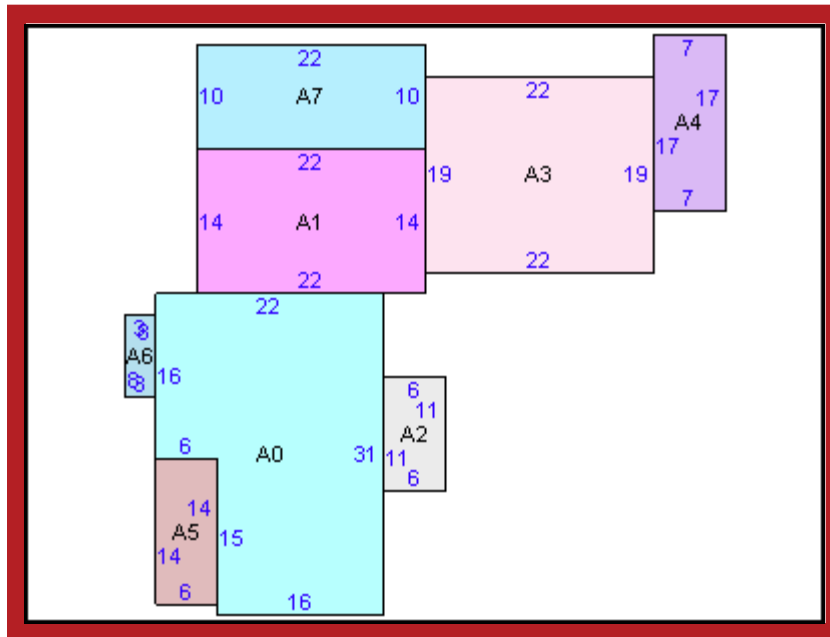


Tract 5: 311 W. Church St. – 2 story vinyl-sided home, gutted, ready for remodeling. Detached garage.



PARID: H4100008000095  
DUDLEY THOMAS M TR

311 W CHURCH ST



Label	Code	Description	Area
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



# TRACT 5: 311 W. CHURCH ST. - LAND

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 5: 311 W. CHURCH ST. - TAX SUMMARY

PARID: H4100008000095  
DUDLEY THOMAS M TR

311 W CHURCH ST

---

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
	Total:				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	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 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	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	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 5: 311 W. CHURCH ST. - PROPERTY

**PARID: H4100008000095**  
**DUDLEY THOMAS M TR**

**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

## Parking

---

Type  
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	DUDLEY THOMAS M TR
Owner 2	

## 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

## Legal

---

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

311 W CHURCH ST

## 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

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

PARID: H4100008000095  
DUDLEY THOMAS M TR

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 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	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

## 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 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 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
WBF Stacks	1
Fireplace Openings	1
Prefab Fireplace	
Heat System	BASIC
Fuel Type	GAS
Int vs Ext Condition	SAME

## Other Building and Yard Items

Code	Year Built	Effective Year	Condition	Area
FRAME OR CB DETACHED GARAGE	1991		AVERAGE	408

## Permits

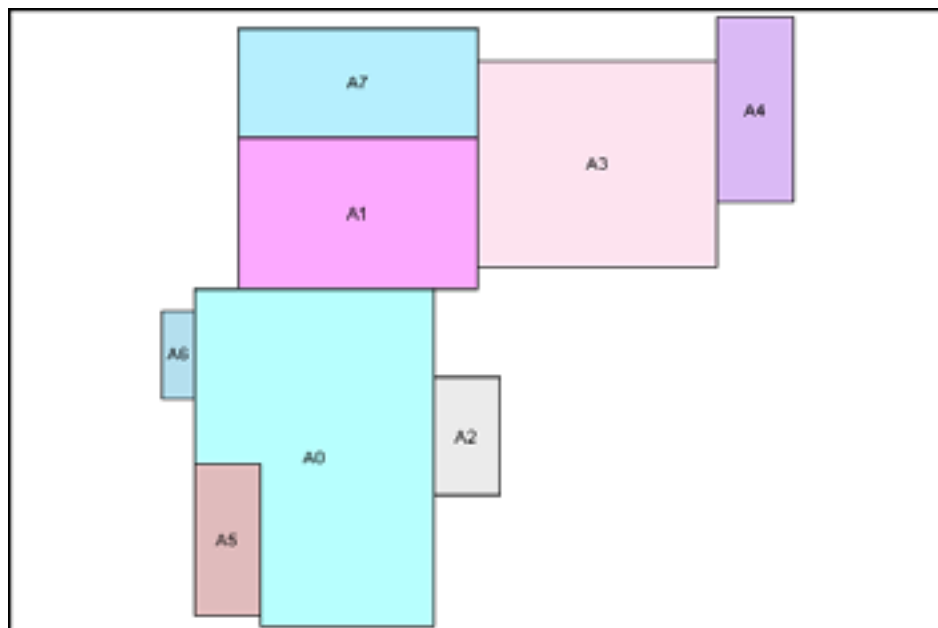
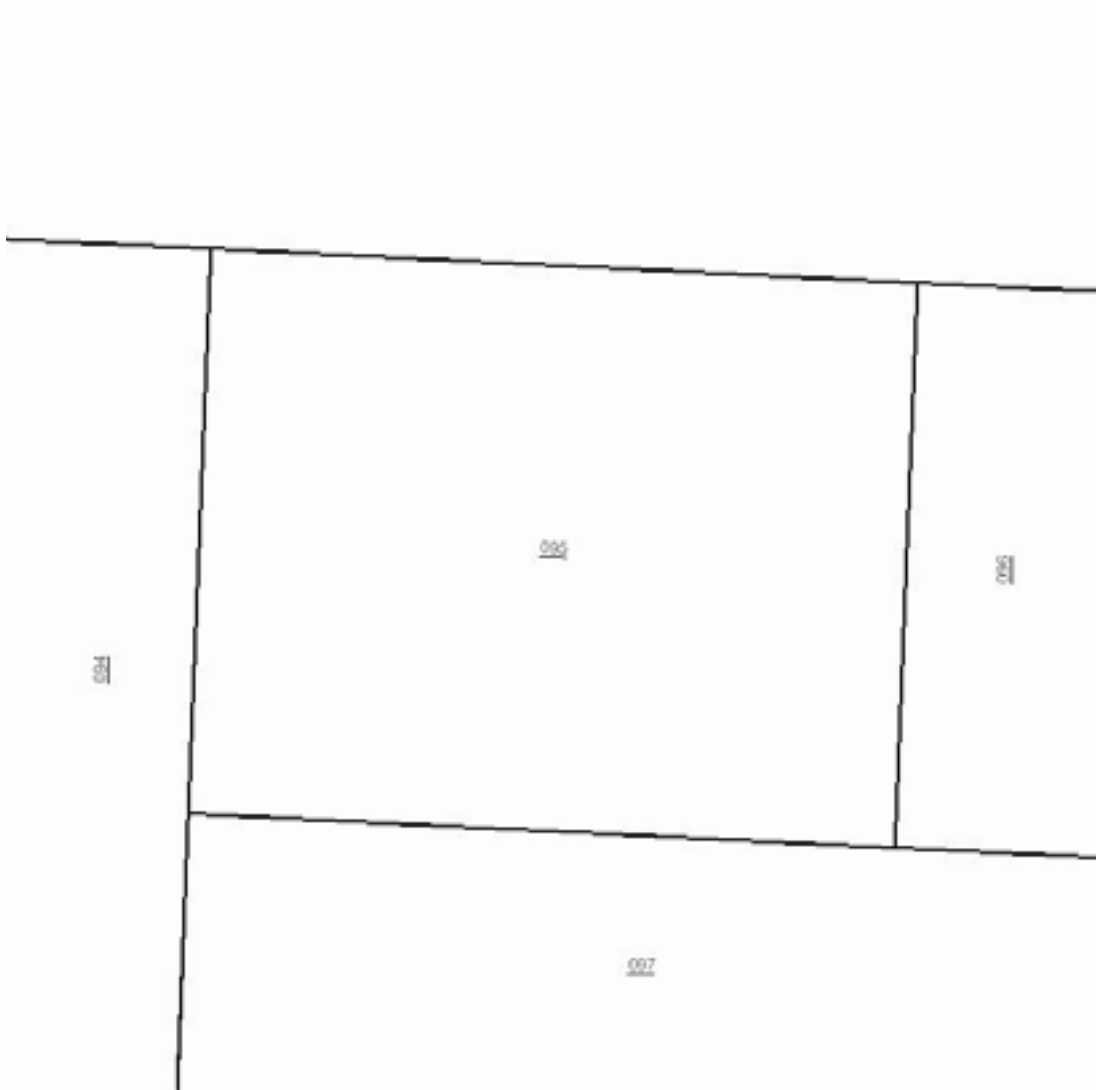
Permit Date	Permit #	Purpose	Open/Closed
01-FEB-1991	9102281	DEMO GAR	C
01-FEB-1991	9102280	GAR	C

## 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**

**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

# TRACT 5: 311 W. CHURCH ST. - OUTBUILDINGS

**PARID: H4100008000095**  
**DUDLEY THOMAS M TR**

**311 W CHURCH ST**

## Other Building and Yard Items

---

Code	Year Built	Effective Year	Condition	Area
FRAME OR CB DETACHED GARAGE	1991		AVERAGE	408



SAT., NOVEMBER 15<sup>TH</sup> · 10AM

OXFORD OH. | BUTLER CO.

# TRACT 6: 317 W. HIGH ST.



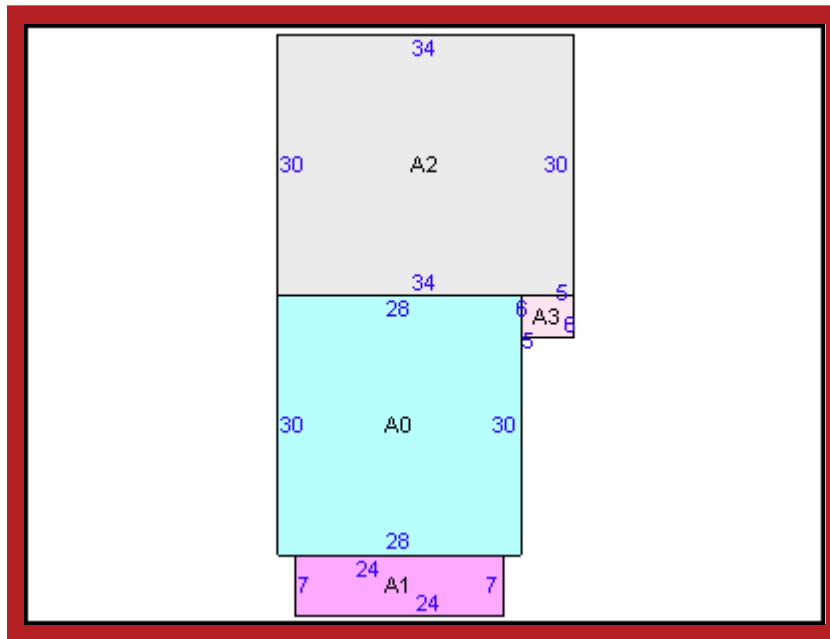
# TRACT 6: 317 W. HIGH ST.



**Tract 6: 317 W. High St.** – Updated 10 bedroom unit with 3 ½ baths, (2) gas furnaces and (2) central air units. Large parking area in the rear.



**PARID: H4100004000015**  
**DUDLEY THOMAS M &**



Label Code	Description	Area
A0	Main Building	840
A1 11	OPEN FRAME PORCH	168
A2 50/20/10	UNF BASEMENT/MASONRY /FRAME	1020
A3 11	OPEN FRAME PORCH	30





# TRACT 6: 317 W. HIGH ST. - LAND

**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
	Total:				2,760.20	2,760.20	.00



# TRACT 6: 317 W. HIGH ST. - PROFILE

**PARID: H4100008000095**  
**DUDLEY THOMAS M TR**

**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 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	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 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 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. - PROPERTY

**PARID: H4100008000095**  
**DUDLEY THOMAS M TR**

**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

## Parking

---

Type  
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	DUDLEY THOMAS M TR
Owner 2	

## 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

## Legal

---

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

311 W CHURCH ST

## 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

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

PARID: H4100008000095  
DUDLEY THOMAS M TR

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 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	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

## 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 Style	ALUM/VINYL 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

## Other Building and Yard Items

---

Code	Year Built	Effective Year	Condition	Area
FRAME OR CB DETACHED GARAGE	1991		AVERAGE	408

## Permits

---

Permit Date	Permit #	Purpose	Open/Closed
01-FEB-1991	9102281	DEMO GAR	C
01-FEB-1991	9102280	GAR	C

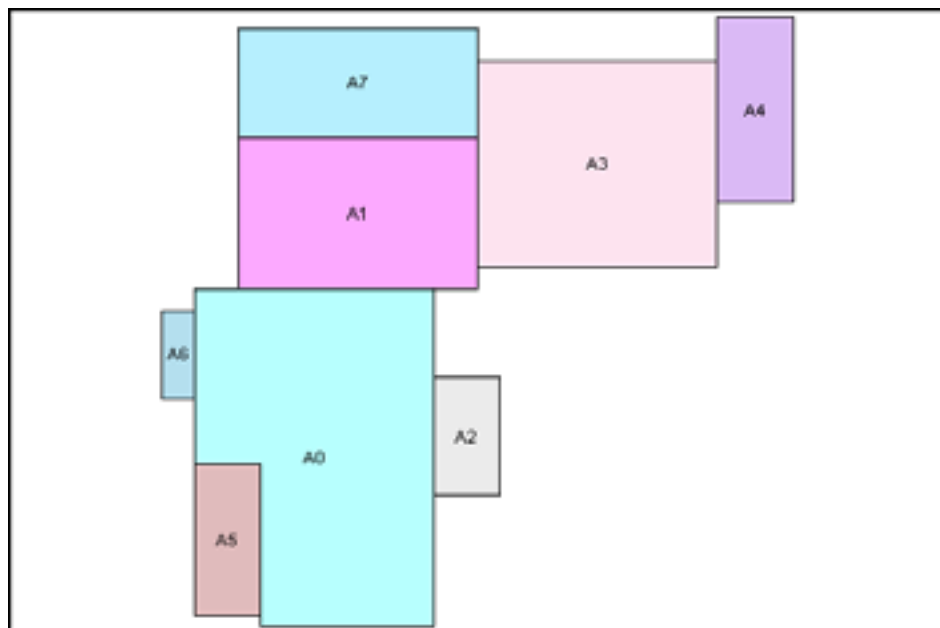
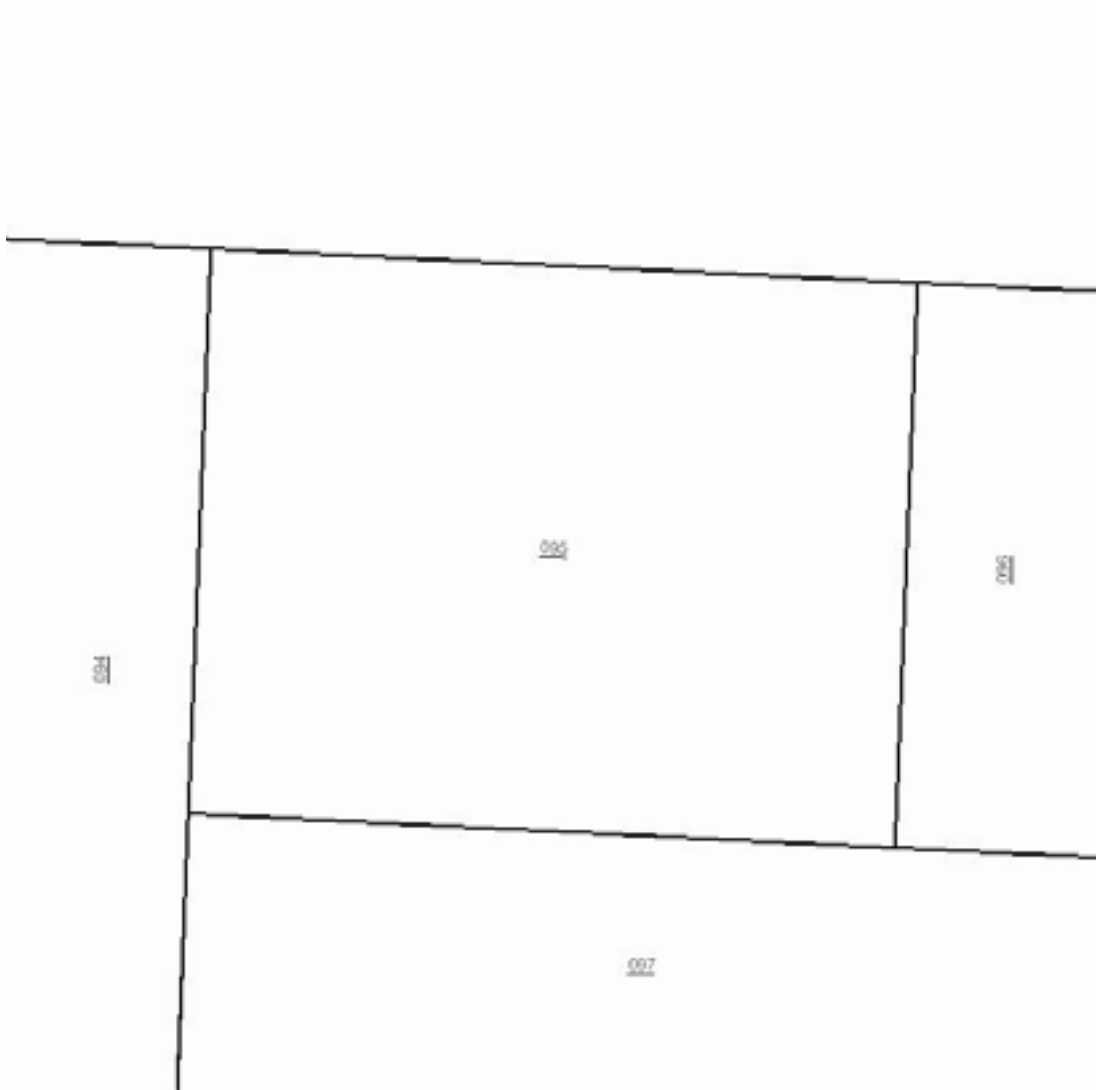
## Land

---

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 15<sup>TH</sup> ▸ 10AM  
OXFORD OH. | BUTLER CO.

**TRACT 7: 18 W. COLLINS ST.**



# TRACT 7: 18 W. COLLINS ST.

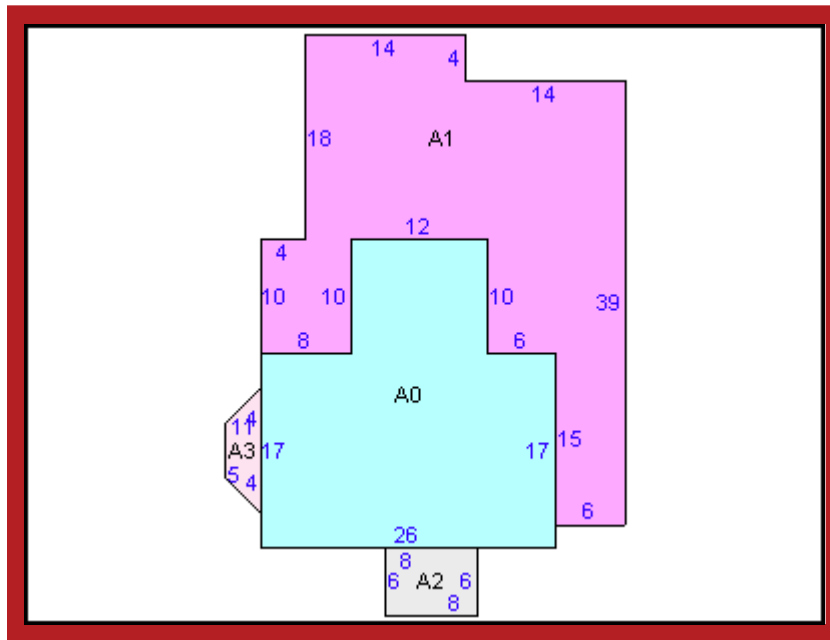


**Tract 7: 18 W. Collins St.** – In need of renovation with (3) possible units. Has been vacant and has traces of mold.



**PARID: H4100003000046**  
**DUDLEY THOMAS M TR**

**18 W COLLINS ST**



Label	Code	Description	Area
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



**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)

# TRACT 7: 18 W. COLLINS ST. - LAND

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
	Total:				1,272.54	1,272.54	.00

# TRACT 7: 18 W. COLLINS ST. - PROFILE

**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	DUDLEY THOMAS M TR
Owner 2	

## Legal

---

Legal Desc 1	96 E 1/2 & PT VAC ST
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
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%)		\$45,510
Building (100%)		\$134,650
Total Value (100%)		\$180,160
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$15,930

# TRACT 7: 18 W. COLLINS ST. - PROFILE

Building (35%)	\$47,130
Assessed Total (35%)	\$63,060

## Incentive District Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4100003000046	Base Parcel	180,160
	Total Value	180,160

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO



# 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	DUDLEY THOMAS M TR
Owner 2	

## 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

## Legal

---

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

## 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

## Building

---

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

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

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	DUDLEY THOMAS M TR
Owner 2	

## Legal

Legal Desc 1	96 E 1/2 & PT VAC ST
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
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%)		\$45,510
Building (100%)		\$134,650
Total Value (100%)		\$180,160
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$15,930
Building (35%)		\$47,130
Assessed Total (35%)		\$63,060

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4100003000046	Base Parcel	180,160
	Total Value	180,160

## 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

## Homestead Credits

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

Homestead Exemption NO  
Owner Occupied Credit 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

---

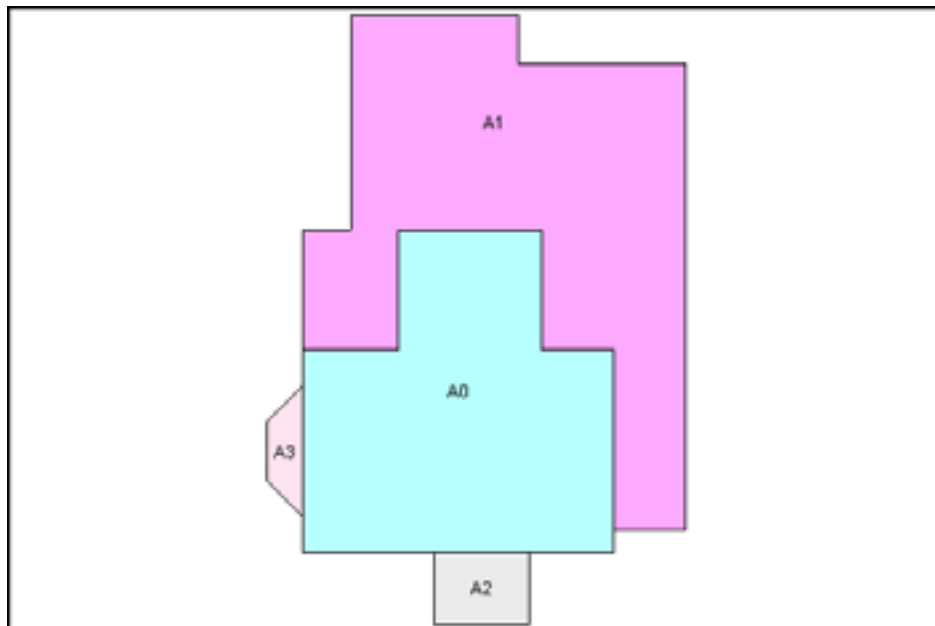
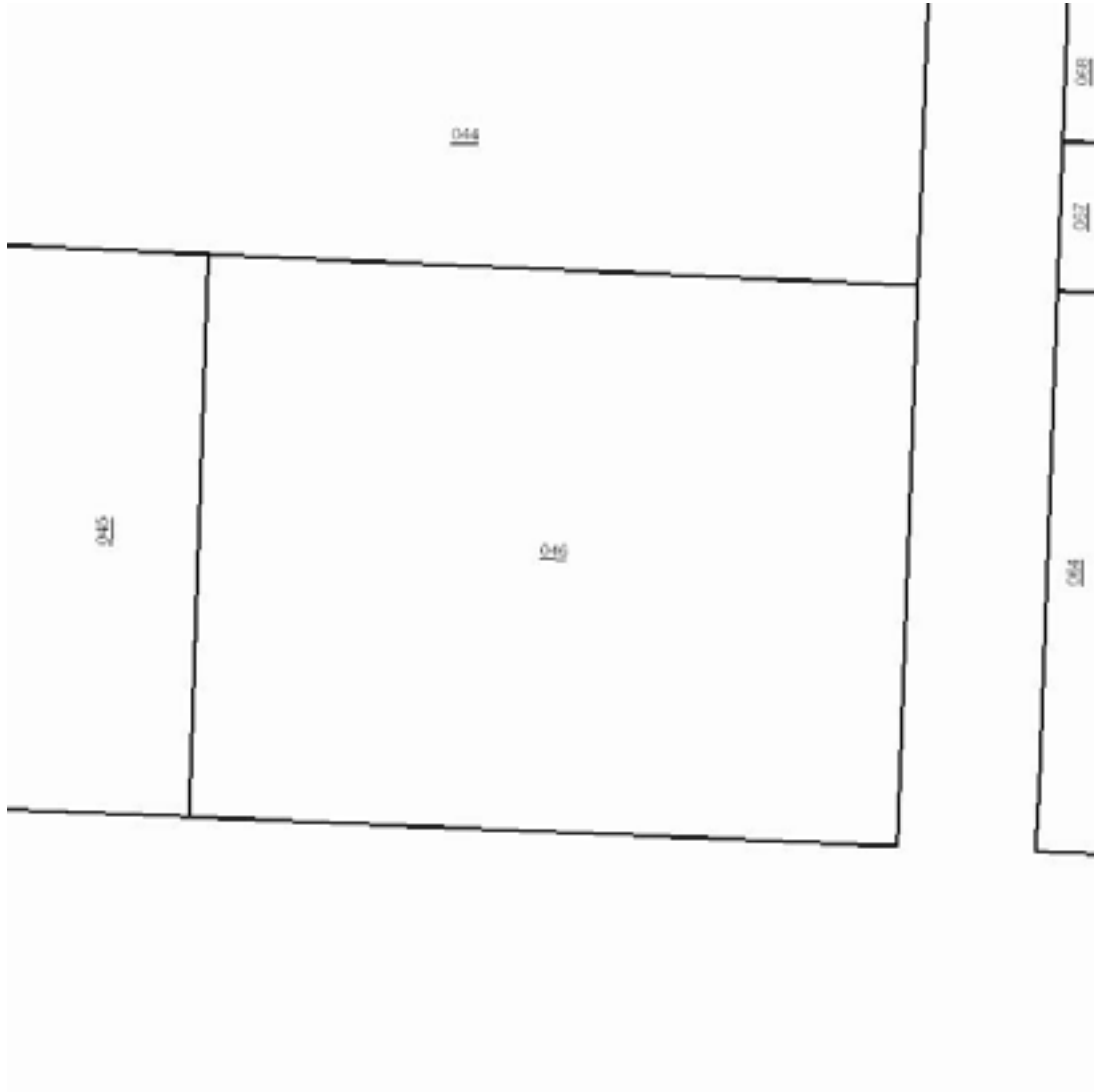
Card	1
Stories	2
Construction	ALUM/VINYL
Style	STUDENT HOUSING
Gross Living Area	1,886
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1889
Effective Year	
Year Remodeled	
Total Rooms	9
Bedrooms	3
Full Baths	3
Half Baths	0
Family Rooms	0
Additional Fixtures	6
Unfinished Area	
Finished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

## 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. - SUMMARY



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

PARID: H4100003000046  
DUDLEY THOMAS M TR

18 W COLLINS ST

Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$45,510	\$134,650	\$180,160	\$15,930	\$47,130	\$63,060	\$0
2012	\$45,510	\$134,650	\$180,160	\$15,930	\$47,130	\$63,060	\$0
2011	\$45,510	\$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







Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> 10AM

OXFORD OH. | BUTLER CO.

# TRACT 8: 101 E. SPRING ST.



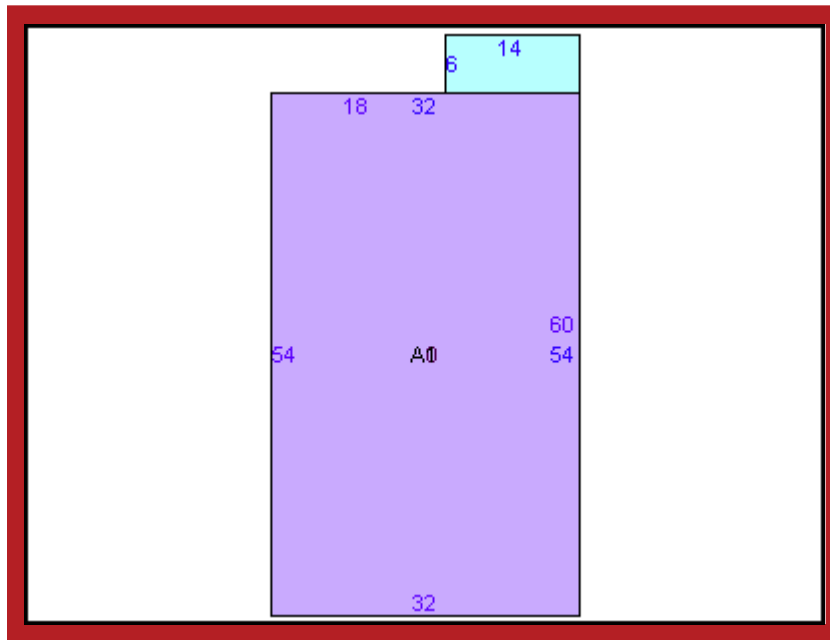
# TRACT 8: 101 E. SPRING ST.



**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.

**PARID: H4000103000086**  
**DUDLEY THOMAS M &**

**101 E SPRING ST**



Label	Code	Description	Area
A0	011	APARTMENT	1812
A1	011	APARTMENT	1728



# TRACT 8: 101 E. SPRING ST. - LAND

**PARID: H4000103000086**  
**DUDLEY THOMAS M &**

**101 E SPRING ST**

## 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**

---

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
	Total:				1,118.71	1,118.71	.00

# TRACT 8: 101 E. SPRING ST. - PROFILE

**PARID: H4000103000086**  
**DUDLEY THOMAS M &**

**101 E SPRING ST**

## 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

## Owner

---

Owner 1	DUDLEY THOMAS M &
Owner 2	DIANE R TRS

## Legal

---

Legal Desc 1	OL6 W61.50 OF N132 & S16 & 1/2 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
01-NOV-86	\$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

# TRACT 8: 101 E. SPRING ST. - PROFILE

## Incentive District Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4000103000086	Base Parcel	130,760
	Total Value	130,760

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 8: 101 E. SPRING ST. - PROPERTY

**PARID: H4000103000086**  
**DUDLEY THOMAS M &**

**101 E SPRING ST**

## 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

## 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

## Owner

---

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

## 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 &

101 E SPRING ST

## Commercial

---

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.**

---

## COMMERCIAL 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



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

PARID: H4000103000086  
DUDLEY THOMAS M &

101 E SPRING ST

## 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

## Owner

Owner 1	DUDLEY THOMAS M &
Owner 2	DIANE R TRS

## Legal

Legal Desc 1	OL6 W61.50 OF N132 & S16 & 1/2 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
01-NOV-86	\$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	Value Type	value
H4000103000086	Base Parcel	130,760
	Total Value	130,760

## 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

## Homestead Credits

Homestead Exemption	NO
Owner Occupied Credit	NO

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

## Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
01-NOV-86	LAND & BUILDING	\$200,000.00			DUDLEY THOMAS M &

## Commercial

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.**

## COMMERCIAL 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

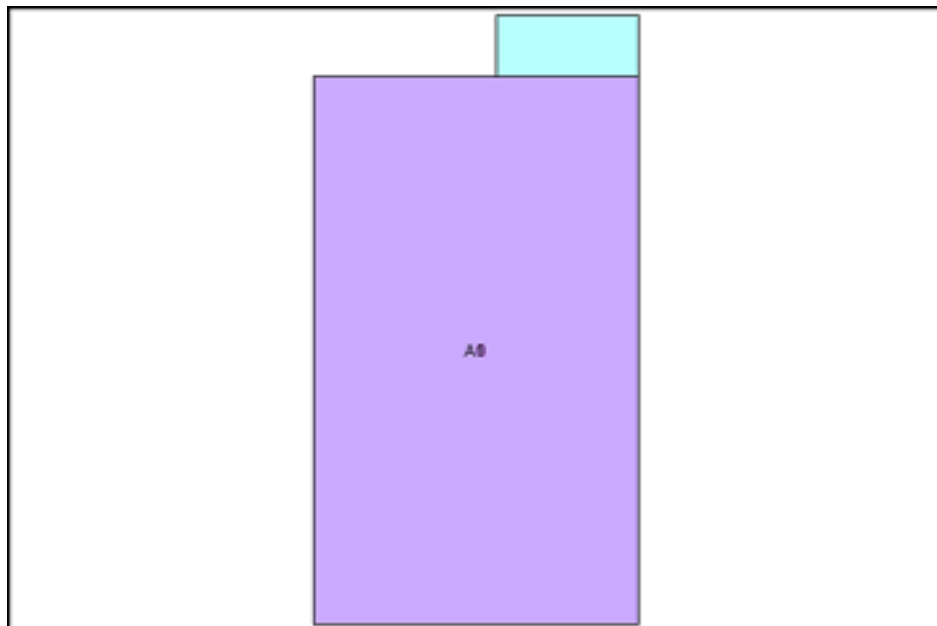
## Other Building and Yard Items

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

## Land

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

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



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

PARID: H4000103000086  
DUDLEY THOMAS M &

101 E SPRING ST

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

# 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



SAT., NOVEMBER 15<sup>TH</sup> 10AM

OXFORD OH. | BUTLER CO.

# TRACT 8: 103 E. SPRING ST.



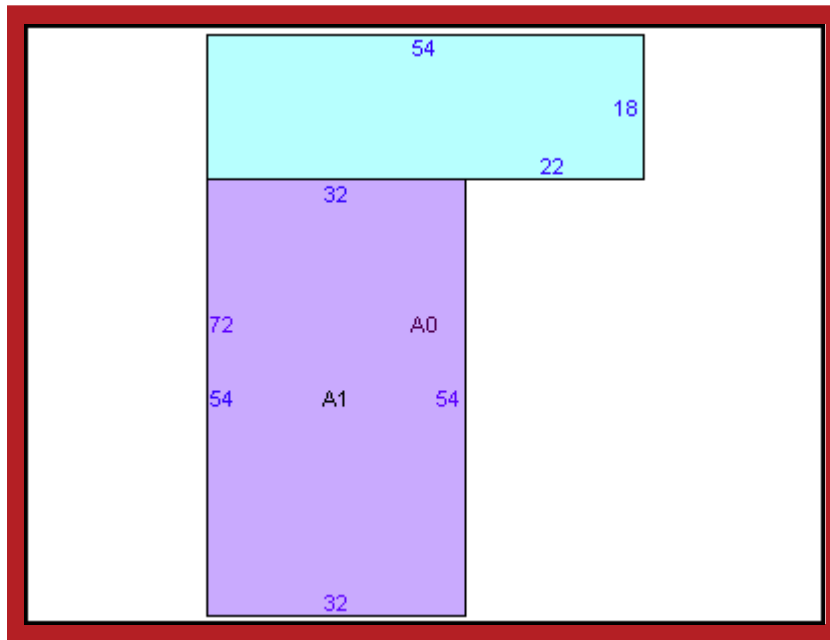
# TRACT 8: 103 E. SPRING ST.



**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.

**PARID: H4000103000087**  
**DUDLEY THOMAS M &**

**103 E SPRING ST**



Label	Code	Description	Area
A0	011	APARTMENT	2700
A1	011	APARTMENT	1728





# TRACT 8: 103 E. SPRING ST. - LAND

PARID: H4000103000087  
DUDLEY THOMAS M &

103 E SPRING ST

## 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

---

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
	Total:				2,720.88	2,720.88	.00

# TRACT 8: 103 E. SPRING ST. - PROFILE

**PARID: H4000103000087**  
**DUDLEY THOMAS M &**

**103 E SPRING ST**

## 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

## Owner

---

Owner 1	DUDLEY THOMAS M &
Owner 2	DIANE R TRS

## Legal

---

Legal Desc 1	OL6 E77 OF W138.5 OF N132
Legal Desc 2	& PT VAC ST
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-NOV-86	\$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	Value Type	value
H4000103000087	Base Parcel	318,060
	Total Value	318,060

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 8: 103 E. SPRING ST. - PROPERTY

**PARID: H4000103000087**  
**DUDLEY THOMAS M &**

**103 E SPRING ST**

## 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

---

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	DUDLEY THOMAS M &
Owner 2	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	OL6 E77 OF W138.5 OF N132
Legal Desc 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	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
Structure Code	211
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.**

---

## COMMERCIAL 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

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

PARID: H4000103000087  
DUDLEY THOMAS M &

103 E SPRING ST

## 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

## Owner

Owner 1	DUDLEY THOMAS M &
Owner 2	DIANE R TRS

## Legal

Legal Desc 1	OL6 E77 OF W138.5 OF N132
Legal Desc 2	& PT VAC ST
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-NOV-86	\$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

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4000103000087	Base Parcel	318,060
	Total Value	318,060

## 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

## 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
01-NOV-86	LAND & BUILDING	\$200,000.00			DUDLEY THOMAS M &

## Commercial

---

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	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.**

---

## COMMERCIAL 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

## Other Building and Yard Items

---

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

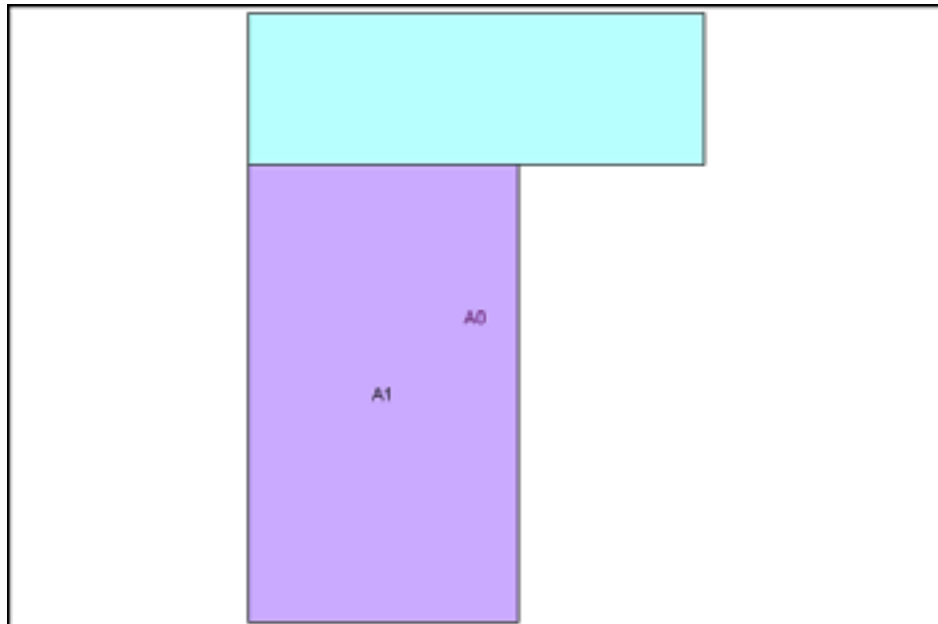
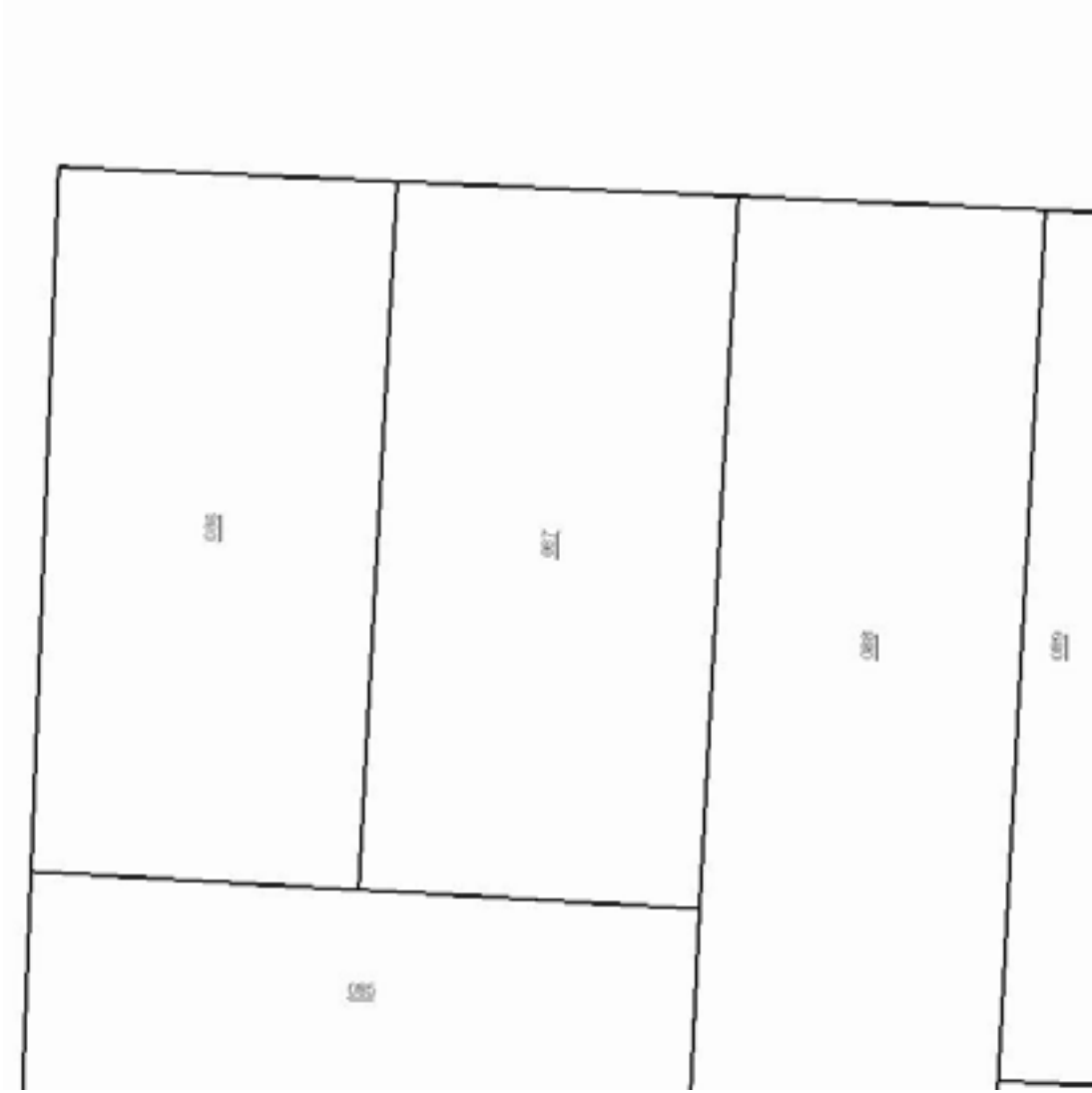
## Land

---

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



# 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





Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> - 10AM

OXFORD OH. | BUTLER CO.

# TRACT 9: 107 E. SPRING ST.





# TRACT 9: 107 E. SPRING ST.



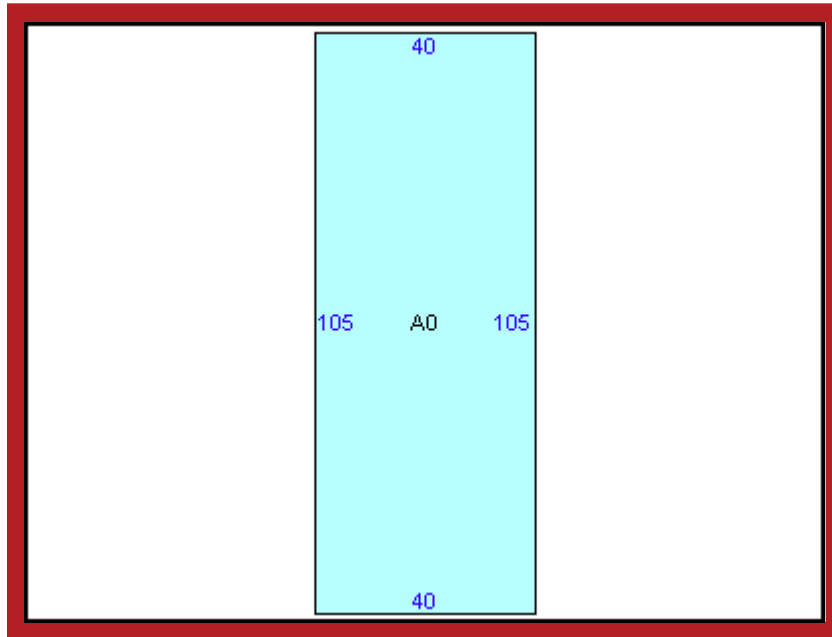
**Tract 9: 107 E. Spring St.** – House with 5 bedrooms, 2 full baths, plus an additions with updated 12 units each with 1 bedroom, 1 full bath, electric heat and window air condition.



**PARID: H4000103000088**  
**DUDLEY TERRY TR**

**107 E SPRING ST**

1 of 2



Label	Code	Description	Area
A0	011	APARTMENT	4200



# TRACT 9: 107 E. SPRING ST. - LAND

**PARID: H4000103000088**  
**DUDLEY TERRY TR**

**107 E SPRING ST**

## 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**

---

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
	Total:				6,050.36	6,050.36	.00

# TRACT 9: 107 E. SPRING ST. - PROFILE

**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	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	TERRY DUDLEY
Mailing Name 2	
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%)		\$135,000
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	Value Type	value
H4000103000088	Base Parcel	707,260
	Total Value	707,260

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO



# 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
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

---

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 TR
Owner 2	

## 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

## Legal

---

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

PARID: H4000103000088  
DUDLEY TERRY TR

107 E SPRING ST

## 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.**

---

## COMMERCIAL 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 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

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

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	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	TERRY DUDLEY
Mailing Name 2	
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%)		\$135,000
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

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4000103000088	Base Parcel	707,260
	Total Value	707,260

## 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

## Homestead Credits

Homestead Exemption	NO
Owner Occupied Credit	NO

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

## Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
01-OCT-85	LAND & BUILDING	\$260,000.00			

## 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.**

## COMMERCIAL 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 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

## Other Building and Yard Items

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

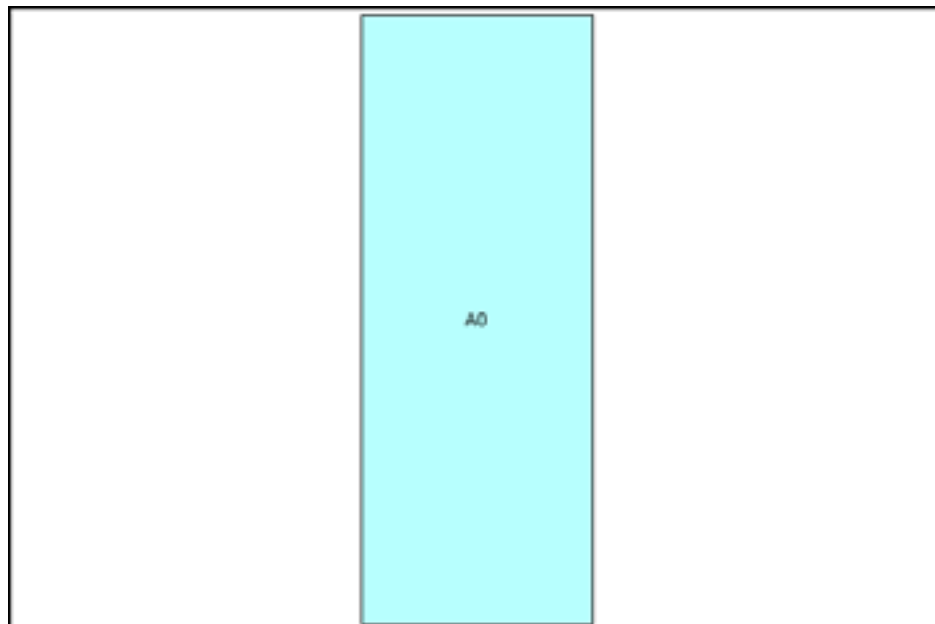
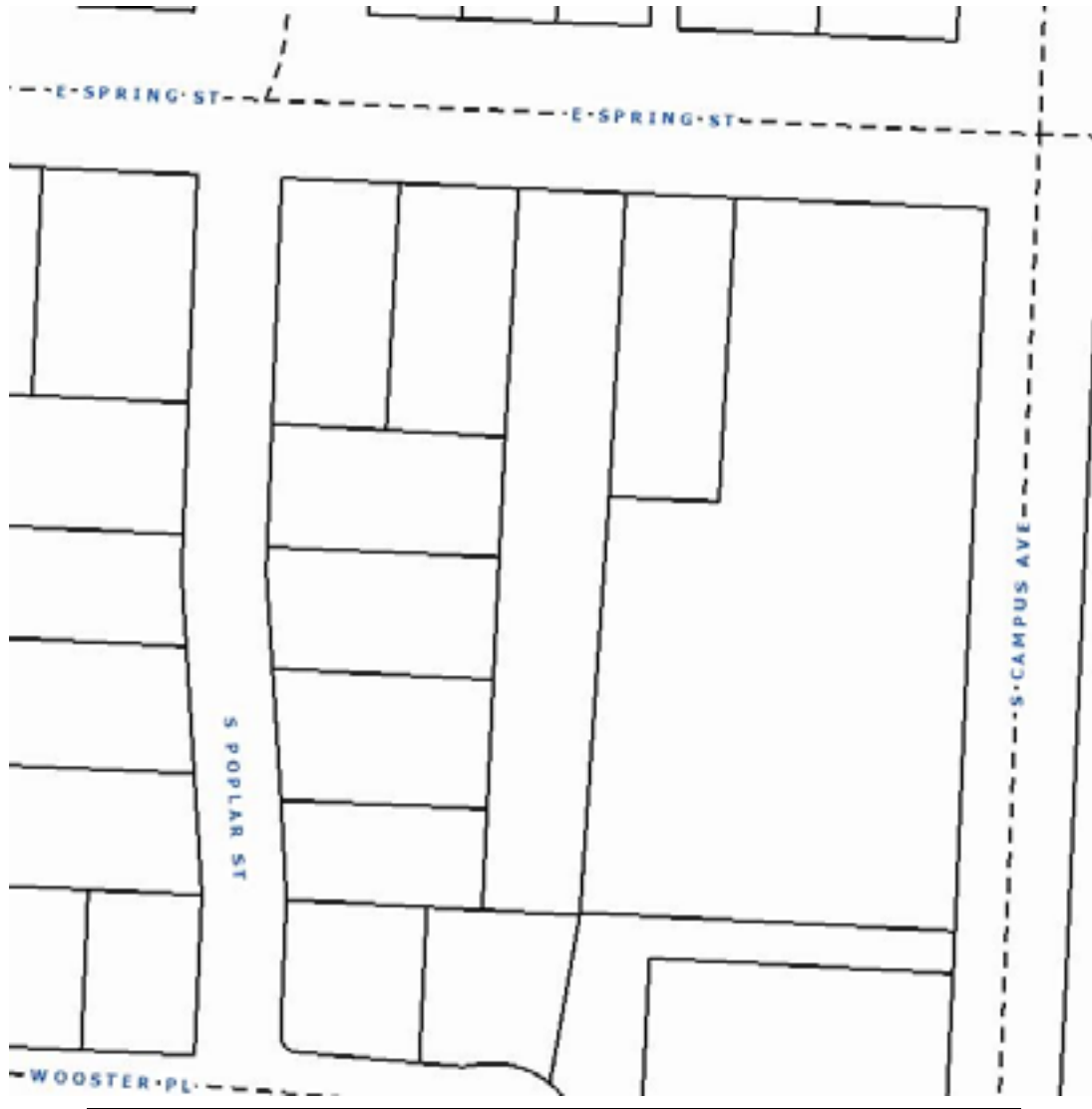
## Permits

Permit Date	Permit #	Purpose	Open/Closed
10-JUL-1997	96160	2ND STORY	C

## Land

Line Number	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





Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> ▸ 10AM

OXFORD OH. | BUTLER CO.

# TRACT 10: 418 S. MAIN ST.





# TRACT 10: 418 S. MAIN ST.

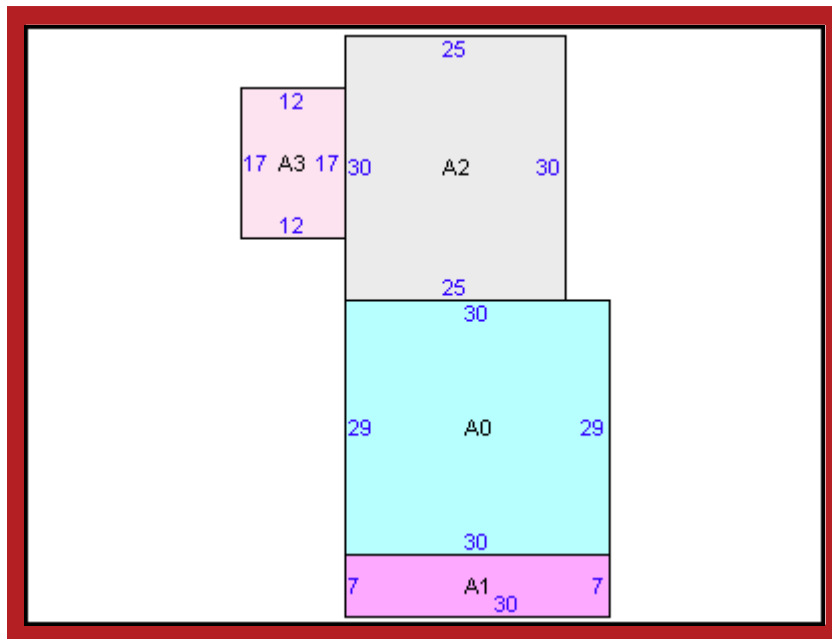


**Tract 10: 418 S. Main St.** – Updated 4 bedroom, 2 full bath house with gas furnace and central air.



PARID: H4000103000023  
TD LTD LLC

418 S MAIN ST



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



877-747-0212

www.schraderauction.com

# TRACT 10: 418 S. MAIN ST. - LAND

PARID: H4000103000023

TD LTD LLC

418 S MAIN ST

## Land

---

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

418 S MAIN ST

---

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
	Total:				1,576.48	1,576.47	.00

# TRACT 10: 418 S. MAIN ST. - PROFILE

**PARID: H4000103000023**  
**TD LTD LLC**

**418 S MAIN ST**

## 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 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
28-MAY-02	\$0
28-MAY-02	\$0
28-MAY-02	\$1,200,000

## 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 (35%)		\$16,790
Building (35%)		\$57,730

# TRACT 10: 418 S. MAIN ST. - PROFILE

Assessed Total (35%)

\$74,520

## Incentive District Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4000103000023	Base Parcel	212,890
	Total Value	212,890

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 10: 418 S. MAIN ST. - PROPERTY

PARID: H4000103000023

TD LTD LLC

418 S MAIN ST

## 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

## 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	TD LTD LLC
Owner 2	

## 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	578 ENT
Legal Desc 2	
Legal Desc 3	

## 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

418 S MAIN ST

## 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

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

PARID: H4000103000023  
TD LTD LLC

418 S MAIN ST

## 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 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
28-MAY-02	\$0
28-MAY-02	\$0
28-MAY-02	\$1,200,000

## 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 (35%)		\$16,790
Building (35%)		\$57,730
Assessed Total (35%)		\$74,520

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4000103000023	Base Parcel	212,890
	Total Value	212,890

## 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	72.68	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 Exemption NO  
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 P III TR ETAL
28-MAY-02	LAND & BUILDING	\$.00	-2682	J R J CO PRT	WESPISER JOSEPH P III TR ETAL

## 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

## Land

---

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. - VALUE HISTORY

PARID: H4000103000023  
TD LTD LLC

418 S MAIN ST

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





Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> - 10AM

OXFORD OH. | BUTLER CO.

# TRACT 11: 518 S. MAIN ST.





# TRACT 11: 581 S. MAIN ST.

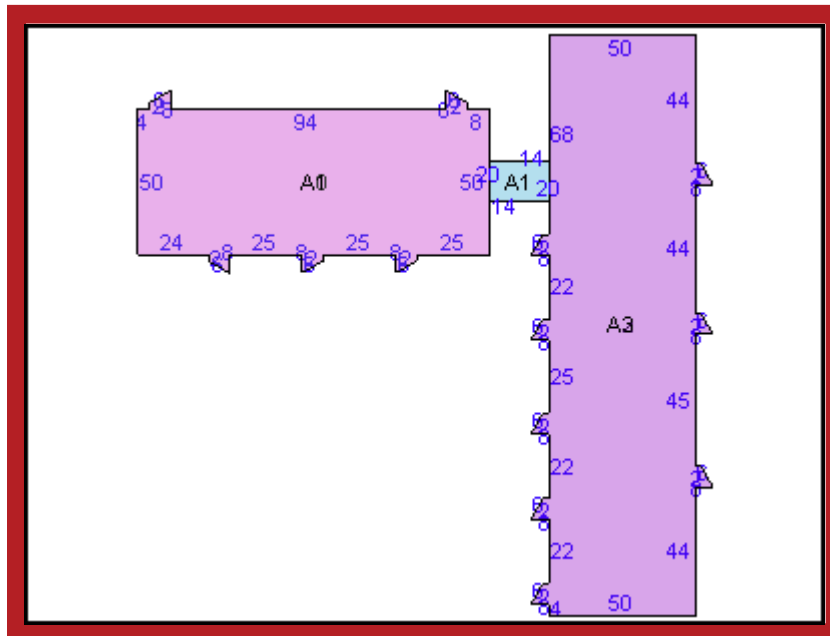


**Tract 11: 518 S. Main St.** – Village Green Apartments – 33 unit, 2 building apartment complex with 32 2 bedroom, 2 full bath units including window air conditioning and hot water or electric heat. Plus (1) manager unit with 1 ½ bedrooms and 1 full bath. Some units have been updated. Large off street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



PARID: H4100103000030  
T D UNLIMITED PRT

518 S MAIN ST



Label	Code	Description	Area
A0	011	APARTMENT	6140
A1	CP6	CANOPY ROOF/SLAB	280
A1	011	APARTMENT	6140
A2	011	APARTMENT	10124
A3	011	APARTMENT	10124



877-747-0212

www.schraderauction.com

# TRACT 11: S. MAIN ST. - LAND

PARID: H4100103000030  
T D UNLIMITED PRT

518 S MAIN ST

## Land

---

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

518 S MAIN ST

---

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
	Total:				11,429.77	11,429.76	.00

# TRACT 11: S. MAIN ST. - PROFILE

**PARID: H4100103000030**  
**T D UNLIMITED PRT**

**518 S MAIN ST**

## Parcel

---

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
Effective Tax Rate	49.031925

## Owner

---

Owner 1	T D UNLIMITED PRT
Owner 2	

## Legal

---

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

## 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	Sale Amount
17-JUL-95	\$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	Value Type	value
H4100103000030	Base Parcel	1,297,420
	Total Value	1,297,420

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 11: S. MAIN ST. - PROPERTY

**PARID: H4100103000030**  
**T D UNLIMITED PRT**

**518 S MAIN ST**

## Parcel

---

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

---

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

## Owner

---

Owner 1	T D UNLIMITED PRT
Owner 2	

## Parcel

---

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
Effective Tax Rate	49.031925

## Legal

---

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

## 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.**

---

## COMMERCIAL 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

# TRACT 11: S. MAIN ST. - SUMMARY

PARID: H4100103000030  
T D UNLIMITED PRT

518 S MAIN ST

## Parcel

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
Effective Tax Rate	49.031925

## Owner

Owner 1	T D UNLIMITED PRT
Owner 2	

## Legal

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

## 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	Sale Amount
17-JUL-95	\$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

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4100103000030	Base Parcel	1,297,420
	Total Value	1,297,420

## 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

## Homestead Credits

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 11: S. MAIN ST. - SUMMARY

## Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
17-JUL-95	LAND & BUILDING	\$1,200,000.00	4305	S & W INVESTMENT PTR	T D UNLIMITED PRT

## 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.

## COMMERCIAL 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 Building and Yard Items

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

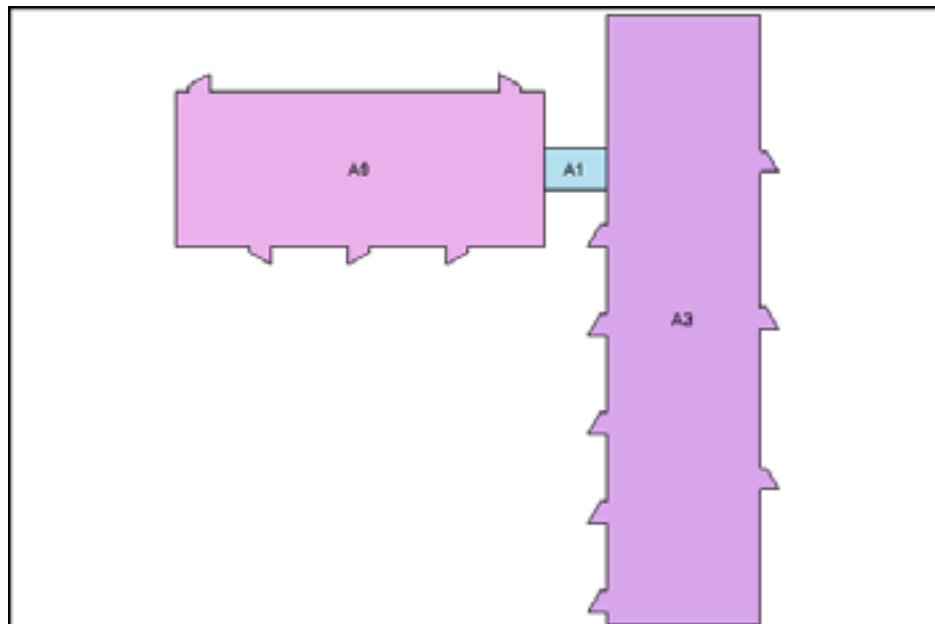
## Permits

Permit Date	Permit #	Purpose	Open/Closed
14-AUG-2003	03-216	PARKING	C

## Land

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

# TRACT 11: S. MAIN ST. - SUMMARY



# TRACT 11: S. MAIN ST. - VALUE HISTORY

PARID: H4100103000030  
T D UNLIMITED PRT

518 S MAIN ST

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 15<sup>TH</sup> ▸ 10AM  
OXFORD OH. | BUTLER CO.

# TRACT 12: 105 LINWOOD LN.





# TRACT 12: 105 LINWOOD LN.

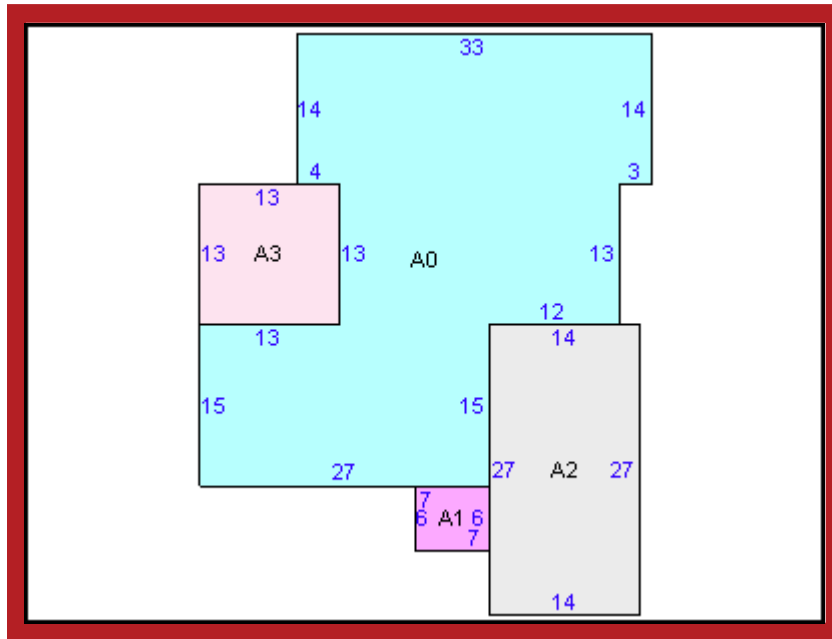


**Tract 12: 105 Linnwood Ln.** – 4 bedrooms, 1 full bath and gas furnace. This unit has been sitting vacant.



**PARID: H4100103000027**  
**DUDLEY TERRY M &**

**105 LINWOOD LN**



Label	Code	Description	Area
A0		Main Building	1205
A1	35	MAS STOOP/TERRACE	42
A2	10	FRAME	378
A3	33	CONC/BRICK PATIO	169



**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)

# 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
	Total:				756.55	756.55	.00

# TRACT 12: 105 LINWOOD LN. - PROFILE

**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		\$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	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

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 12: 105 LINWOOD LN. - PROPERTY

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

## 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 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

---

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	

## 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 &

105 LINNWOOD LN

## Building

---

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

# TRACT 12: 105 LINWOOD LN. - SUMMARY

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		\$0
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

Homestead Exemption	NO
Owner Occupied Credit	NO



# TRACT 12: 105 LINWOOD LN. - SUMMARY

## Sales

---

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
08-SEP-99	LAND & BUILDING	\$81,500.00	7437	NEISCH JOSEPH M	DUDLEY TERRY M &
26-SEP-94	LAND & BUILDING	\$60,000.00	-2706		

## Building

---

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

## Permits

---

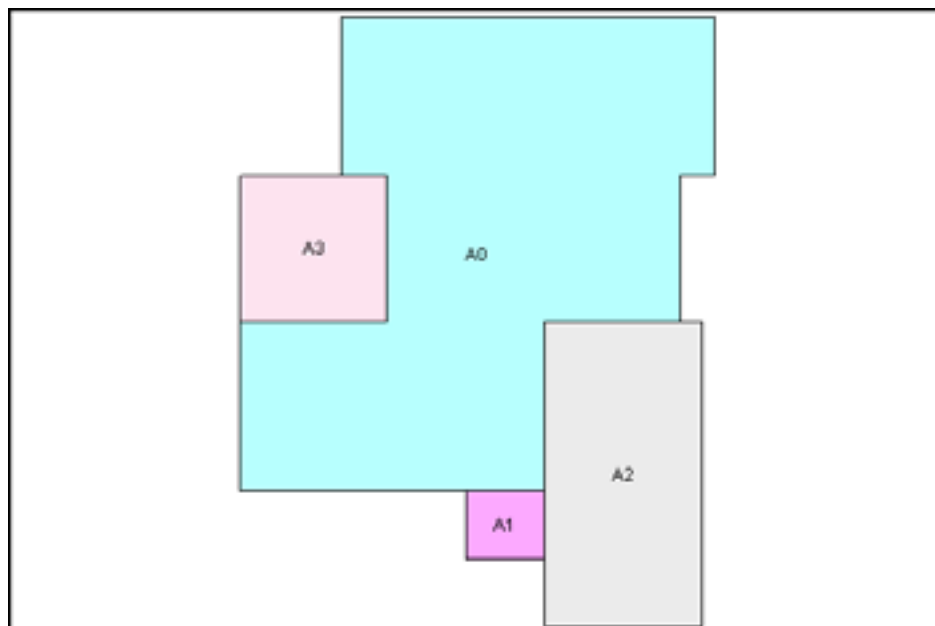
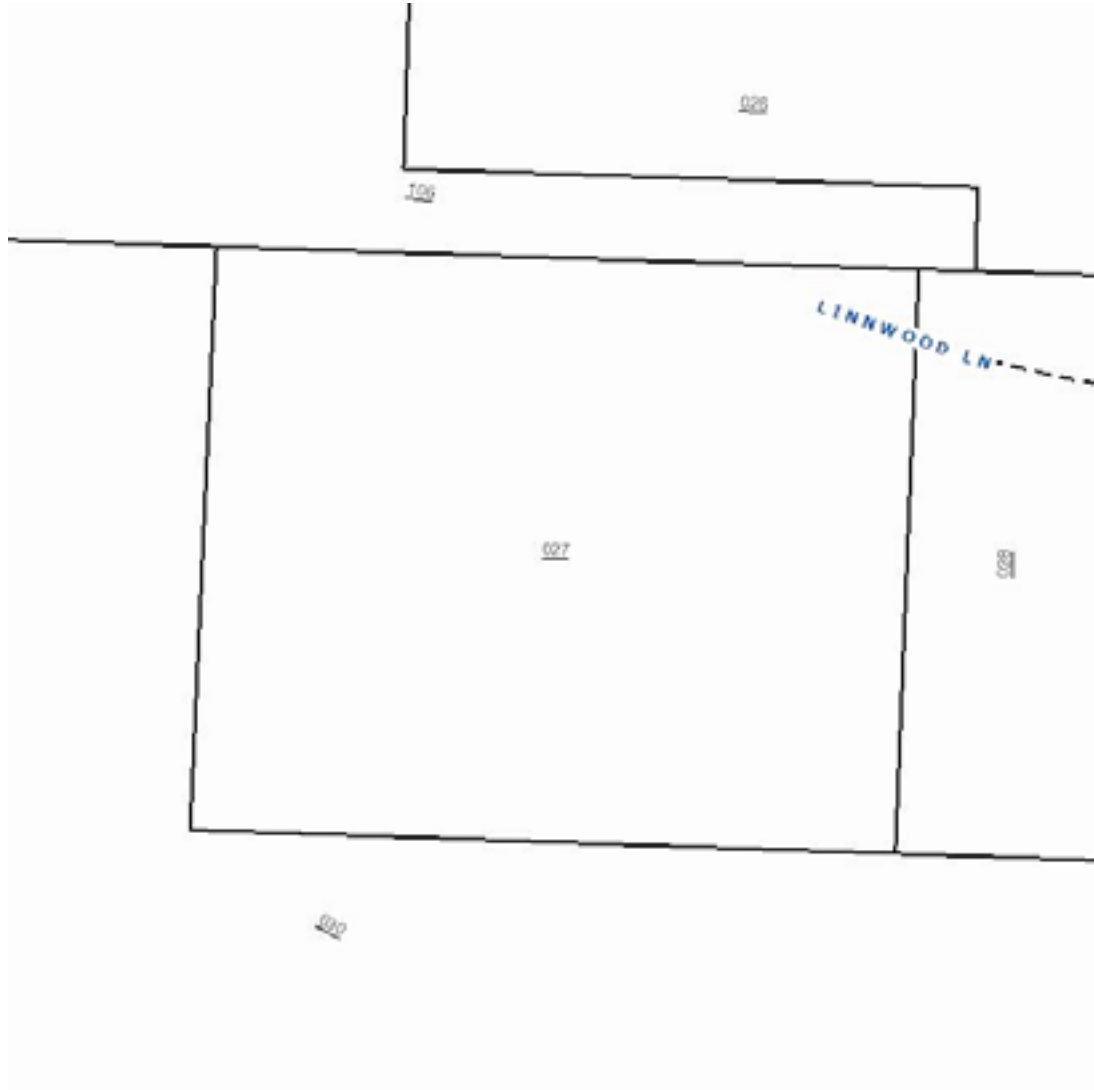
Permit Date	Permit #	Purpose	Open/Closed
14-FEB-1997	97039	REMODEL	C

## 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

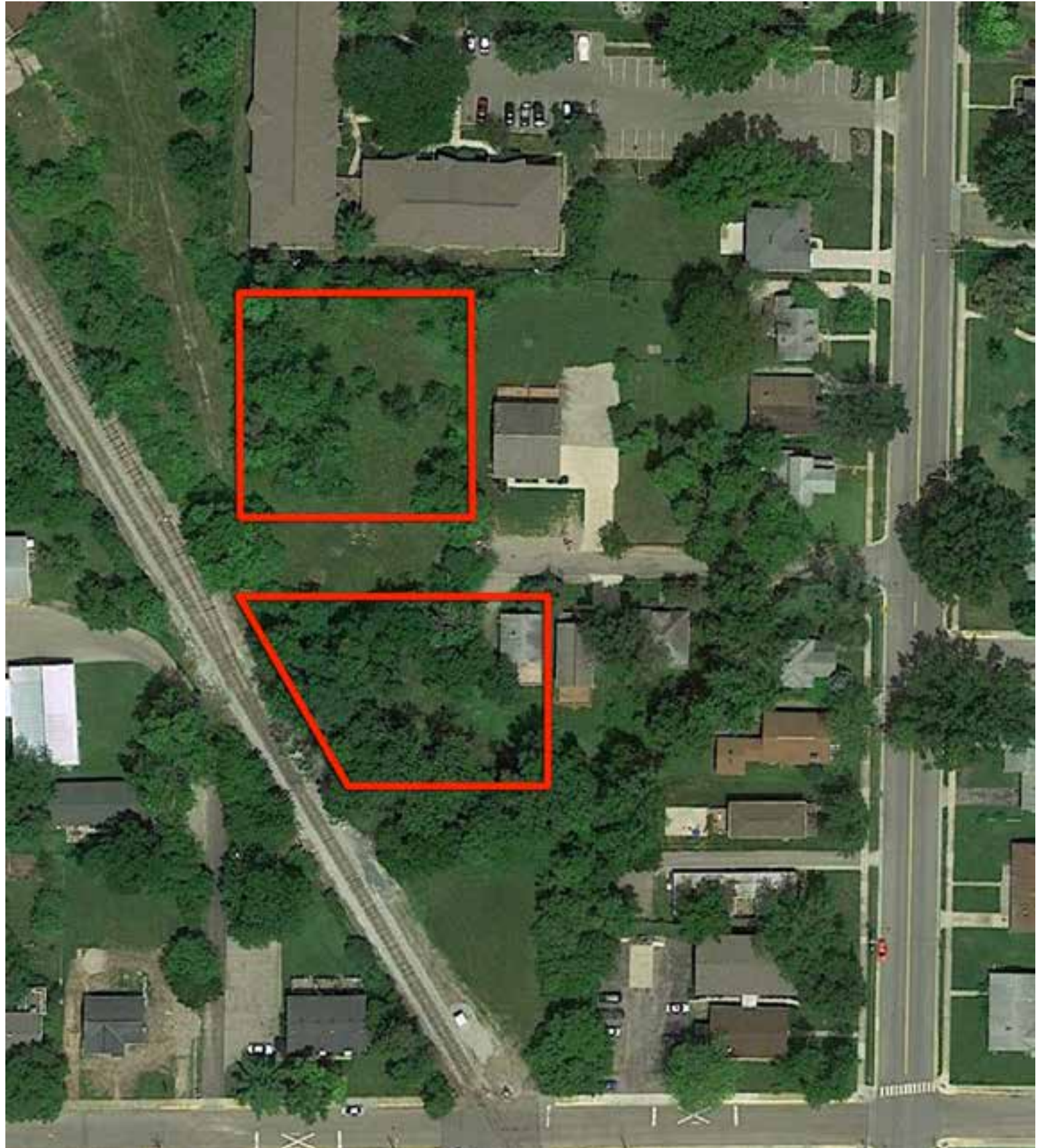
Taxyr	Land Value	Building Value	Total Appraised Value	Land (35%)	Building (35%)	35% Total Assessed	CAUV
2013	\$45,150	\$61,960	\$107,110	\$15,800	\$21,690	\$37,490	\$0
2012	\$45,150	\$61,960	\$107,110	\$15,800	\$21,690	\$37,490	\$0
2011	\$45,150	\$61,960	\$107,110	\$15,800	\$21,690	\$37,490	\$0
2010	\$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 15<sup>TH</sup> ▸ 10AM  
OXFORD OH. | BUTLER CO.

**TRACT 13: 13 W. ROSE AVE.**





# TRACT 13: 13 W. ROSE AVE.

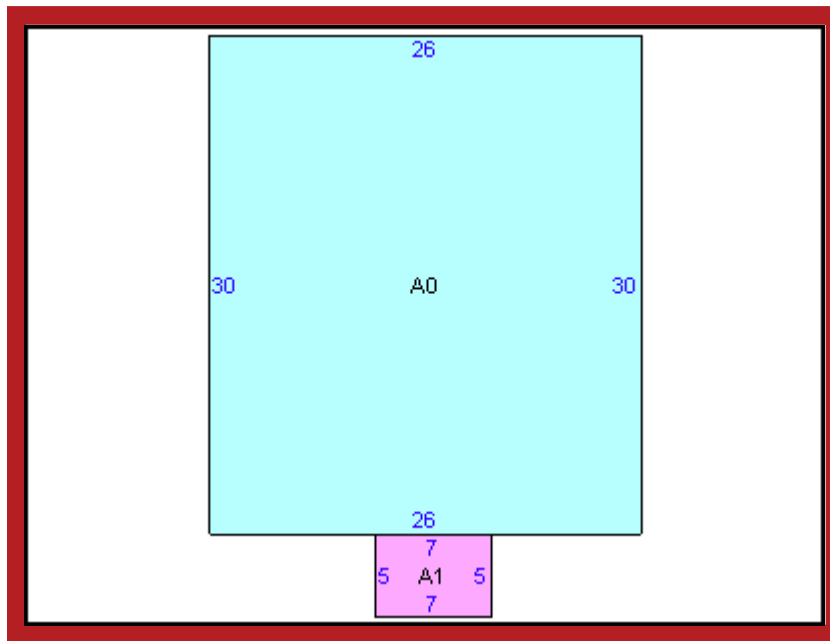


**Tract 13: 13 W. Rose Ave.** – 3 bedrooms, 1 full bath, gas furnace. Has been vacant.



PARID: H4000106000012  
TD LTD LLC

13 W ROSE AVE



Label	Code	Description	Area
A0		Main Building	780
A1	35	MAS STOOP/TERRACE	35



**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)

# TRACT 13: 13 W. ROSE AVE. - LAND

PARID: H4000106000012  
TD LTD LLC

13 W ROSE AVE

## 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. - 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
	Total:				881.45	881.45	.00



# TRACT 13: 13 W. ROSE AVE. - PROFILE

**PARID: H4000106000012**  
**TD LTD LLC**

**13 W ROSE AVE**

## 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

## Owner

---

Owner 1	TD LTD LLC
Owner 2	

## Legal

---

Legal Desc 1	545 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
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
Assessed Tax Year	2013	
Land (35%)		\$14,180
Building (35%)		\$29,500

# TRACT 13: 13 W. ROSE AVE. - PROFILE

Assessed Total (35%)

\$43,680

## Incentive District Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4000106000012	Base Parcel	124,790
	Total Value	124,790

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 13: 13 W. ROSE AVE. - PROPERTY

PARID: H4000106000012

TD LTD LLC

13 W ROSE AVE

## 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

## 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	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	545 ENT
Legal Desc 2	
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

13 W ROSE AVE

## 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

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

PARID: H4000106000012  
TD LTD LLC

13 W ROSE AVE

## 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

## Owner

Owner 1	TD LTD LLC
Owner 2	

## Legal

Legal Desc 1	545 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
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
Assessed Tax Year	2013	
Land (35%)		\$14,180
Building (35%)		\$29,500
Assessed Total (35%)		\$43,680

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4000106000012	Base Parcel	124,790
	Total Value	124,790

## 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

## Homestead Credits

Homestead Exemption	NO
---------------------	----

# TRACT 13: 13 W. ROSE 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 P III TR ETAL
28-MAY-02	LAND & BUILDING	\$ .00	-2682	J R J CO PT	WESPISER JOSEPH P III TR ETAL

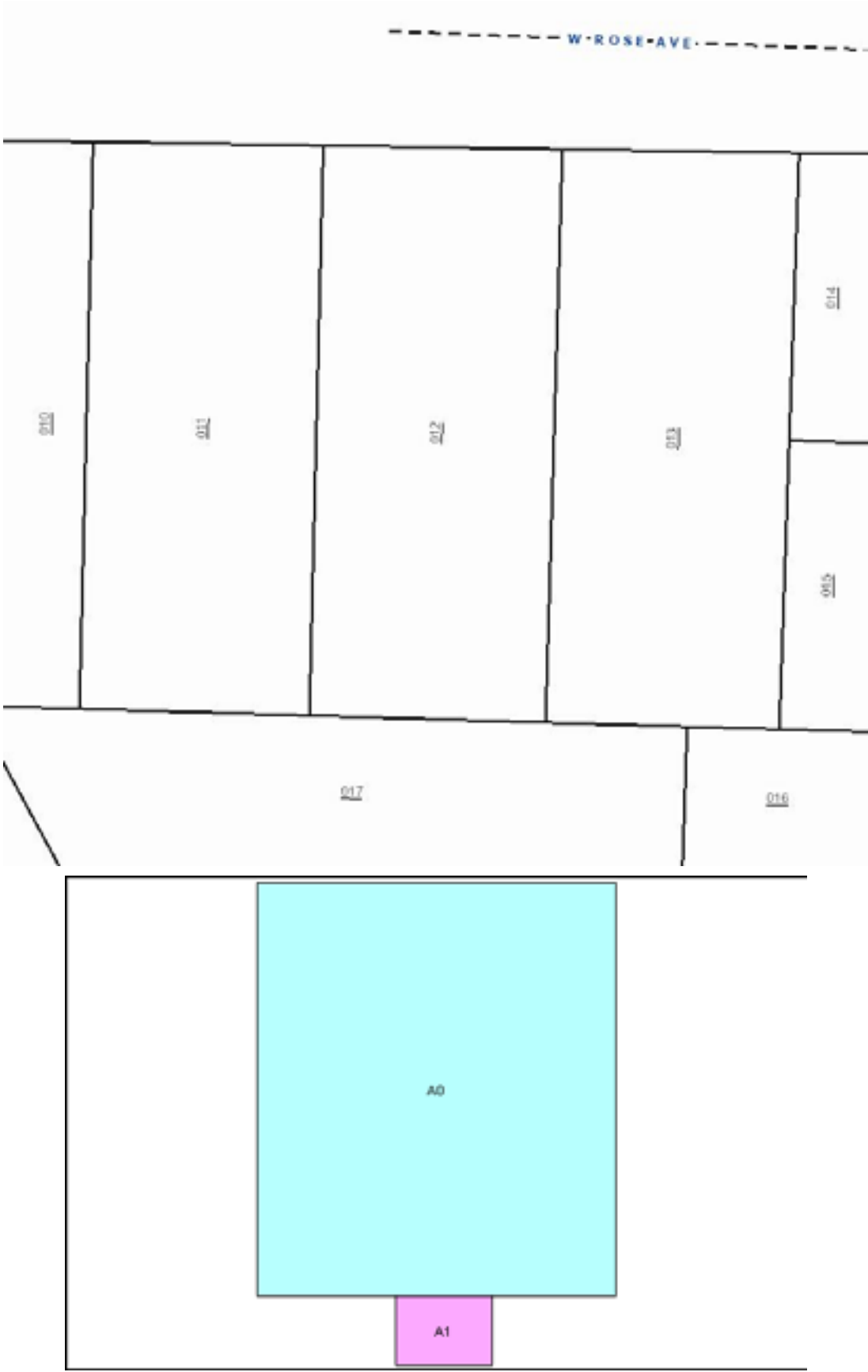
## Building

Card	1
Stories	1
Construction Style	ALUM/VINYL 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
WBF 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 15<sup>TH</sup> ▸ 10AM  
OXFORD OH. | BUTLER CO.

**TRACT 14: 415 S. COLLEGE AVE.**



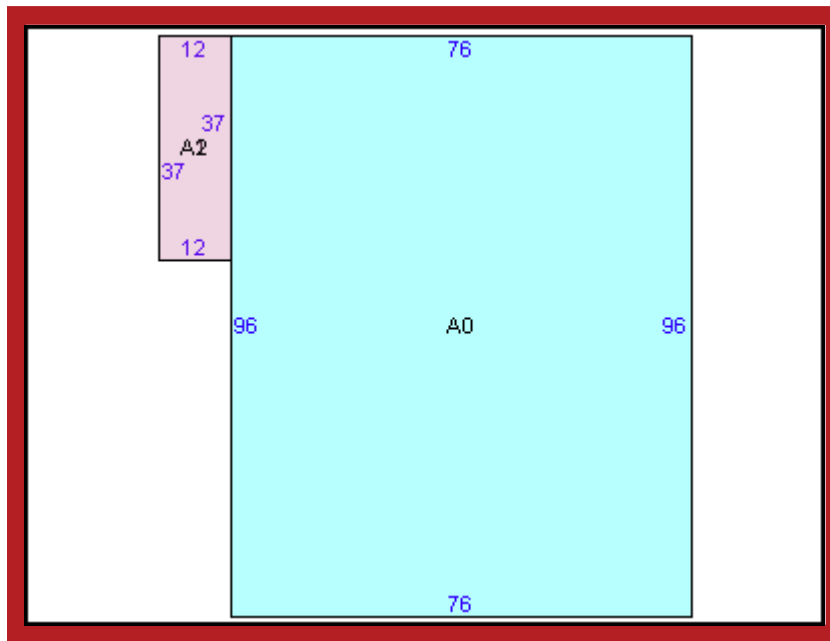
# TRACT 14: 415 S. COLLEGE AVE.



**Tract 14: 415 S. College Ave.** – 5.43± 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.

PARID: H4000104000044  
TD LTD LLC

415 S COLLEGE AVE



Label	Code	Description	Area
A0	045	WAREHOUSE	7296
A1	084	MULTI-USE STORAGE	444
A2	084	MULTI-USE STORAGE	444





# TRACT 14: 415 S. COLLEGE AVE. - LAND

PARID: H4000104000044  
TD LTD LLC

415 S COLLEGE AVE

## 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

---

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
	Total:				2,300.48	2,300.48	.00

# TRACT 14: 415 S. COLLEGE AVE. - PROFILE

**PARID: H4000104000044**  
**TD LTD LLC**

**415 S COLLEGE AVE**

## 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

## Owner

---

Owner 1	TD LTD LLC
Owner 2	

## Legal

---

Legal Desc 1	OL23 1/2 E OF RR
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
28-MAY-02	\$0
28-MAY-02	\$0
28-MAY-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 Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4000104000044	Base Parcel	268,890
	Total Value	268,890

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 14: 415 S. COLLEGE AVE. - PROPERTY

PARID: H4000104000044

TD LTD LLC

415 S COLLEGE AVE

## 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

---

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

## Owner

---

Owner 1	TD LTD LLC
Owner 2	

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

## 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.**

---

## COMMERCIAL 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

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

PARID: H4000104000044  
TD LTD LLC

415 S COLLEGE AVE

## 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

## Owner

Owner 1	TD LTD LLC
Owner 2	

## Legal

Legal Desc 1	OL23 1/2 E OF RR
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
28-MAY-02	\$0
28-MAY-02	\$0
28-MAY-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
Assessed Total (35%)		\$94,120

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4000104000044	Base Parcel	268,890
	Total Value	268,890

## 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

## Homestead Credits

Homestead Exemption	NO
---------------------	----

# 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 P III TR ETAL
28-MAY-02	LAND & BUILDING	\$ .00	-2682	J R J CO PRT	WESPISER JOSEPH P III TR ETAL

## 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.**

## COMMERCIAL 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

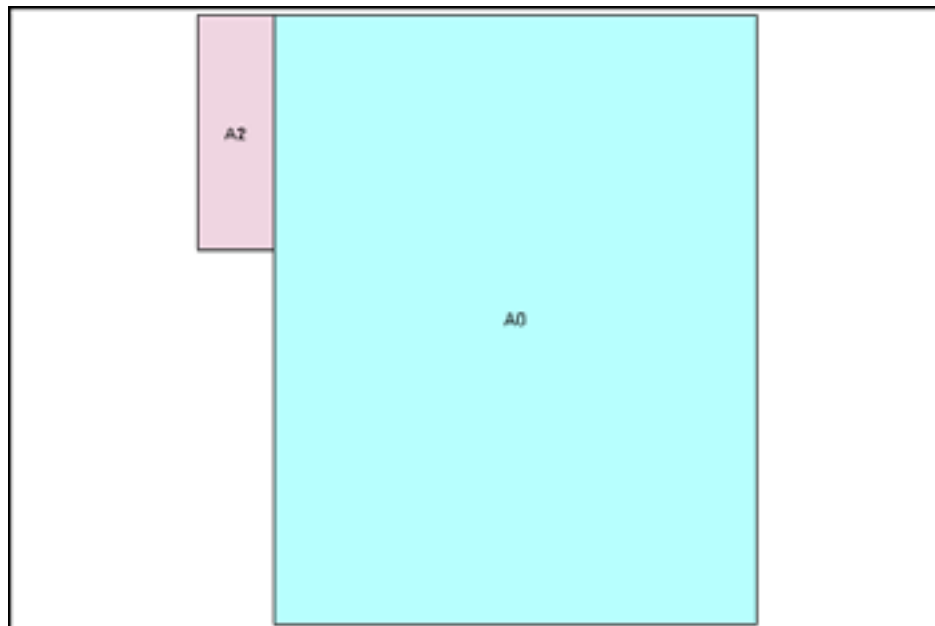
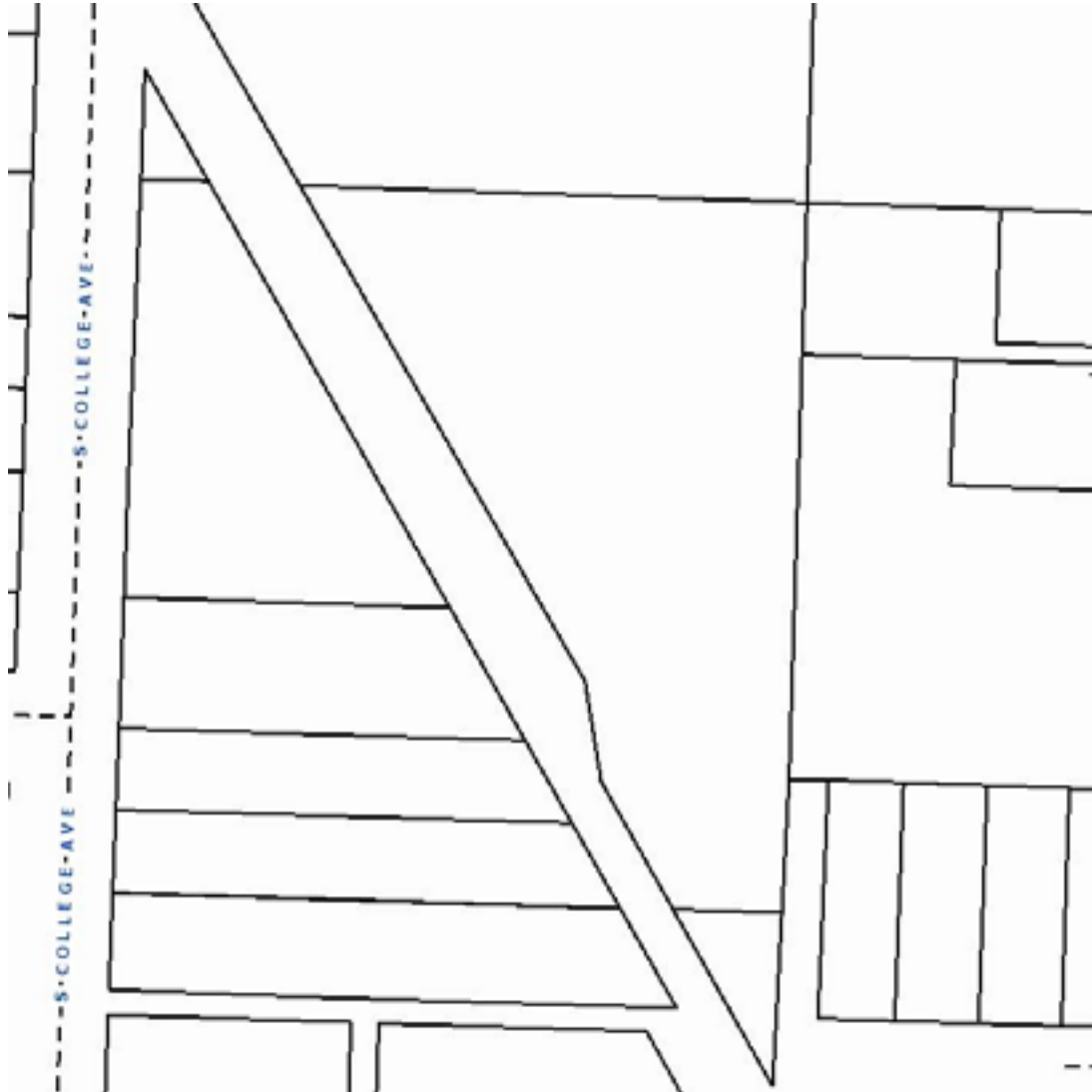
## Permits

Permit Date	Permit #	Purpose	Open/Closed
27-NOV-1999	99078	POLEBARN	C

## 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. - 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





Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> ▸ 10AM

OXFORD OH. | BUTLER CO.

**TRACT 15: 512 S. COLLEGE AVE.**



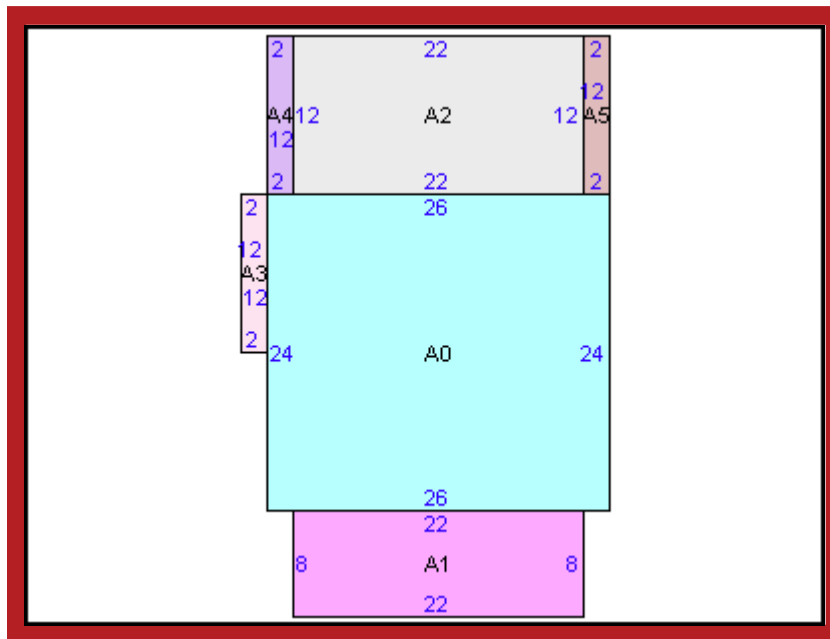
# TRACT 15: 512 S. COLLEGE AVE.



**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



Label	Code	Description	Area
A0		Main Building	624
A1	11	OPEN FRAME PORCH	176
A2	10/10	FRAME/FRAME	264
A3	16	FRAME OVERHANG	24
A4	10	FRAME	24
A5	10	FRAME	24



877-747-0212

www.schraderauction.com



# TRACT 15: 512 S. COLLEGE AVE. - LAND

PARID: H4100104000075  
TD LIMITED LLC

512 S COLLEGE AVE

## 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. - TAX SUMMARY

PARID: H4100104000075  
TD LIMITED LLC

512 S COLLEGE AVE

---

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
	Total:				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%)		\$41,000
Building (100%)		\$124,230
Total Value (100%)		\$165,230
CAUV		\$0
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
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
Owner Occupied Credit	NO

# TRACT 15: 512 S. COLLEGE AVE. - PROPERTY

**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

## 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	TD LIMITED LLC
Owner 2	

## 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	3477 ENT
Legal Desc 2	
Legal Desc 3	

## 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

512 S COLLEGE AVE

## 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
WBF 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

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%)		\$41,000
Building (100%)		\$124,230
Total Value (100%)		\$165,230
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$14,350
Building (35%)		\$43,480
Assessed Total (35%)		\$57,830

## Incentive District Parcels [What is this?](#)

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
Owner Occupied Credit	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

---

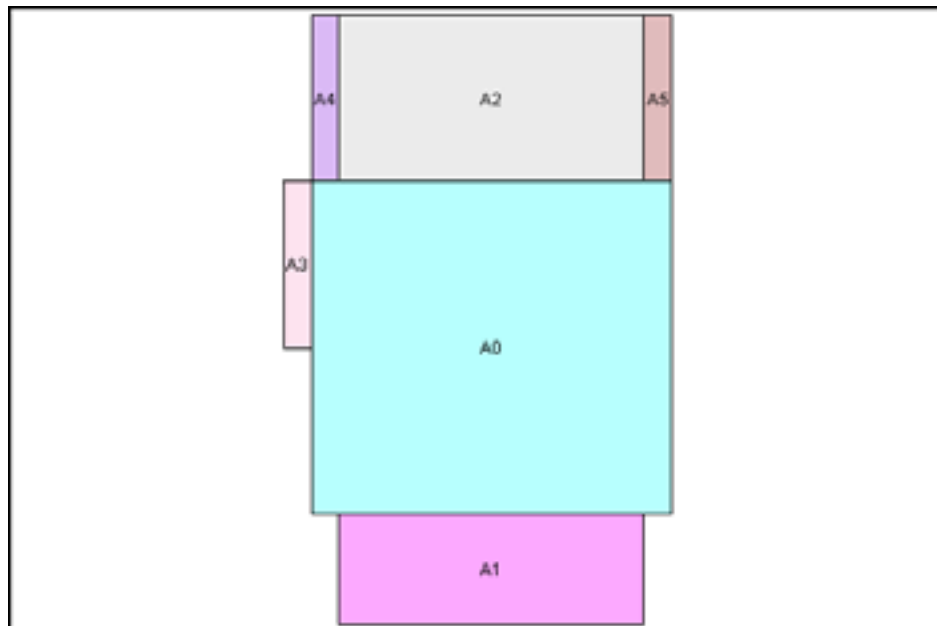
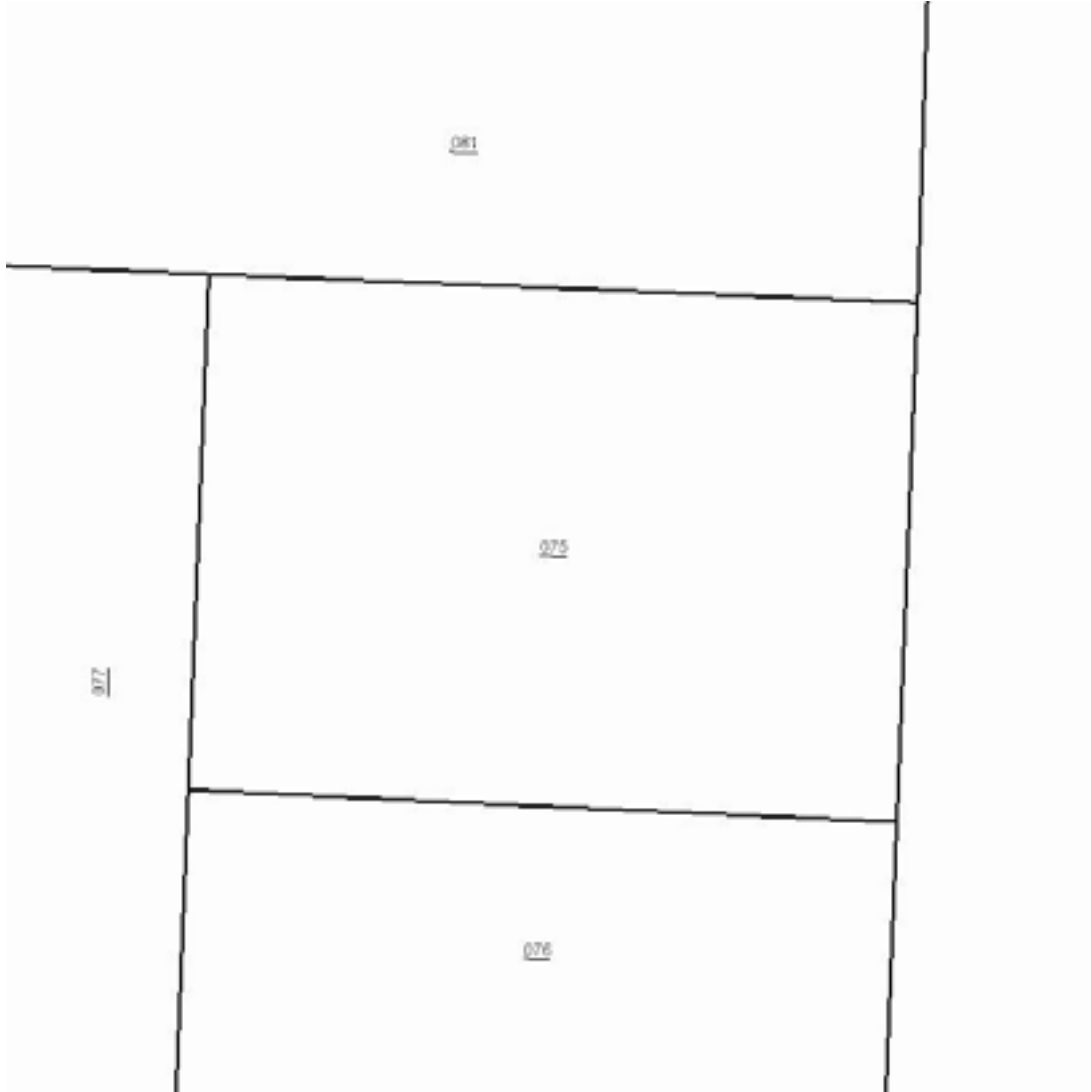
Card	1
Stories	2
Construction Style	ALUM/VINYL STUDENT HOUSING
Gross Living Area	1,848
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1930
Effective Year	
Year Remodeled	2002
Total Rooms	8
Bedrooms	4
Full Baths	2
Half Baths	0
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished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

## 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**

**512 S COLLEGE AVE**

---

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 15<sup>TH</sup> ▸ 10AM

OXFORD OH. | BUTLER CO.

**TRACT 16: 514 S. COLLEGE AVE.**



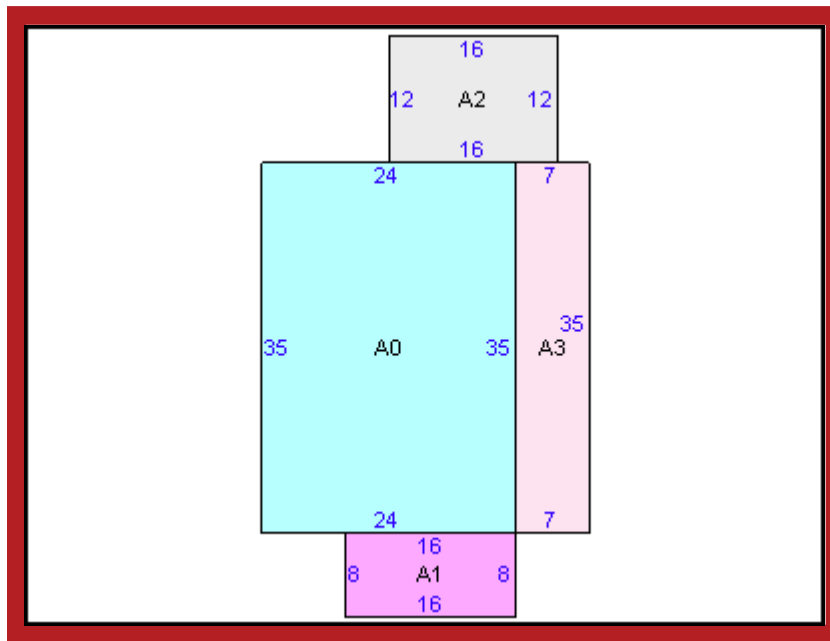
# TRACT 16: 514 S. COLLEGE AVE.



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

PARID: H4100104000076  
DUDLEY TERRY M &

514 S COLLEGE AVE



Label	Code	Description	Area
A0		Main Building	840
A1	11	OPEN FRAME PORCH	128
A2	31	WOOD DECKS	192
A3	10/19	FRAME/ATTIC-FINISHED	245



**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)

# TRACT 16: 514 S. COLLEGE AVE. - LAND

PARID: H4100104000075  
TD LIMITED LLC

512 S COLLEGE AVE

## 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. - TAX SUMMARY

PARID: H4100104000075  
TD LIMITED LLC

512 S COLLEGE AVE

---

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
	Total:				1,167.00	1,167.00	.00

# TRACT 16: 514 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%)		\$41,000
Building (100%)		\$124,230
Total Value (100%)		\$165,230
CAUV		\$0
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	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
Owner Occupied Credit	NO

# TRACT 16: 514 S. COLLEGE AVE. - PROPERTY

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

## 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	TD LIMITED LLC
Owner 2	

## 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	3477 ENT
Legal Desc 2	
Legal Desc 3	

## 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

512 S COLLEGE AVE

## 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 16: 514 S. COLLEGE AVE. - SUMMARY

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%)		\$41,000
Building (100%)		\$124,230
Total Value (100%)		\$165,230
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$14,350
Building (35%)		\$43,480
Assessed Total (35%)		\$57,830

## Incentive District Parcels [What is this?](#)

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
Owner Occupied Credit	NO

# TRACT 16: 514 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

---

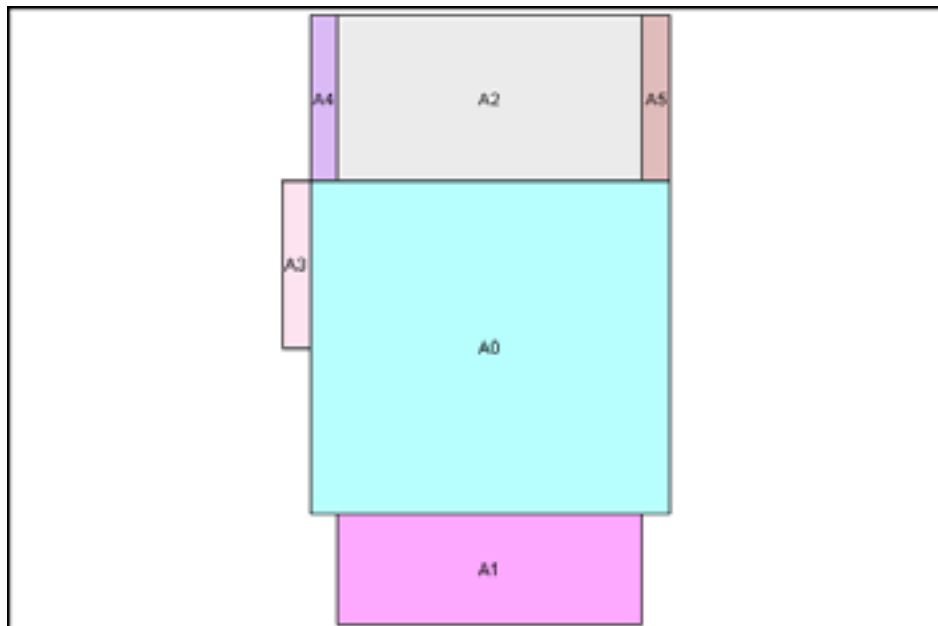
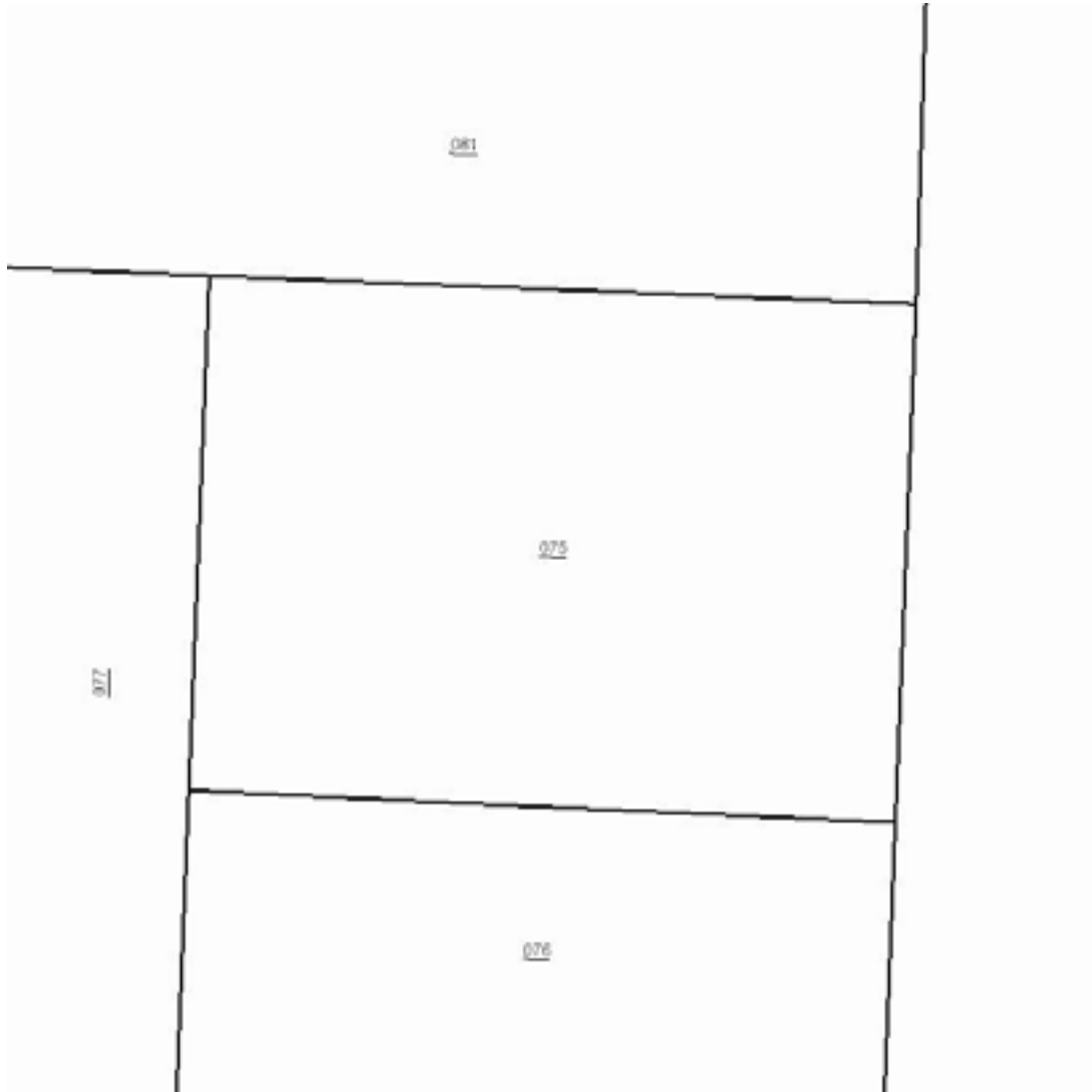
Card	1
Stories	2
Construction Style	ALUM/VINYL STUDENT HOUSING
Gross Living Area	1,848
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1930
Effective Year	
Year Remodeled	2002
Total Rooms	8
Bedrooms	4
Full Baths	2
Half Baths	0
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished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

## 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**

**512 S COLLEGE AVE**

---

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 15<sup>TH</sup> ▸ 10AM

OXFORD OH. | BUTLER CO.

**TRACT 17: 190 FOXFIRE DR.**



# TRACT 17: 190 FOXFIRE DR.

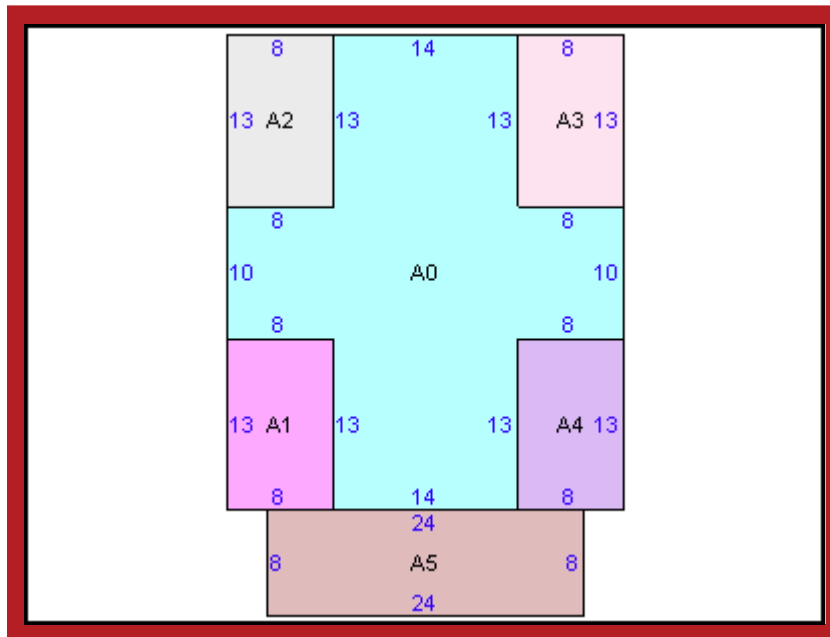


**Tract 17: 190 Foxfire Dr.** – Updated unit with 4 bedrooms, 2 full baths, gas furnace and central air.



PARID: H4100104000077  
TD LIMITED LLC

190 FOXFIRE DR



Label	Code	Description	Area
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



877-747-0212

www.schraderauction.com



# TRACT 17: 190 FOXFIRE DR. - LAND

PARID: H4100104000077  
TD LIMITED LLC

190 FOXFIRE DR

## Land

---

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
	Total:				1,171.45	1,171.45	.00

# TRACT 17: 190 FOXFIRE DR. - PROFILE

**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
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 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
17-NOV-03	\$0

## 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%)		\$126,720
Total Value (100%)		\$165,870
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$13,700
Building (35%)		\$44,350
Assessed Total (35%)		\$58,050

# TRACT 17: 190 FOXFIRE DR. - PROFILE

## Incentive District Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4100104000077	Base Parcel	165,870
	Total Value	165,870

## 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

## Homestead Credits

---

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

---

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	TD LIMITED LLC
Owner 2	

## 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	3479 ENT
Legal Desc 2	
Legal Desc 3	

## 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

190 FOXFIRE DR

## Building

---

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

# TRACT 17: 190 FOXFIRE DR. - SUMMARY

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
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 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
17-NOV-03	\$0

## 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%)		\$126,720
Total Value (100%)		\$165,870
CAUV		\$0
Assessed Tax Year	2013	
Land (35%)		\$13,700
Building (35%)		\$44,350
Assessed Total (35%)		\$58,050

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4100104000077	Base Parcel	165,870
	Total Value	165,870

## 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

## Homestead Credits

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 17: 190 FOXFIRE DR. - 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 Style	MAS&FRAME 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

## Permits

---

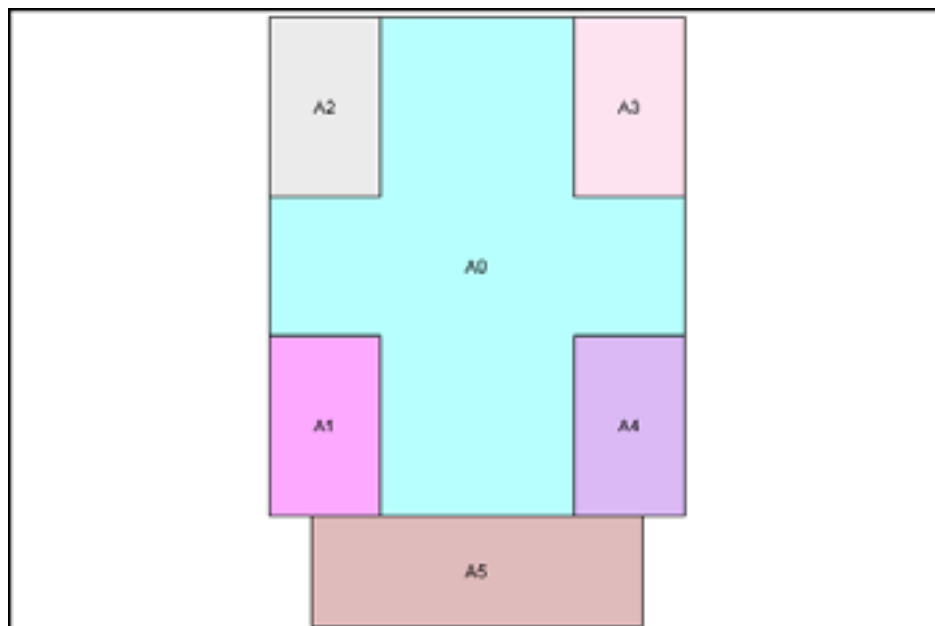
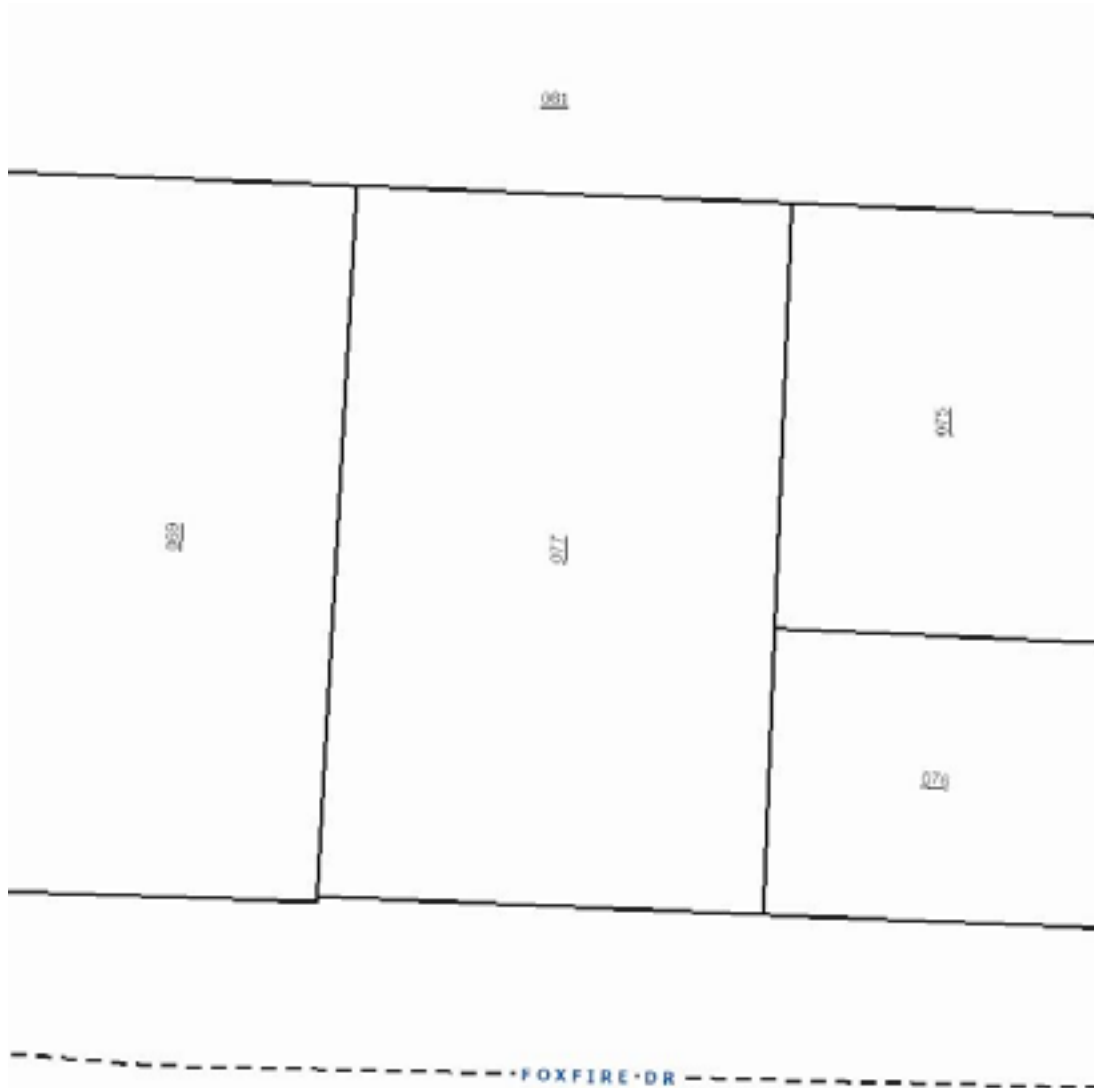
Permit Date	Permit #	Purpose	Open/Closed
17-FEB-2004	03086	HOUSE, NEW	C

## Land

---

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. - 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





Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> 10AM

OXFORD OH. | BUTLER CO.

# TRACT 18: 816 COLLEGE AVE.



# TRACT 18: 816 COLLEGE AVE.

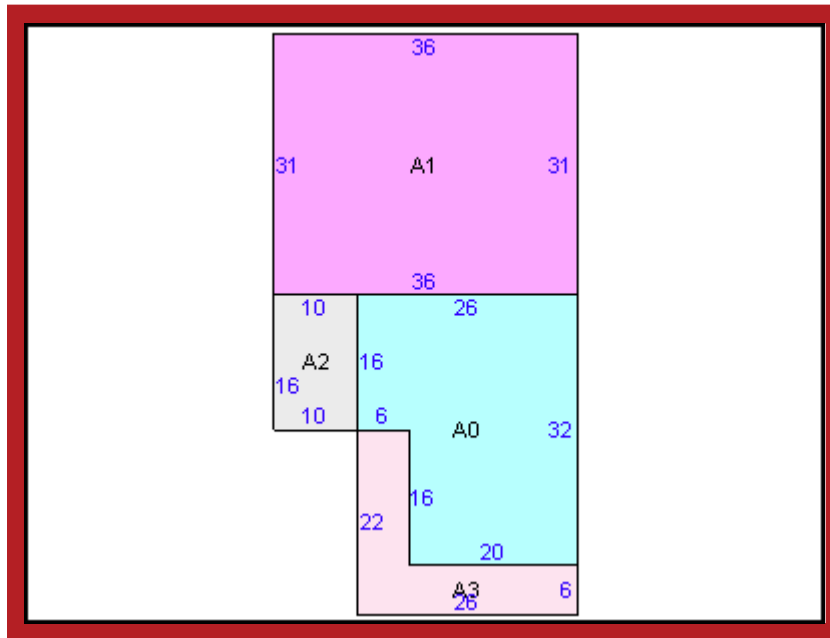


**Tract 18: 816 & 816 ½ S. College Ave.** – 2 updated units each with 4 bedrooms and 2 full baths. (816) Hot Water, heat and window air. (816 ½) Gas furnace and central air.



**PARID: H4100105000114**  
**DUDLEY THOMAS M &**

**816 S COLLEGE ST**



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



**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)

# 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 &**

**816 S COLLEGE ST**

---

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
	Total:				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	DUDLEY THOMAS M &
Owner 2	DIANE R

## Legal

---

Legal Desc 1	3048 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
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 COLLEGE AVE. - PROFILE

## Incentive District Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4100105000114	Base Parcel	297,880
	Total Value	297,880

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 18: 816 COLLEGE AVE. - PROPERTY

**PARID: H4100105000114**  
**DUDLEY THOMAS M &**

**816 S COLLEGE ST**

## Parcel

---

Parcel Id	H4100105000114
Address	816 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

## 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 THOMAS M &
Owner 2	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	3048 ENT
Legal Desc 2	
Legal Desc 3	

## 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 &**

**816 S COLLEGE ST**

## **Building**

---

Card	1
Stories	2
Construction	MAS&FRAME
Style	STUDENT HOUSING
Gross Living Area	3,146
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1889
Effective Year	
Year Remodeled	1998
Total Rooms	12
Bedrooms	8
Full Baths	4
Half Baths	0
Family Rooms	0
Additional Fixtures	4
Unfinished Area	
Finished Basement	0
WBF Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	AIR CONDITIONING
Fuel Type	GAS
Int vs Ext Condition	SAME

# TRACT 18: 816 COLLEGE AVE. - SUMMARY

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	DUDLEY THOMAS M &
Owner 2	DIANE R

## Legal

Legal Desc 1	3048 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
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

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4100105000114	Base Parcel	297,880
	Total Value	297,880

## 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

## Homestead Credits

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 18: 816 COLLEGE AVE. - SUMMARY

## Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
26-FEB-99	LAND & BUILDING	\$78,000.00	1319	LEGGER DONALD P	DUDLEY THOMAS M &
31-MAR-94	LAND & BUILDING	\$61,500.00	02029		

## Building

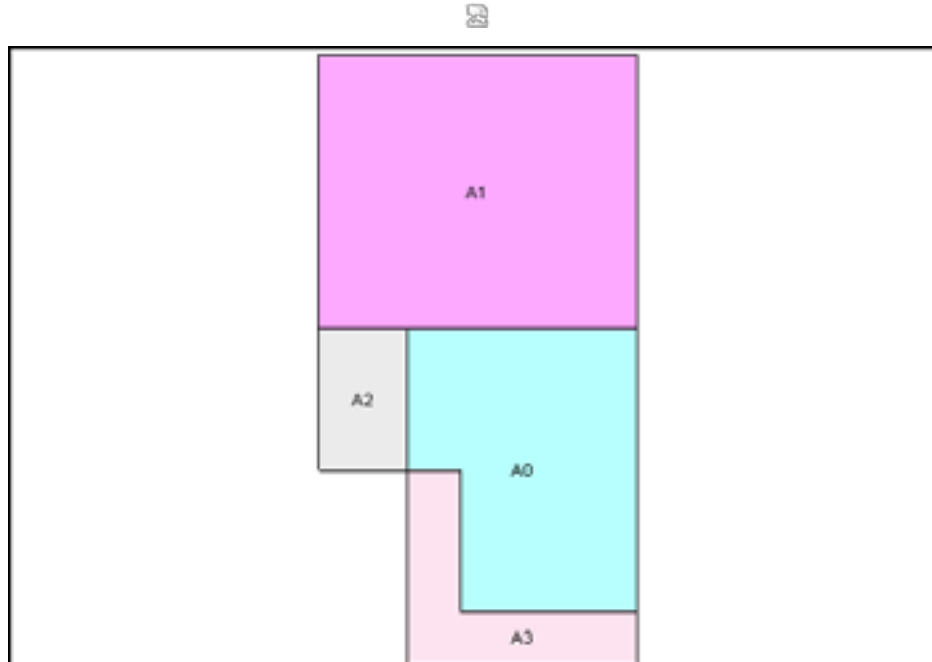
Card	1
Stories	2
Construction Style	MAS&FRAME
Gross Living Area	3,146
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1889
Effective Year	
Year Remodeled	1998
Total Rooms	12
Bedrooms	8
Full Baths	4
Half Baths	0
Family Rooms	0
Additional Fixtures	4
Unfinished Area	
Finished Basement	0
WBFP Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	AIR CONDITIONING
Fuel Type	GAS
Int vs Ext Condition	SAME

## Permits

Permit Date	Permit #	Purpose	Open/Closed
21-JUL-1997	97233	REMODEL	C

## 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. - VALUE HISTORY

PARID: H4100105000114  
DUDLEY THOMAS M &

816 S COLLEGE ST

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 15<sup>TH</sup> ▸ 10AM  
OXFORD OH. | BUTLER CO.

**TRACT 19: 818 S. COLLEGE AVE.**



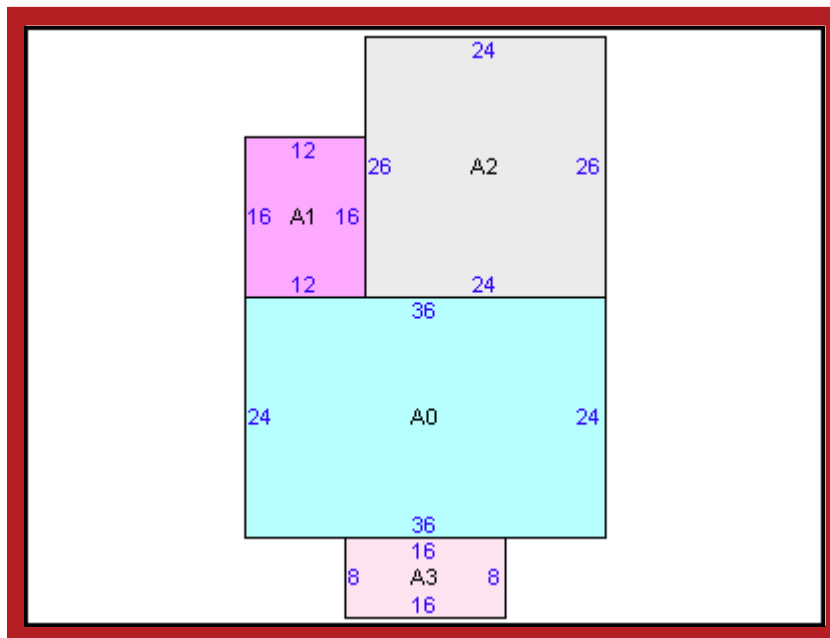
# TRACT 19: 818 S. COLLEGE AVE.



**Tract 19: 818 S. College Ave.** – Updated unit with 4 bedrooms, 2 ½ baths with gas furnace and central air. Large unfinished basement.

**PARID: H4100105000115**  
**TMD BUILDERS INC**

**818 S COLLEGE ST**



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



**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)

# TRACT 19: 818 S. COLLEGE AVE. - LAND

PARID: H4100105000115  
TMD BUILDERS INC

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

PARID: H4100105000115  
TMD BUILDERS INC

818 S COLLEGE ST

---

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
	Total:				1,165.99	1,165.99	.00



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

**PARID: H4100105000115**  
**TMD BUILDERS INC**

**818 S COLLEGE ST**

## 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

## 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	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	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
Owner Occupied Credit	NO

# TRACT 19: 818 S. COLLEGE AVE. - PROPERTY

PARID: H4100105000115  
TMD BUILDERS INC

818 S COLLEGE ST

## 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

## 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	TMD BUILDERS INC
Owner 2	

## 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	3049 ENT
Legal Desc 2	
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

818 S COLLEGE ST

## 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

818 S COLLEGE ST

## 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

## 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	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

## Incentive District Parcels [What is this?](#)

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
Owner Occupied Credit	NO

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

## Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
26-AUG-99	LAND & BUILDING	\$70,000.00	6997	SANDAGE IRMA	TMD BUILDERS INC

## Building

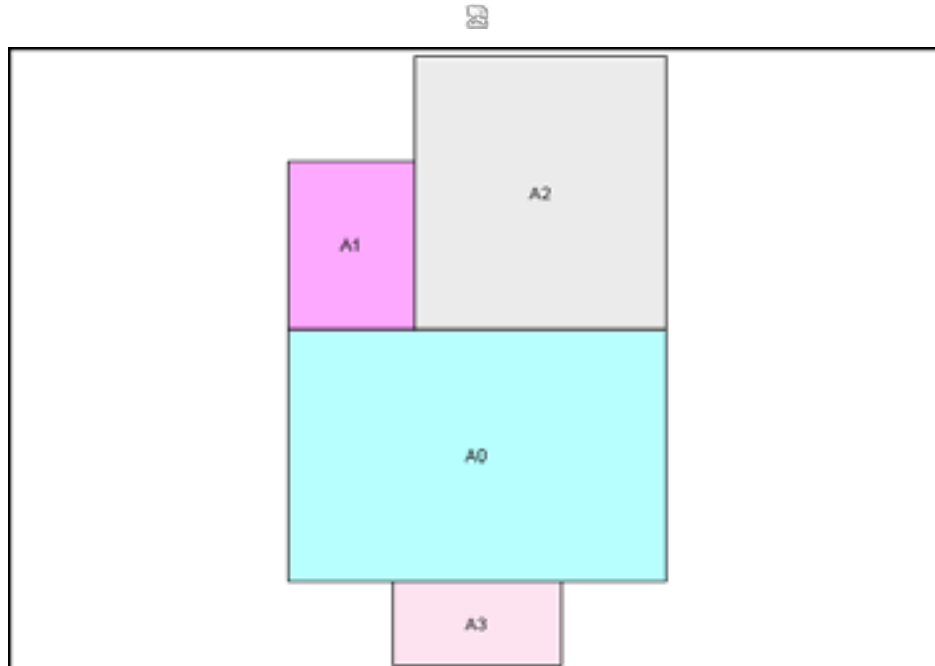
Card	1
Stories	1
Construction Style	ALUM/VINYL STUDENT HOUSING
Gross Living Area	1,488
Basement	FULL
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1954
Effective Year	
Year Remodeled	1999
Total Rooms	7
Bedrooms	4
Full Baths	2
Half Baths	1
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished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

## Permits

Permit Date	Permit #	Purpose	Open/Closed
10-SEP-1999	99325	ADDN	C

## Land

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. - VALUE HISTORY

PARID: H4100105000115  
TMD BUILDERS INC

818 S COLLEGE ST

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





Court Ordered Rental Property

SAT., NOVEMBER 15<sup>TH</sup> 10AM

OXFORD OH. | BUTLER CO.

# TRACT 20: 1 W. CHESTNUT ST.



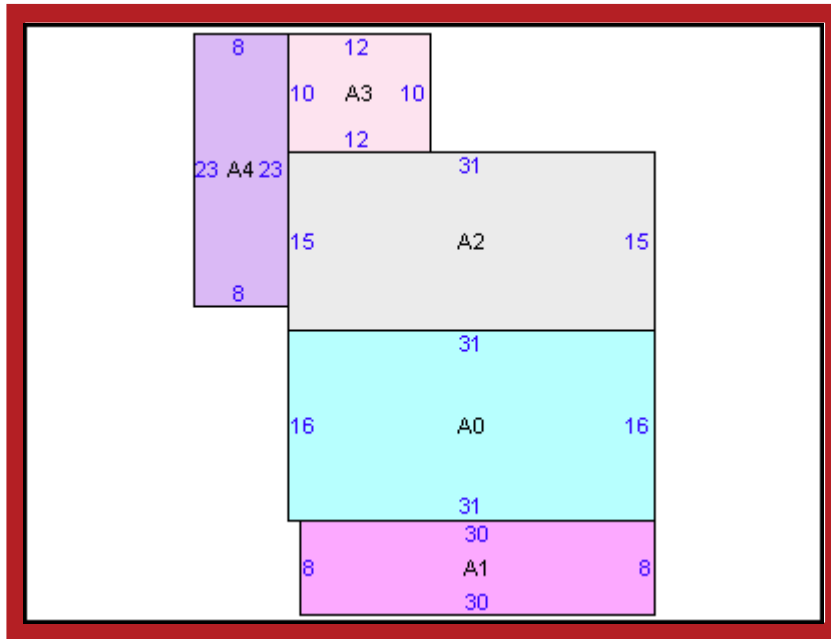
# TRACT 20: 1 W. CHESTNUT ST.



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

**PARID: H4000115000012**  
**DUDLEY TERRY TR &**

**1 W CHESTNUT ST**



Label	Code	Description	Area
A0		Main Building	496
A1	11	OPEN FRAME PORCH	240
A2	10/19	FRAME/ATTIC-FINISHED	465
A3	11	OPEN FRAME PORCH	120
A4	33	CONC/BRICK PATIO	184



**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)



# 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
	Total:				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	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%)		\$46,620
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	Value Type	value
H4000115000012	Base Parcel	114,580
	Total Value	114,580

## 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

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	NO

# TRACT 20: 1 W. CHESTNUT ST. - PROPERTY

**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

## 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 TR &
Owner 2	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	716 E 100 OF W 463 OF N 200
Legal Desc 2	
Legal Desc 3	

## 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 &

1 W CHESTNUT ST

## Building

---

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

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

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	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%)		\$46,620
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

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4000115000012	Base Parcel	114,580
	Total Value	114,580

## 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

## Homestead Credits

Homestead Exemption	NO
Owner Occupied Credit	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 TR &

## Building

---

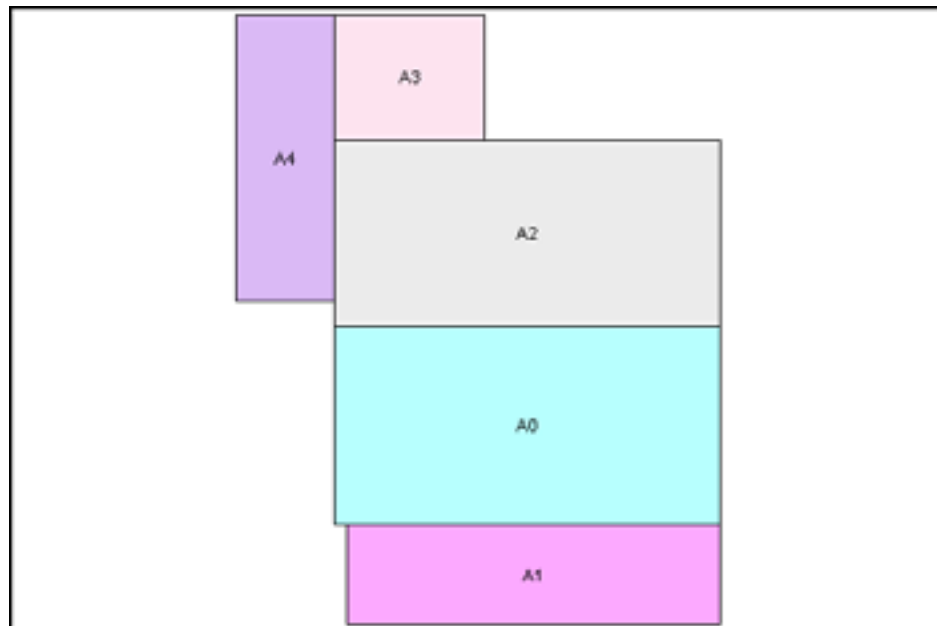
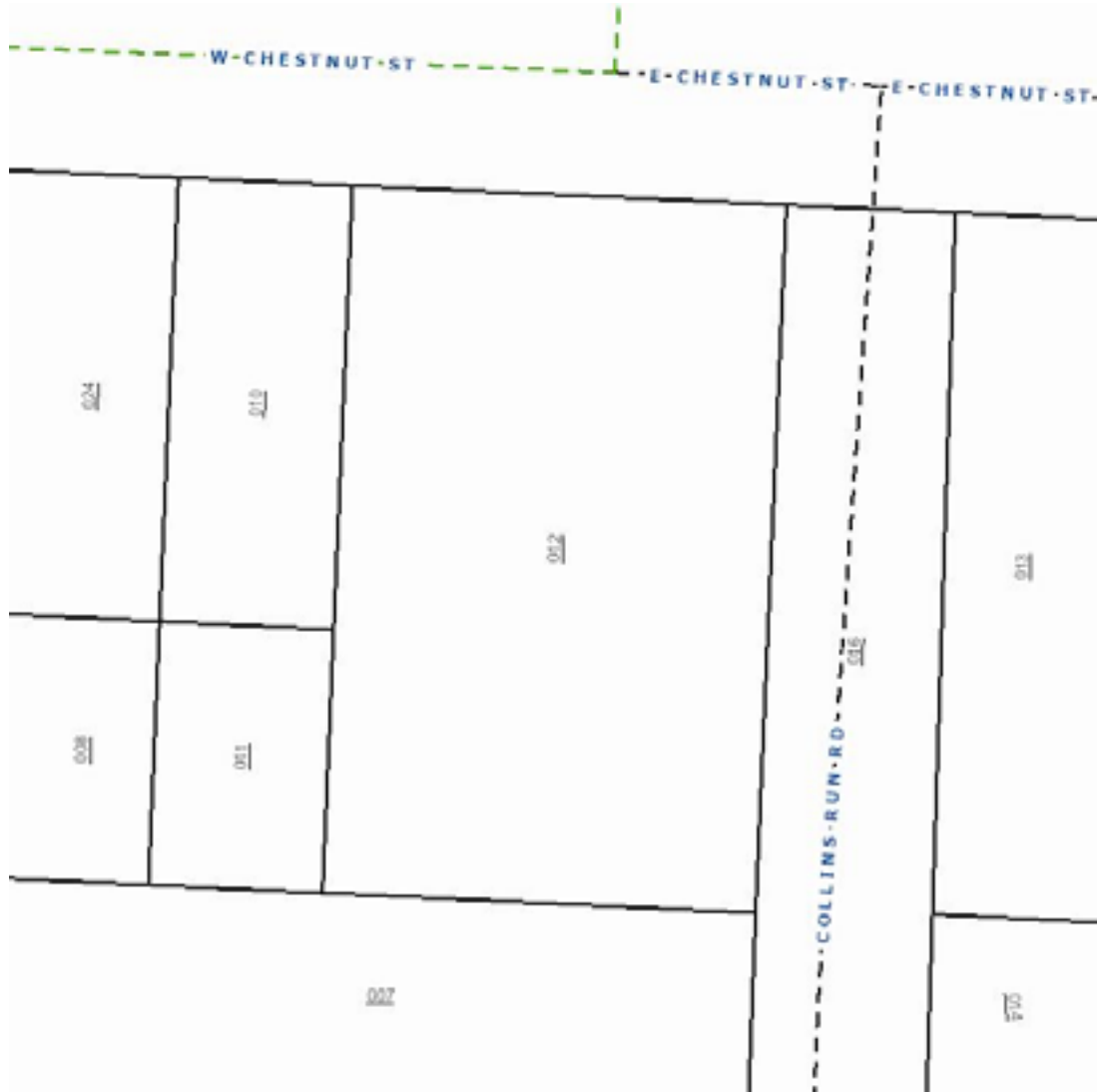
Card	1
Stories	2
Construction Style	FRAME STUDENT HOUSING
Gross Living Area	1,643
Basement	PART
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1895
Effective Year	
Year Remodeled	1985
Total Rooms	6
Bedrooms	3
Full Baths	1
Half Baths	0
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished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

## 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. - 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 15<sup>TH</sup> ▸ 10AM  
OXFORD OH. | BUTLER CO.

**TRACT 21: 98 E. CHESTNUT ST.**



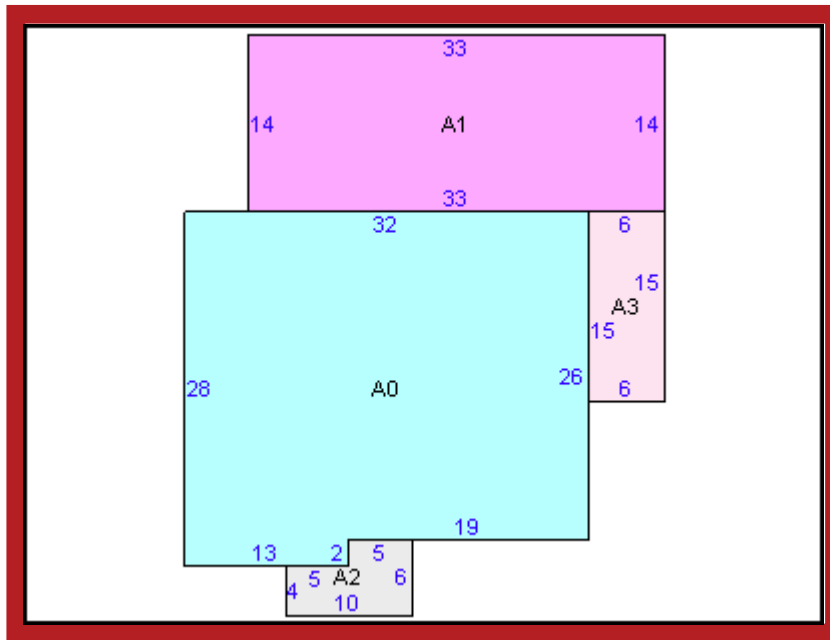
# TRACT 21: 98 E. CHESTNUT ST.



Tract 21: 98 E. Chestnut St. – 4 bedrooms, 2 ½ baths with loft area, gas furnace and central air.

PARID: H4100106000086  
DUDLEY THOMAS TR

98 E CHESTNUT ST



Label	Code	Description	Area
A0		Main Building	858
A1	10	FRAME	462
A2	11	OPEN FRAME PORCH	50
A3	11	OPEN FRAME PORCH	90



# TRACT 21: 98 E. CHESTNUT ST. - LAND

PARID: H4100106000086

DUDLEY THOMAS TR

98 E CHESTNUT ST

## 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. - 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
	Total:				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	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

# TRACT 21: 98 E. CHESTNUT ST. - PROFILE

Land (35%)	\$12,670
Building (35%)	\$42,090
Assessed Total (35%)	\$54,760

## Incentive District Parcels [What is this?](#)

---

Parcel identifier	Value Type	value
H4100106000086	Base Parcel	156,440
	Total Value	156,440

## 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

## 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

---

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

## 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 TR
Owner 2	

## 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	669 ENT
Legal Desc 2	
Legal Desc 3	

## 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

## 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	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	
Land (35%)		\$12,670
Building (35%)		\$42,090
Assessed Total (35%)		\$54,760

## Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
H4100106000086	Base Parcel	156,440
	Total Value	156,440

## 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. - SUMMARY

## Homestead Credits

---

Homestead Exemption	NO
Owner Occupied Credit	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 THOMAS TR
27-APR-98	LAND & BUILDING	\$101,300.00	2659	FRANKLIN CO NATIONAL	J & B CAPITAL 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 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

## Permits

---

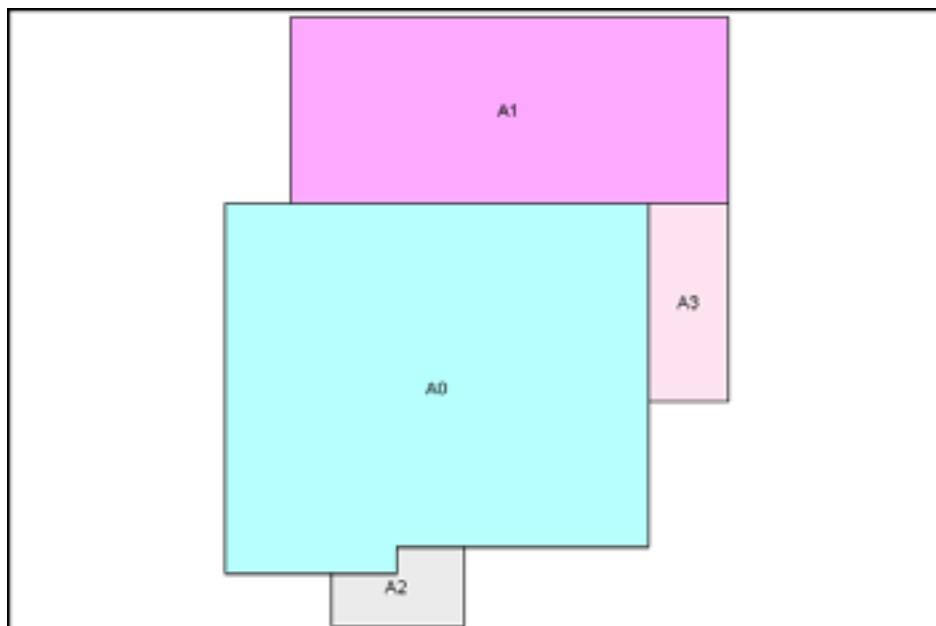
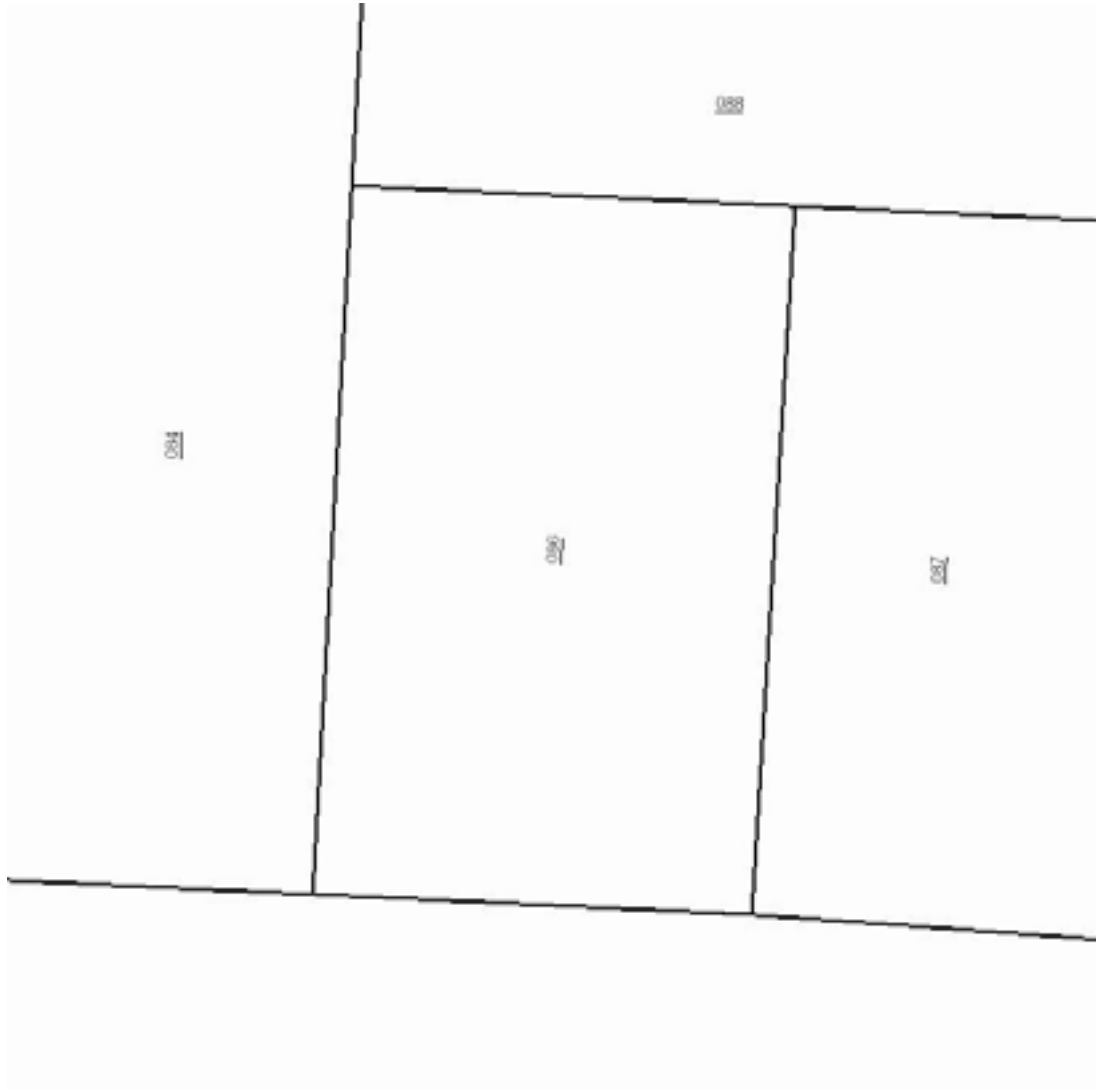
Permit Date	Permit #	Purpose	Open/Closed
01-SEP-1992	92 0924	WOOD DECK	C
01-JAN-1998	57990	ADDITION	C

## 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

