

Real Estate Auction
The Estate of Anthony C. Mullen

Butler County Probate #PE23-04-0347



8340 Rakestraw Rd, Covington, Ohio 45318

Detailed Bidders Packet

Offered at auction with \$90,000 reserve

Tuesday, December 10, 2024 at noon

(Auction will be conducted on the property.)

I have received a copy of the “Consumer Guide to Agency Relationships” as required for a real estate transaction and I have received the bidder packet:

NAME

SIGNATURE



Greg Taylor

Auctioneer License 2024000079

937-572-9542

www.TaylorLegacyAuctions.com



Bidder Number and Registration
Tuesday, December 10, 2024 at noon
8430 Rakestraw Rd Covington, OH 45373

1. I have received a bidders packet of pertinent real estate auction information.
2. I have read the bidder packet and agreed to participate in the auction under the term set forth.
3. I acknowledge that Greg Taylor, Taylor Legacy auctions, is representing the seller.
4. I certify that I have sufficient funds to meet the non-refundable earnest money deposit requirements.
5. I have fully examined the purchase contract and fully understand that the conditions there-in are those of a legally binding contract which both parties are obligated to fulfill.
6. I understand that I am purchasing this real estate at auction in “where is and as is condition” and that **my bid is treated as a cash offer with no contingencies concerning financing or inspections.**
7. Announcements made at the time of the auction from the podium take precedent over all printed material. Conduct of the auction and increments of bidding or at the discretion of the auctioneer.
8. I understand and agree that if I am the successful bidder, I will sign all required real estate transaction documents including but not limited to the Purchase Contract, Agency Disclosure forms, Residential Property Disclosure forms, lead-based paint form as well as any others required by the state of Ohio for a real estate transaction.
9. I agree that if I am the successful bidder, I will turn over the required earnest money deposit to be placed in an escrow account as an earnest money down payment that will be held until the date of closing.
- 10. I understand that if I fail to complete this transaction by the agreed upon closing date the earnest money will be forfeited to the seller.**

Your Bidder Number is: _____

Name: _____

Address: _____

Phone: _____

I agree to the terms and conditions above:

Signature

ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

The following is a summary of the Terms and Conditions for this real estate auction situated at 8340 Rakestraw Rd, Covington, Ohio 45318 ("Property"), being sold on Tuesday, December 10, 2024 at noon (the "Auction").

The undersigned Bidder agrees to abide by the Terms and Conditions of the auction and will execute the real estate purchase agreement. If you have not read and reviewed the Terms and Conditions, **do not bid**. In connection with the Terms and Conditions, and without limiting the same, Bidder understands the following:

- A) By placing the high bid and when the bid is accepted, you are contractually obligated to buy the real estate at the price stated as Your bid, Buyer's Premium, fees, and all other applicable Buyer closing costs.
- B) Successful Bidder will be required to enter into a real estate purchase agreement and tender an Earnest Money deposit of \$ 9,000 by electronic transfer, personal check or cash immediately after the end of the auction. Failure to execute the purchase contract and tender the earnest money deposit will be in default.
- C) Each Buyer is responsible for conducting their own due diligence on the Property before bidding.
- D) The real estate sells in **AS IS condition**. The Seller is not making any repairs or giving any concessions.
- E) The sale is **not contingent** upon a satisfactory inspection.
- F) The sale is **not contingent** upon the Bidder(s) ability to secure financing. The buyer assumes responsibility for the appraisal gap, if any.
- G) Closing to occur on or before 30 days after the close of the Auction.
- H) Buyer may select and pay for title insurance. Preparation of deed, conveyance fee, and any pro-rated real estate taxes will be the responsibility of the seller.
- I) There is a 10% (ten percent) Buyer's Premium charged to the buyer and collected at closing.**
- J) Bidder acknowledges receipt of a copy of the **"CONTRACT AND OFFER TO PURCHASE REAL ESTATE AT PUBLIC AUCTION"**
- K) Except in the case of an absolute auction, the Auction Firm reserves the right to bid on behalf of the sellers at a reserve auction.

L) The auctioneer reserves the right to bid on behalf of himself at any auction.

M) The seller and Auction Company reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.

O) By bidding, the buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to rescind the Contract to Purchase.

By Executing this document, Bidder acknowledges receipt of the Terms and Conditions requiring Buyer to purchase the property. Additionally, should the Buyer fail to act in accordance with the Terms and Conditions, Seller, and/or Auctioneer may commence proceedings to recover actual damages, including reasonable attorney's fees in enforcing the same.

SIGNATURE

PRINT NAME AND BIDDER NUMBER

CONTRACT AND OFFER TO PURCHASE REAL ESTATE AT PUBLIC AUCTION

(signed by high bidder after the auction)

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

DATE: Tuesday, December 10, 2024

- PROPERTY DESCRIPTION:** The undersigned Purchaser agrees to purchase from the undersigned owner (seller) through *Garden Gate Realty*, (Broker), the following described real estate in Miami county, Ohio and known as 8340 Rakestraw Road, Covington, Ohio 45318
- PRICE AND TERMS:** Purchaser agrees to pay the amount of the high bid \$_____ plus the buyer premium of \$_____ for a **Total Contract Price of \$_____** for the Real Estate as follows: A non-refundable (except in the case of a non-marketable title) down payment of \$9,000 to apply toward the Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason other than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.
- BALANCE & CLOSING:** The balance of the Purchase Price shall be paid in the form required by the closing agent on the date of closing within 30 days from the end of the auction.
- The Seller recommends the closing occur at PK Title, LLC, 1861Z Towne Park Dr., Troy, OH 45373, 937-418-1903 at an agreed upon date within 30 days from the end of the auction.
- If buyer does not close on or before the scheduled closing date, seller may, at seller's option, extend the closing date in consideration for a sum of **\$50** per day after original closing date.
- OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. There are no buyer contingencies.

7. **BINDING OBLIGATION:** Purchaser is buying the property **As-Is, Where-Is and without Recourse**. If Purchaser fails to close for any reason whatsoever, except a nonmarketable title, Purchaser voluntarily agrees to forfeit the entire down payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the property. Time is of the essence and this is an irrevocable offer to purchase, with no contingencies. In the event Purchaser fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of Seller's further remedies. Either party may demand specific performance of this agreement.

8. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Sellers's knowledge: (a) there are no undisclosed latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for the Real Estate; (c) there are no City, County or State orders that have been served upon Seller(s) requiring work to be done or improvements to be made which have not been performed. Inspections regarding habitability and use of the Real Estate shall be the responsibility of the Purchaser. All Inspections must be completed prior to Auction. **PURCHASER IS RELYING SOLELY UPON THEIR EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE AUCTIONEERS/REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.**

9. **INDEMNITY:** Seller and Purchaser recognize that the **AUCTIONEERS/BROKERS** are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the **AUCTIONEERS/BROKERS**, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.

10. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate with release of dower right, if any, **AND SUBJECT TO THE RIGHTS OF THE TENANTS**, if any, under existing leases and state law. Title shall be free and unencumbered as of Closing

11. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and tear. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this contract by written notice to Seller and the Down Payment Shall be returned to Purchaser. While this contract is pending, Sellers shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser.

12. **DISCLOSURE:** Buyer / Seller (Circle if applicable) - is a licensed Real Estate Broker or Sales Person.

13. **POSSESSION:** Possession shall be given at closing or, subject to Tenants' Rights, with deed. (Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the Purchaser until possession is given.

14. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement.

15. **SOLE CONTRACT:** The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.

16. **TERMS:** The property sells to the high bidder with reserve and subject to seller's confirmation.

17. **\$9,000** must be deposited at the conclusion of the Auction as down payment by company, corporate or personal check (presented with positive I.D). This non-refundable down payment will be applied to the contract purchase price at closing and will be held in the trust account of Garden Gate Realty as escrow agents for the sellers.

18. **A ten percent Buyer Premium will be added to the high bid amount to determine the final contract-selling price paid by the purchaser.**

19. Taxes will be determined and prorated using the short rate proration method.

20. This property is being sold at Public Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended. The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Information contained online was obtained by sources deemed reliable. However, neither Taylor Legacy Auctions nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision as to the accuracy thereof before relying on the same.

21. Seller is responsible for real estate tax pro rata, mortgage releases and will convey a good and marketable title.

22. Real Estate is sold through Garden Gate Realty.

23. **OTHER:**

EXPIRATION AND APPROVAL: This offer is void if not accepted in writing on or before _____ o'clock A.M P.M. on _____, 2024 by the seller.

Make Deed to: (print)

ACTION BY BUYER:

The Buyer has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

PRINT NAME: _____

SIGNATURE: _____

FULL ADDRESS:

PHONE NUMBERS:

ACTION BY SELLER:

The undersigned Seller has read and fully understands the foregoing offer and **hereby accepts said offer and agrees to convey the Real Estate according to the above terms and conditions.**

PRINT NAME: _____

SIGNATURE: _____

FULL ADDRESS:

PHONE NUMBERS:

RECEIPT BY Taylor Legacy Auction on _____. (date)

I hereby acknowledge receipt of \$ _____

cash cashier's check personal check # _____

made payable to Garden Gate Realty as down payment.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Garden Gate Realty, Inc.

712 W. Main Street, Troy, OH 45373



We are pleased you have selected Garden Gate Realty, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate Garden Gate Realty, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Real Estate at Auction
Auctioneer/Real Estate Agent represents the seller.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Garden Gate Realty, Inc.

Garden Gate Realty, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Garden Gate Realty, Inc. and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Garden Gate Realty, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Garden Gate Realty, Inc. will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Garden Gate Realty, Inc. has listed. In that instance Garden Gate Realty, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When Garden Gate Realty, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Garden Gate Realty, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Garden Gate Realty, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Garden Gate Realty, Inc. will be representing your interests. When acting as a buyer's agent, Garden Gate Realty, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3/25/08)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. **Because it is important that you have this information Ohio law requires that we ask you to sign, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us

Name _____ (Please Print)		Name _____ (Please Print)	
Signature _____		Signature _____	
Date _____		Date _____	





AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: _____

Buyer(s): _____

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.

AGENT(S)

BROKERAGE

The seller will be represented by _____, and _____.

AGENT(S)

BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT DATE

SELLER/LANDLORD DATE

BUYER/TENANT DATE

SELLER/LANDLORD DATE

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address:

8340 Ralfeestraw Rd Covington, Ohio 45318

Owner's Name(s):

Estate of Anthony Mollen

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: ⓧ Zoe Muller
Owner: _____

Date: ⓧ 11/6/24
Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____
Buyer: _____

Date: _____
Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

Residential Property Disclosure EXEMPTION

This property and sale are exempt from a residential property disclosure.

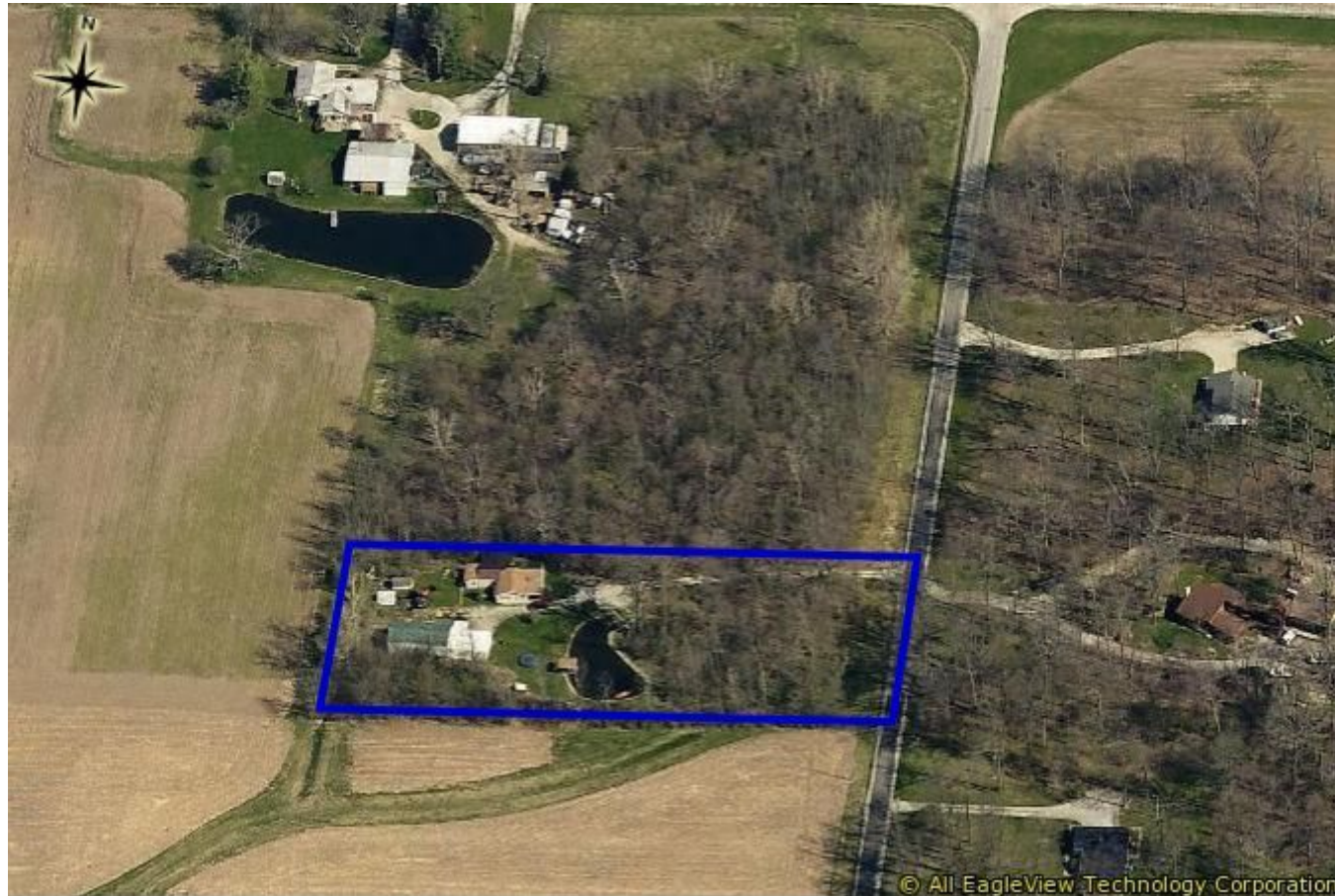
However, below is a list of property defects all bidders need to be aware of. **This IS NOT AN ALL INCLUSIVE LIST.** There are likely defects known and unknown that are not listed here.

- The property does not have a well or water source
- The house does not have a HVAC system. It was only heated by a wood burning stove.
- The house does not have a water heater or pressure tank.
- The house does not have any appliances or kitchen cabinets or counters.
- The condition of the interior plumbing is unknown.
- The condition of the septic system is unknown
- The condition of the interior electrical system is unknown.

This property is being sold at Public Auction, without recourse. **Personal on-site inspection/s of the property or properties is strongly recommended.** You can make an appointment with Taylor Legacy Auctions at 937-572-9542 to inspect the property or contact your real estate agent.

The property will sell “as is, where is,” with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Taylor Legacy Auctions nor their agents will be responsible for any errors or omissions herein.

8340 Rakestraw





MLS Beds 4	MLS Full Baths 1	Half Baths N/A	MLS List Price \$90,000	MLS List Date 11/08/2024
Bldg Sq Ft 1,752	Lot Sq Ft 87,730	MLS Yr Built 1997	Type SFR	

OWNER INFORMATION

Owner Name	Mullen Anthony C	Tax Billing Zip	45318
Owner Occupied	Yes	Tax Billing Zip+4	8867
Tax Billing Address	8340 Rakestraw Rd	Mailing Carrier Route	R092
Tax Billing City & State	Covington, OH		

COMMUNITY INSIGHTS

Median Home Value	\$228,076	School District	COVINGTON EXEMPTED VILLAGE
Median Home Value Rating	3 / 10	Family Friendly Score	94 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	80 / 100	Walkable Score	40 / 100
Total Incidents (1 yr)	13	Q1 Home Price Forecast	\$243,455
Standardized Test Rank	75 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION

School District	Covington Evsd	Property Zip+4	8867
Township	Newberry Twp	Property Carrier Route	R092
Census Tract	3201.00	Flood Zone Code	X
Topography	On Street	Flood Zone Panel	39109C0040E
Property Zip Code	45318	Flood Zone Date	08/02/2011

TAX INFORMATION

Parcel ID 1	H17019100	Tax Area	H
% Improved	79%		
Legal Description	5-8-9 NE PT SW		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$62,650	\$62,650	\$48,200
Assessed Value - Land	\$13,090	\$13,090	\$10,080
Assessed Value - Improved	\$49,560	\$49,560	\$38,120
YOY Assessed Change (\$)	\$0	\$14,450	
YOY Assessed Change (%)	0%	29.98%	
Market Value - Total	\$179,000	\$179,000	\$137,700
Market Value - Land	\$37,400	\$37,400	\$28,800
Market Value - Improved	\$141,600	\$141,600	\$108,900
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,785		
2022	\$2,168	\$382	21.41%
2023	\$2,130	-\$38	-1.75%

CHARACTERISTICS

Land Use - County	Sfd To 9.99 Ac	Full Baths	Tax: 2 MLS: 1
Land Use - CoreLogic	SFR	Total Rooms	7
Lot Acres	2.014	Basement Type	Crawl
Lot Sq Ft	87,730	Attic Type	None
# of Buildings	1	Other Rooms	Living Room
Style	Conventional	Heat Type	Baseboard
Stories	1	Cooling Type	Central
Year Built	1997	Electric Service Type	Type Unknown
Effective Year Built	2002	Water	Well
Building Type	Residential	Sewer	Septic Tank
Building Sq Ft	1,752	Exterior	Frame

Ground Floor Area	1,752	Condition	Average
Above Grade Sq Ft	1,752	No. of Porches	1
Gross Sq Ft	1,752	Porch	Open Frame Porch
Bedrooms	4	Porch 1 Sq Ft	187
Total Baths	Tax: 2 MLS: 1		

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Well & Septic	U	1			
Porch Frame - Open	S	187			
Mtl Pole Barn Encl/Slab	S	1,152	24	48	1999
Frame Lean To	S	192	12	16	1999
Mtl Pole Barn Encl/Slab	S	720	24	30	2010
Det Metal Canopy	S	192	12	16	2010

Feature Type	Value
Well & Septic	\$10,300
Porch Frame - Open	\$5,390
Mtl Pole Barn Encl/Slab	\$10,600
Frame Lean To	\$1,200
Mtl Pole Barn Encl/Slab	\$9,400
Det Metal Canopy	\$800

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$86,300	Confidence Score	32
RealAVM™ Range	\$72,900 - \$99,700	Forecast Standard Deviation	16
Value As Of	11/18/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1214	Cap Rate	2.6%
Estimated Value High	1473	Forecast Standard Deviation (FSD)	0.21
Estimated Value Low	955		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

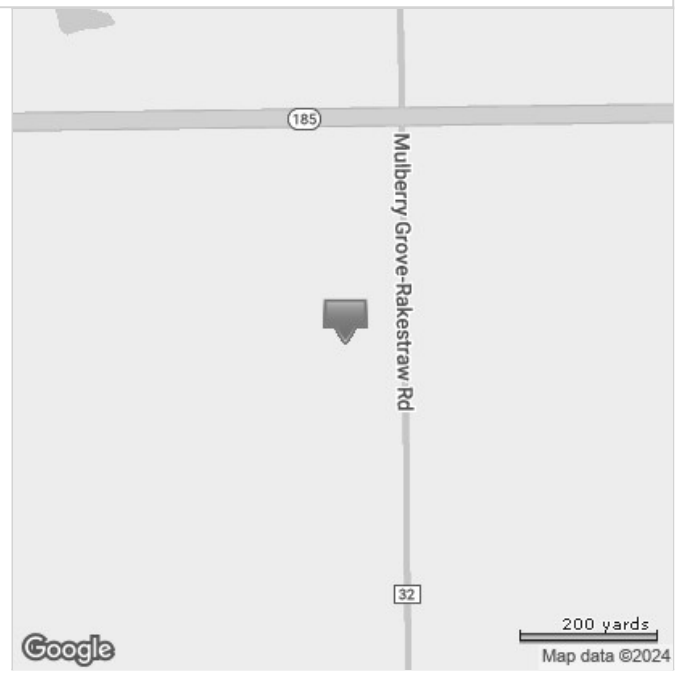
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing #	923441	MLS Orig. List Price	\$90,000
MLS Status	Active	List. Agent	Taylogreg109-Gregory Taylor
MLS Listing Date	11/08/2024	List. Broker	GARDEN GATE REALTY INC.
MLS Current List Price	\$90,000		

LAST MARKET SALE & SALES HISTORY			
Owner Name	Mullen Anthony C		

MORTGAGE HISTORY			
Mortgage Date	12/30/2019		01/13/2017
Mortgage Amount	\$80,000		\$30,000
Mortgage Lender	First Fin'l Bk		Mainsource Bk
Borrower Name	Mullen Anthony C		Mullen Anthony C
Mortgage Term	25		10
Mortgage Term	Years		Years
Mortgage Purpose	Refi		Refi
Mortgage Type	Conventional		Conventional

PROPERTY MAP



*Lot Dimensions are Estimated