



Property Information Package

243 Murchison Lane, Riverside, Ohio 45431



Prepared by:
Tim Lile, CAI - Auctioneer
Ohio Real Estate Auctions, LLC
(937)689-1846
www.OhioRealEstateAuctions.com
TimLileAuctioneer@gmail.com



*Ohio's largest firm specializing in
SELLING real estate at auction!*





Absolute Real Estate Auction

Tuesday, December 1st @ 10:30am

Auction held on-site at:

**243 Murchison Lane
Riverside, Ohio 45431**

Sells By Order of

Montgomery County Probate Court Case #2015 CV 00207
Ralph V. Livingston, III, Plaintiff vs. Monika Martin, defendant



Online Bidding available at www.BidNowllc.com



Description: 2 Bedroom, 1 Bath Ranch home on full basement built in 1954. Home has newer carpeting and Hardwood floors, vinyl siding and replacement windows. There is a detached 2-car garage (door needs repair) and a partially fenced back yard. Appraised at \$73,130 ~ **Sells to the highest bidder regardless of price!**

Open Inspections: Saturday, November 28th 10:30am to 11:00am & 30 minutes prior to auction

Montgomery County PID: I39 00903 0022 **Annual Taxes:** \$2,206.31

Terms: Sells as-is, to the highest bidder regardless of price subject to NO MINIMUM & NO RESERVE! No contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Warranty deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 15 days of Court Confirmation.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

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Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC Auctioneers nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.



Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of Probate Court of Montgomery County

Case # 2015 CV 00207 Sale Date December 1, 2015

Plaintiff Ralph V. Livingston, III Defendant Monika Martin

Parcel # 139 00903 0022 Address 243 Murchison Lane

City/Township Riverside County/Zip 45431

High Bid \$ Buyer's Premium \$ Total Purchase Price \$

Deposit Amount \$ Payable to M & M title Company

Check # Bank Name

Title or Escrow Co. that will perform the closing and disburse funds according to the Confirmation of Sale:

M & M Title Company; 7925 Paragon road, Dayton, Ohio 45459 (937)434-7366; Tyna Brown; TBrown@mmtitle.com

Is the property now a residential rental property? Yes X No Unknown

Will the purchaser occupy the lands and tenements? Yes No

PURCHASER INFORMATION:

Name

Address, City, State & Zip

Best Phone # Email

Contact person if different from above

Contact info if different from above

Purchaser is (circle one): Individual, Trust, Business Trust, Estate, Partnership, Limited Partnership, LLC, Association, Corporation, Other Business Entity, or Non Business.

The Contact person is (circle one): Individual, Trustee, Executor or Administrator, General Partner, Member, Manager or Officer of LLC, Associate, Member, Manager or Officer for any other business entity.

Purchaser's principal place of business is located at:

Property to be Deeded to:

Address if different from above:

I agree to purchase the subject property in as-is condition for the price set forth above. I further acknowledge I will have 30 days to close after Court Confirmation and that my 10% Deposit is NOT refundable if I fail to do so. I understand that my deposit will be released to the Plaintiff and their Agents if I have not closed by the 31st day after Court Confirmation.

Printed Name Signature

PARID: I39 00903 0022
PARCEL LOCATION: 243 MURCHISON LN

NBHD CODE: 35004000

[Click here to view neighborhood map](#)

Owner

Name

MARTIN MONIKA

Mailing

Name MARTIN MONIKA
Mailing Address 243 MURCHISON LN
City, State, Zip DAYTON, OH 45431

Legal

Legal Description 46 BEVERLEY GDNS 1
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres 0
Deed
Tax District Name RIVERSIDE CORP-MAD RIVER LSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
08-JUN-00			LIVINGSTON RALPH V JR	LIVINGSTON RALPH V JR
11-MAR-09		200900015815	LIVINGSTON RALPH V JR	LIVINGSTON RALPH V
20-FEB-14		201400008783	LIVINGSTON RALPH V	MARTIN MONIKA

Values

	35%	100%
Land	5,250	15,000
Improvements	18,150	51,850
CAUV	0	0
Total	23,400	66,850

***** TENTATIVE VALUES *****

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Building

Exterior Wall Material ALUMINUM/VINYL
Building Style RANCH
Number of Stories 1
Year Built 1954
Total Rms/Bedrms/Baths/Half Baths 4/2/1/0
Square Feet of Living Area 768
Finished Basemt Living Area (Sq. Ft.) 0
Rec Room (Sq. Ft.) 0
Total Square Footage 768
Basement FULL

Central Heat/Air Cond
 Heating System Type
 Heating Fuel Type
 Number of Fireplaces(Masonry)
 Number of Fireplaces(Prefab)

CENTRAL HEAT WITH A/C
 HOT AIR
 GAS
 0

Current Year Special Assessments

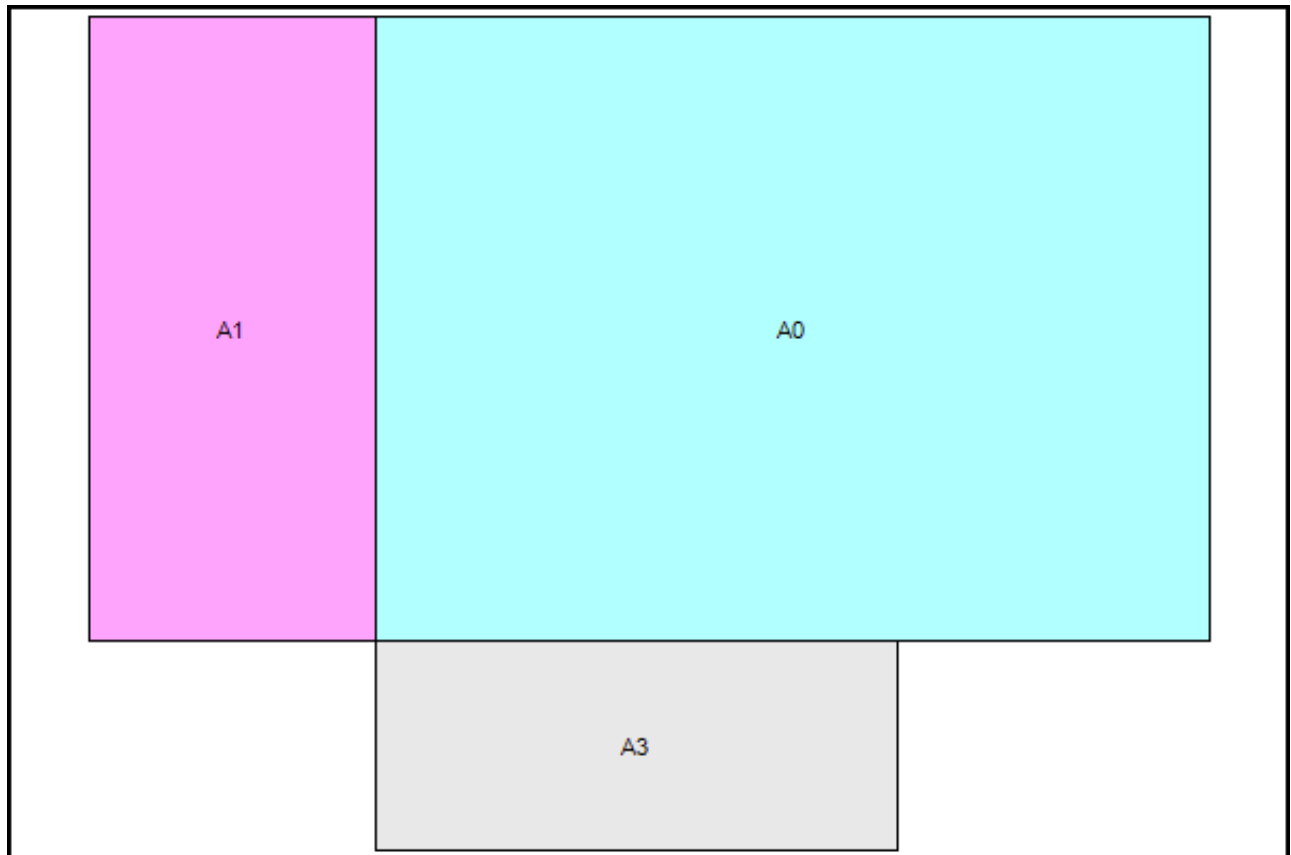
31200-LT. LIGHTING \$18.01

Current Year Rollback Summary

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

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/20/2015	1st Half Payments	2nd Half Due 7/17/2015	2nd Half Payments	Total Currently Due
2015	\$2,206.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,206.31



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NBHD CODE: 35004000

Residential Property Data

Building Style	RANCH
Exterior Wall Material	ALUMINUM/VINYL
Number of Stories	1
Year Built	1954
Total Rooms	4
Bedrms	2
Baths	1
Half Baths	0
Square Feet of Living Area	768
Finished Basement Sq. Ft.	0
Rec. Room Sq. Ft.	0
Total Square Footage	768
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heat System	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Stacked)	0
Number of Fireplaces(Prefab)	

Out Building

Improvement	FRAME OR CB DETACHED GARAGE
Quantity	1
Size (sq. ft)	720
Year Built	2006
Grade	C
Condition	AVERAGE
Value	11530

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NBHD CODE: 35004000

Tax Year	Total Value
2000	57,590
2001	57,590
2002	65,470
2003	65,470
2004	65,470
2005	70,710
2006	70,710
2007	84,790
2008	78,300
2009	78,300
2010	78,300
2011	73,130
2012	73,130
2013	73,130
2014	66,850
2015	66,850