



Property Information Package

6219 Concerto Court, West Carrollton, Ohio 45449



Prepared by:

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





Court Ordered
ABSOLUTE
Real Estate Auction
Tuesday, December 1st @ 12:30pm
Auction held on-site at:
6219 Concerto Court
West Carrollton, Ohio 45449



Ordered Sold by:
Montgomery County
Court of Common Pleas Case #2015-CV-02839
Peoples Bank National Association, Plaintiff vs. Dallas P. Powers, JR., et al., Defendants

Online Bidding available at www.BidNowllc.com



Description: 2,484 Sq. Ft. Brick Bi-Level home with 3 Bedrooms and 2 Baths built in 1965. 2-Car Garage. Tax Appraised at \$115,040. Sells to the highest bidder regardless of price subject to NO MINIMUM & NO RESERVE!

Open Inspection: 30 minutes prior to auction time

Montgomery County PID: K47 23107 0017 **Annual Taxes:** \$3,374.40

Terms: Sells 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. Clean 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 30 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.

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF MIAMI, COUNTY OF MONTGOMERY AND STATE OF OHIO AND BEING LOT NUMBER TWO HUNDRED FIFTY (250), SINGING HILLS SUBDIVISION. SECTION FOUR AS RECORDED IN PLAT BOOK 71, PAGE 37, OF THE RECORDS OF MONTGOMERY COUNTY, OHIO, AND BEING SITUATED IN SECTION 8, T1, R6, M.R.S. IN MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO.

Property Address: 6219 Concerto Court, Dayton, Ohio 45449

Parcel No.: K47-231-07-0017



Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of Common Pleas Court of Montgomery County

Case # 2015-CV-02839 Sale Date December 1, 2015

Plaintiff Peoples Bank National Association Defendant Dallas P. Powers, Jr., et al.

Parcel # K47 23107 0017 Address 6219 Concerto Court

City/Township west Carrollton County/Zip 45449

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: K47 23107 0017
PARCEL LOCATION: 6219 CONCERTO CT

NBHD CODE: 93020000

[Click here to view neighborhood map](#)

Owner

Name

POWERS DALLAS P JR AND EVELYN POWERS

Mailing

Name POWERS DALLAS P JR AND
EVELYN POWERS
Mailing Address P.O. BOX 750381
City, State, Zip DAYTON, OH 45475

Legal

Legal Description 250 SINGING HILLS SEC 4

Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres 0
Deed DEED-05-093992
Tax District Name MIAMI-W. CARROL CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
17-OCT-00			HALLAHAN ANDREW T +	HALLAHAN DONALD ET AL 4
14-SEP-05	\$132,500	200500093992	HALLAHAN DONALD ET AL 4	POWERS DALLAS P JR AND

Values

	***** TENTATIVE VALUES *****	
	35%	100%
Land	8,750	25,000
Improvements	31,510	90,040
CAUV	0	0
Total	40,260	115,040

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

Building

Exterior Wall Material BRICK
Building Style BI-LEVEL
Number of Stories 1
Year Built 1965
Total Rms/Bedrms/Baths/Half Baths 7/3/2/0
Square Feet of Living Area 1,512
Finished Basemt Living Area (Sq. Ft.) 972
Rec Room (Sq. Ft.) 0
Total Square Footage 2,484
Basement FULL
Central Heat/Air Cond CENTRAL HEAT WITH A/C
Heating System Type
Heating Fuel Type NONE

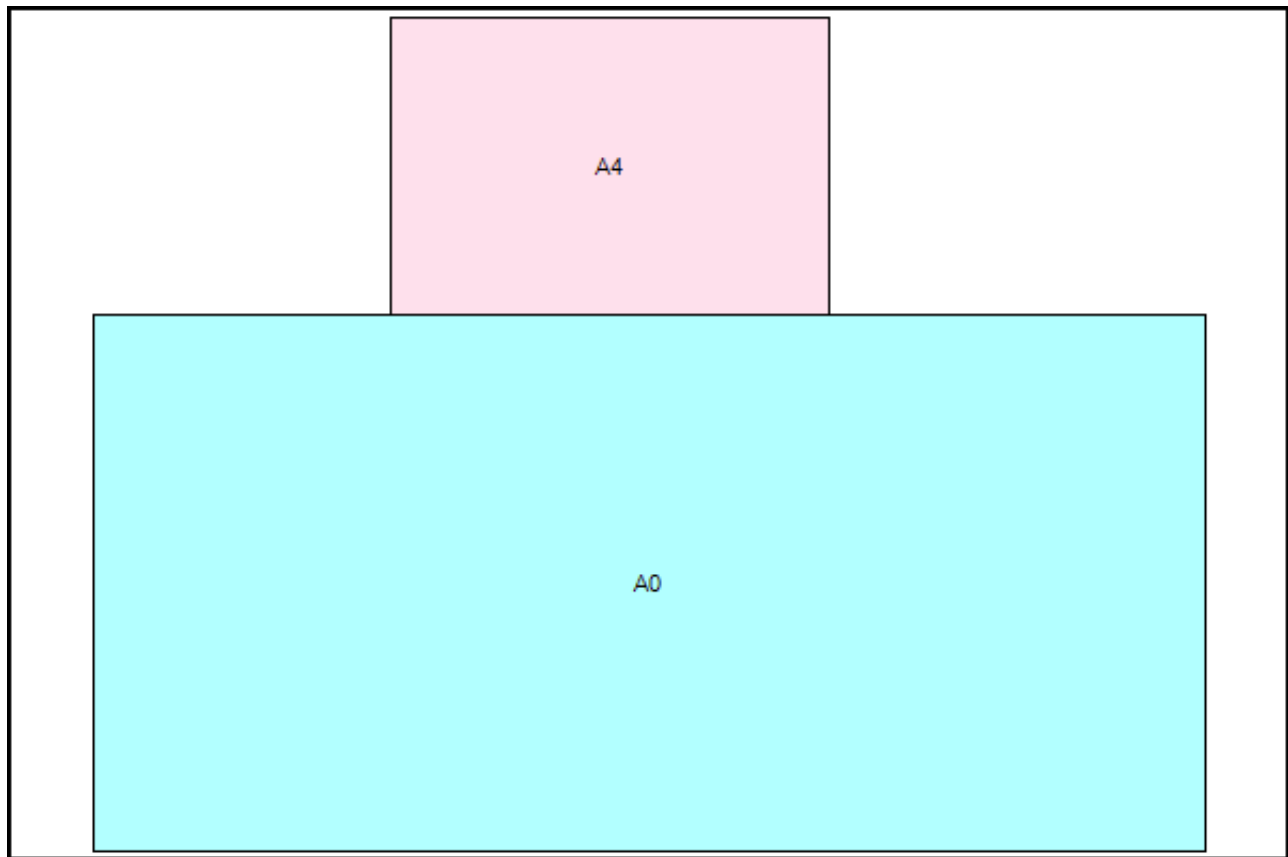
Number of Fireplaces(Masonry) 1
Number of Fireplaces(Prefab)

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	\$8,446.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,446.93



PARID: K47 23107 0017
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Residential Property Data

Building Style	BI-LEVEL
Exterior Wall Material	BRICK
Number of Stories	1
Year Built	1965
Total Rooms	7
Bedrms	3
Baths	2
Half Baths	0
Square Feet of Living Area	1,512
Finished Basement Sq. Ft.	972
Rec. Room Sq. Ft.	0
Total Square Footage	2,484
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heat System	
Heating Fuel Type	NONE
Number of Fireplaces(Stacked)	1
Number of Fireplaces(Prefab)	

PARID: K47 23107 0017
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NBHD CODE: 93020000

First Half Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
REAL					
Total:		\$0.00	\$0.00	\$0.00	\$0.00

Second Half Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
REAL					
Total:		\$0.00	\$0.00	\$0.00	\$0.00

Delinquent Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
2005	41100-MCD/AP MCD/AQUI	\$1.29	\$0.00	-\$1.29	\$0.00
2005	REAL	\$2,860.12	\$143.01	-\$3,003.13	\$0.00
2006	41100-MCD/AP MCD/AQUI	\$1.16	\$0.00	-\$1.16	\$0.00
2006	REAL	\$2,954.29	\$440.22	-\$3,394.51	\$0.00
2007	41100-MCD/AP MCD/AQUI	\$1.18	\$0.00	-\$1.18	\$0.00
2007	REAL	\$3,376.18	\$168.81	-\$3,544.99	\$0.00
2008	41100-MCD/AP MCD/AQUI	\$1.20	\$0.00	-\$1.20	\$0.00
2008	REAL	\$3,484.67	\$18.39	-\$3,503.06	\$0.00
2010	41100-MCD/AP MCD/AQUI	\$1.22	\$0.28	-\$1.50	\$0.00
2010	REAL	\$3,626.14	\$637.13	-\$4,263.27	\$0.00
2011	41100-MCD/AP MCD/AQUI	\$1.41	\$0.30	-\$1.71	\$0.00
2011	REAL	\$3,729.46	\$578.06	-\$4,307.52	\$0.00
2012	41100-MCD/AP MCD/AQUI	\$1.21	\$0.25	-\$1.46	\$0.00
2012	REAL	\$3,607.08	\$559.09	-\$4,166.17	\$0.00
2013	11777-APC FEE	\$21.75	\$3.84	\$0.00	\$25.59
2013	41100-MCD/AP MCD/AQUI	\$1.34	\$0.31	\$0.00	\$1.65
2013	REAL	\$3,822.24	\$673.84	\$0.00	\$4,496.08
2014	11777-APC FEE	\$21.50	\$3.34	\$0.00	\$24.84
2014	41100-MCD/AP MCD/AQUI	\$1.11	\$0.23	\$0.00	\$1.34
2014	REAL	\$3,374.40	\$523.03	\$0.00	\$3,897.43
Total:		\$30,888.95	\$3,750.13	-\$26,192.15	\$8,446.93

TAX PAYMENTS MAY BE MAILED TO MONTGOMERY COUNTY TREASURER, 451 WEST THIRD ST., DAYTON OH 45422

* PAYMENTS POSTED THRU OCTOBER 08, 2015

PARID: K47 23107 0017
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NBHD CODE: 93020000

Tax Year	Total Value
2000	113,240
2001	113,240
2002	121,850
2003	121,850
2004	121,850
2005	134,040
2006	134,040
2007	134,040
2008	135,750
2009	135,750
2010	135,750
2011	137,010
2012	137,010
2013	137,010
2014	115,040
2015	115,040