

5417 Idlewood Rd, Dayton, OH 45432-3538, Montgomery County



4	1,471	7,789	\$50,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price
1	1957	SFR	10/28/2013
MLS Baths	Yr Built	Type	MLS List Date

Active Listing 

Owner Information

Owner Name:	Wiggerhaus Carl G	Tax Billing Zip:	45432
Owner Name 2:	Wiggerhaus Carol A	Tax Billing Zip+4:	3538
Owner Occupied:	Yes	Mailing Carrier Route:	C010
Tax Billing Address:	5417 Idlewood Rd	Owner Phone Number:	(937) 254-4330
Tax Billing City & State:	Dayton, OH		

Location Information

Subdivision:	City/Dayton Rev	Topography:	Flat/Level
School District:	Dayton City SD	Location Influence:	Neighborhood / Spot
Township:	Dayton Corp	Property Zip Code:	45432
Census Tract:	28.00	Property Zip+4:	3538
Map Page/Grid:	01-0166-04	Property Carrier Route:	C010

Tax Information

Parcel ID 1:	R72-16604-0007	Tax Area:	R72
Lot #:	7	Exemption(s):	Homestead
% Improved:	76%		
Legal Description:	73968		

Assessment & Tax

Assessment Year	2012	2011
Assessed Value - Total	\$26,754	\$26,760
Assessed Value - Land	\$6,549	\$6,550
Assessed Value - Improved	\$20,206	\$20,210
YOY Assessed Change (\$)	-\$6	
YOY Assessed Change (%)	-0.02%	
Market Value - Total	\$76,440	\$76,440
Market Value - Land	\$18,710	\$18,710
Market Value - Improved	\$57,730	\$57,730

Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
2011	\$1,261		
2012	\$1,324	\$63	5.03%

Characteristics

Land Use - County:	Single Family	Total Rooms:	6
Land Use - State:	Residential	Attic Type:	Unfinished
Land Use - CoreLogic:	SFR	Other Rooms:	Family Room
Lot Acres:	0.1788	Fireplace:	Y
Lot Sq Ft:	7,789	Fireplaces:	1
Lot Depth:	118	Heat Type:	Central
Lot Frontage:	66	Cooling Type:	Central
# of Buildings:	1	Electric Service Type:	Available
Style:	Ranch	Water:	Public
Stories:	1	Sewer:	Public Service

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Property Detail

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Year Built:	<b>1957</b>	Exterior:	<b>Aluminum/Vinyl</b>
Building Sq Ft:	<b>1,471</b>	Patio Type:	<b>Brick Patio</b>
Ground Floor Area:	<b>1,471</b>	Patio/Deck 1 Sq Ft:	<b>240</b>
Gross Sq Ft:	<b>1,471</b>	Parking Type:	<b>Detached Block/Frame Garage</b>
Bedrooms:	<b>4</b>	No. Parking Spaces:	<b>MLS: 2</b>
Total Baths:	<b>Tax: 1 MLS: 2</b>	Garage Type:	<b>Detached Garage</b>
Full Baths:	<b>1</b>	Garage Capacity:	<b>MLS: 2</b>
Half Baths:	<b>MLS: 1</b>	Garage Sq Ft:	<b>480</b>

## Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Garage Frame/Cb Det	S	480	20	24	1964
<b>Building Description</b>		<b>Building Size</b>			
Conc-Brick Patio/Canopy		240			
Patio Concrete/Brick		121			

## Listing Information

MLS Listing #:	<b>569460</b>	MLS Orig. List Price:	<b>\$50,000</b>
MLS Status:	<b>Active</b>	MLS Status Change Date:	<b>10/29/2013</b>
MLS Area:	<b>BELMONT</b>	List. Agent:	<b>Liletima109-Timothy Lile</b>
MLS Listing Date:	<b>10/28/2013</b>	List. Broker:	<b>Ohio Real Estate Auctions</b>
MLS Current List Price:	<b>\$50,000</b>		
<b>MLS Listing #</b>	569460		
<b>MLS Status</b>	Active		
<b>MLS Listing Date</b>	10/28/2013		
<b>MLS Listing Price</b>	\$50,000		
<b>MLS Orig Listing Price</b>	\$50,000		
<b>MLS Sale Price</b>	\$0		

## Last Market Sale & Sales History

Owner Name:	<b>Wiggerhaus Carl G</b>	Owner Name 2:	<b>Wiggerhaus Carol A</b>
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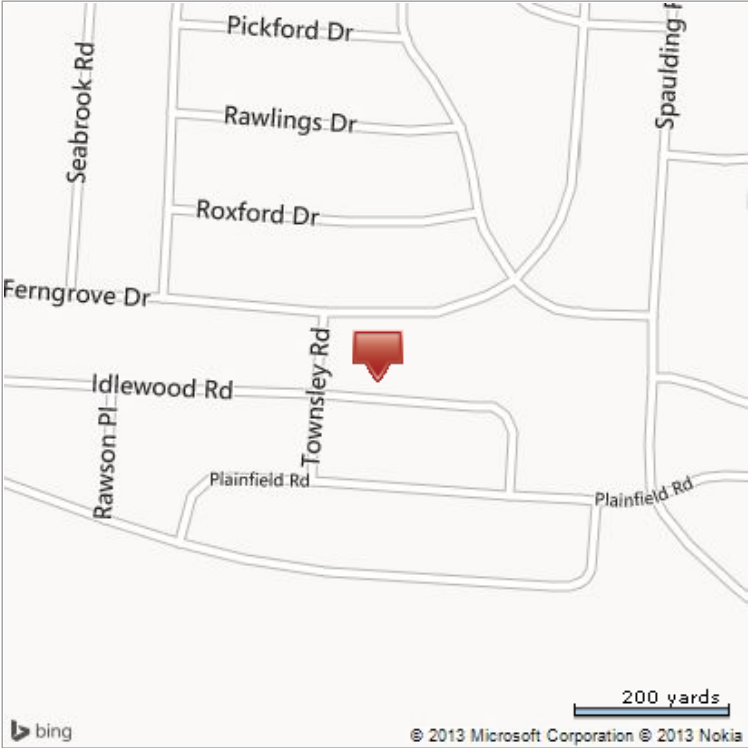
## Mortgage History

<b>Mortgage Date</b>	05/08/2007	06/19/2001
<b>Mortgage Amount</b>	\$56,000	\$60,000
<b>Mortgage Lender</b>	Oak Hill Bk	Liberty Svgs Bk Fsb
<b>Borrower Name</b>	Wiggershaus Carl G	Wiggershaus Carl G
<b>Borrower Name 2</b>	Wiggershaus Carol A	Wiggershaus Carol A
<b>Mortgage Term</b>	10	
<b>Mortgage Term</b>	Years	
<b>Mortgage Purpose</b>	Refi	Refi
<b>Mortgage Type</b>	Conventional	Conventional

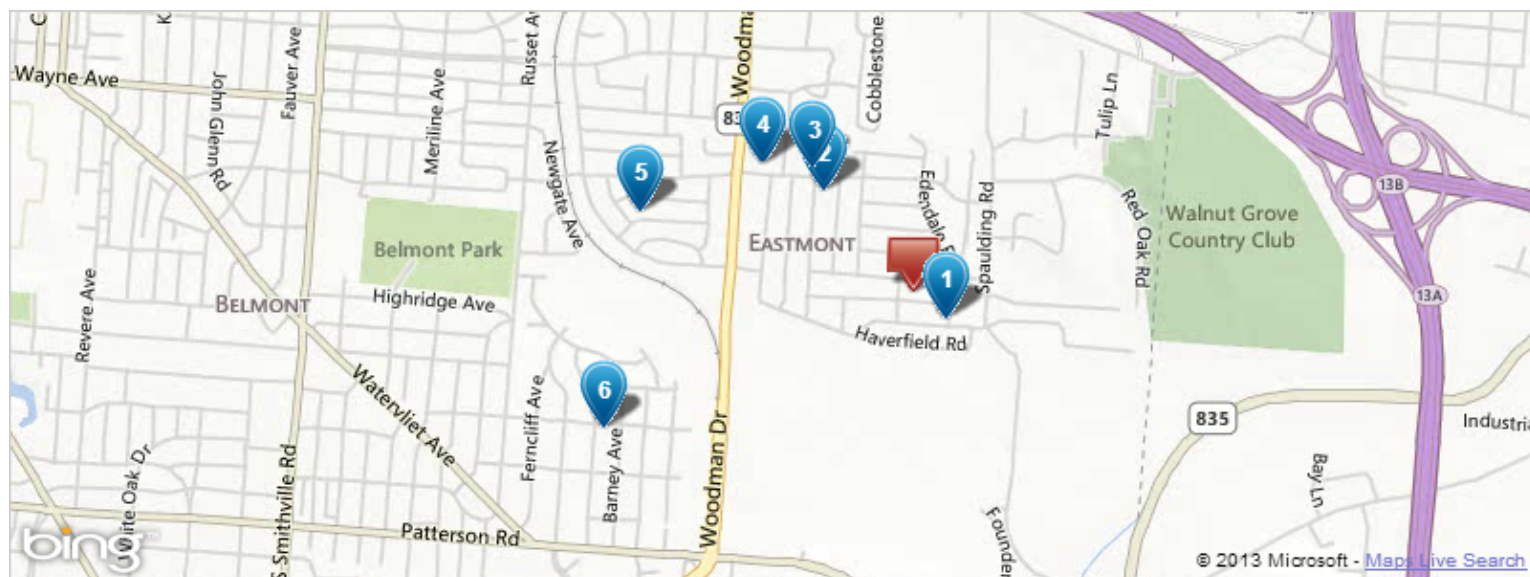
Property Map



\*Lot Dimensions are Estimated



# 5417 Idlewood Rd, Dayton 45432-3538, Montgomery County



## Search Criteria

Number of Comparables:	6	Search Period:	01/31/2013 - 10/31/2013
Sort Method:	Distance From Subject (Closest)	Living/Building Area:	1,250 - 1,692 Sq Ft
Pool:	No Preference	Lot Sq Ft:	6,621 - 8,957 Sq Ft
Distance from Subject:	1 miles	Land Use:	Same As Subject

## Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price		\$110,000	\$28,600	\$66,330	\$62,186
Price Per Sq Ft		\$66.91	\$20.31	\$47.39	\$42.23
MLS Sale Price		\$110,000	\$850	\$52,165	\$51,963
Building Sq Ft	1,471	1,644	1,290	1,422	1,427
Bedrooms	4	4	3	3	3
Total Baths	1	2	1	2	2
Year Built	1957	1959	1938	1955	1953
Stories	1	1	1	1	1
Lot Sq Ft	7,789	8,851	7,200	7,533.5	7,854.3333
Distance (miles)		0.81	0.09	0.43	0.46
Total Assessment	\$76,440	\$88,970	\$71,560	\$81,215	\$80,205
Total Market Value	\$76,440	\$88,970	\$71,560	\$81,215	\$80,205
Value Projected by Assessment	\$60,031				
Value Projected by Sq Ft	\$62,120				

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## Comparables

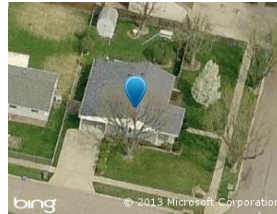
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## Subject Property

## Comparable 1

## Comparable 2

## Comparable 3



Address	5417 Idlewood Rd	5484 Idlewood Rd	1562 Garwood Dr	5231 Woodbine Ave
Subdivision	City/Dayton Rev	City/Dayton Rev	Miriam Acres Sec 12	City/Dayton Rev
City	Dayton	Dayton	Dayton	Dayton
Recording Date		00/2013	00/2013	00/2013
Sale Date		Tax: 04/02/2013 MLS: 03/28/2013	Tax: 06/10/2013 MLS: 06/07/2013	Tax: 07/02/2013 MLS: 08/19/2013
Sale Price		\$68,000	\$66,330	\$38,000
Price Per Sq Ft		\$47.39	\$50.79	\$25.75
Building Sq Ft	1,471	1,435	1,306	1,476
Gross Sq Ft	1,471	1,435	1,306	1,476
Style	Ranch	Ranch	Ranch	Ranch
Stories	1	1	1	1
Year Built	1957	1957	1953	1953
Bedrooms	4	3	3	3
Bathrooms (Total)	Tax: 1 MLS: 2	2	Tax: 1 MLS: 2	2
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)	MLS: 1	1	MLS: 1	1
Total Rooms	6	6	5	7
Fireplaces	1	1		1
Heat Type	Central	Central	Central	Central
Cooling Type	Central		Central	Central
Water	Public	Public	Public	Type Unknown
Sewer	Public Service	Public Service	Public Service	Type Unknown
Garage Type	Detached Garage		Detached Garage	Detached Garage
Garage Capacity	MLS: 2		MLS: 1	MLS: 2
Exterior	Aluminum/Vinyl	Aluminum/Vinyl	Aluminum/Vinyl	Aluminum/Vinyl
Lot Acres	0.1788	0.2032	0.1751	0.197
Lot Sq Ft	7,789	8,851	7,627	8,581
Lot Frontage	66	75	62	60
Lot Depth	118	118	123	143
Location Influence	Neighborhood / Spot	Neighborhood / Spot		
Land Use - County	Single Family	Single Family	Single Family	Single Family
Land Use - State	Residential	Residential	Residential	Residential
Land Use - CoreLogic	SFR	SFR	SFR	SFR
MLS Listing #	569460	545557	551863	561508
MLS Sale Date		03/28/2013	06/07/2013	08/19/2013
MLS Sale Price		\$68,000	\$66,330	\$38,000
Parcel ID 1	R72-16604-0007	R72-16604-0021	R72-16505-0050	R72-16505-0007
Total Assessment	\$76,440	\$80,740	\$72,800	\$88,970
Annual Tax	\$1,324	\$1,431	\$1,914	\$1,641
School District	Dayton City SD	Dayton City SD	Dayton City SD	Dayton City SD
County	Montgomery	Montgomery	Montgomery	Montgomery
Township	Dayton Corp	Dayton Corp	Dayton Corp	Dayton Corp
Property Zip Code	45432	45432	45432	45432
Distance (miles)		0.09	0.33	0.39

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**Comparables**

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## Subject Property

## Comparable 4

## Comparable 5

## Comparable 6



Address	5417 Idlewood Rd	1529 N Star Rd	4735 Celtic Dr	1500 Horlacher Ave
Subdivision	City/Dayton Rev			Richman Heights
City	Dayton	Dayton	Dayton	Dayton
Recording Date			00/2013	00/2013
Sale Date		MLS: 08/31/2013	Tax: 04/18/2013 MLS: 04/15/2013	Tax: 06/18/2013 MLS: 06/14/2013
Sale Price			\$28,600	\$110,000
Price Per Sq Ft			\$20.31	\$66.91
Building Sq Ft	1,471	1,290	1,408	1,644
Gross Sq Ft	1,471	1,710	1,408	1,644
Style	Ranch	Ranch	Ranch	Cape Cod
Stories	1	1	1	Tax: 1 MLS: 1.5
Year Built	1957	1959	1956	1938
Bedrooms	4	4	3	4
Bathrooms (Total)	Tax: 1 MLS: 2	Tax: 2 MLS: 3	1	2
Bathrooms (Full)	1	2	1	2
Bathrooms (Half)	MLS: 1	MLS: 1		
Total Rooms	6	6	6	8
Fireplaces	1			
Heat Type	Central	Central	Central	Central
Cooling Type	Central	Central		
Water	Public	Public	Type Unknown	Public
Sewer	Public Service	Public Service	Type Unknown	Public Service
Garage Type	Detached Garage	Attached Garage	Detached Garage	
Garage Capacity	MLS: 2	MLS: 1		
Exterior	Aluminum/Vinyl	Frame	Aluminum/Vinyl	Aluminum/Vinyl
Lot Acres	0.1788	0.1653	0.1708	0.1705
Lot Sq Ft	7,789	7,200	7,440	7,427
Lot Frontage	66	60	62	55
Lot Depth	118	120	120	135
Location Influence	Neighborhood / Spot	Secondary Bus Strip	Neighborhood / Spot	Neighborhood / Spot
Land Use - County	Single Family	Single Family	Single Family	Single Family
Land Use - State	Residential	Residential	Residential	Residential
Land Use - CoreLogic	SFR	SFR	SFR	SFR
MLS Listing #	569460	562738	548608	553365
MLS Sale Date		08/31/2013	04/15/2013	06/14/2013
MLS Sale Price		\$850	\$28,600	\$110,000
Parcel ID 1	R72-16604-0007	R72-16502-0001	R72-16414-0035	N64-00406-0058
Total Assessment	\$76,440	\$85,470	\$71,560	\$81,690
Annual Tax	\$1,324	\$2,264	\$1,832	\$2,031
School District	Dayton City SD	Dayton City SD	Dayton City SD	Kettering City SD
County	Montgomery	Montgomery	Montgomery	Montgomery
Township	Dayton Corp	Dayton Corp	Dayton Corp	Kettering Corp
Property Zip Code	45432	45432	45432	45420
Distance (miles)		0.48	0.69	0.81

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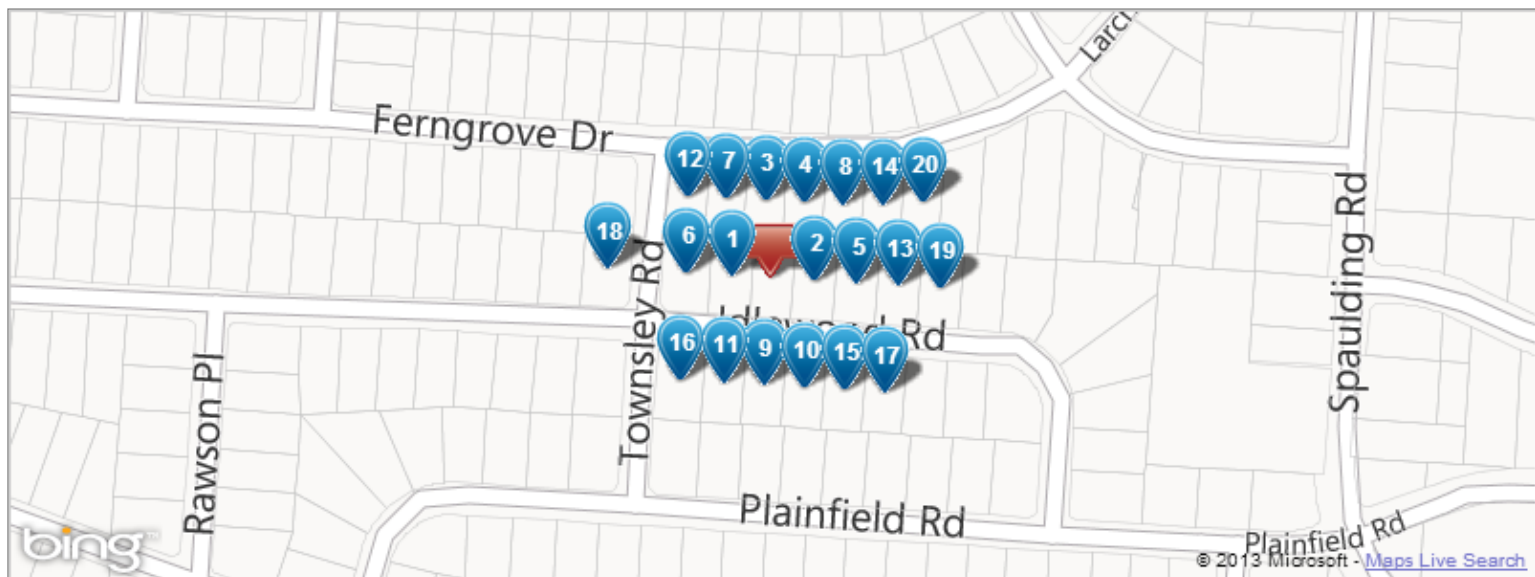
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**Comparables**

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# 5417 Idlewood Rd, Dayton, OH 45432-3538, Montgomery County



	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Address	5417 Idlewood Rd	5411 Idlewood Rd	5425 Idlewood Rd	5414 Ferngrove Dr
Owner Name	WIGGERHAUS CARL G	HUNT & HASS LLC	RUSSELL BRENDA S	COLLIER NELL F
Owner Name 2	Wiggerhaus Carol A			Collier-Sharp Kellie J
Recording Date		00/2013	03/31/2008	
Sale Date		Tax: 05/14/2013 MLS: 05/13/2013	03/17/2008	09/21/1993
Sale Price		\$25,900	\$75,267	
Price Per Sq Ft		\$24.09	\$70.02	
MLS Sale Date		05/13/2013		
MLS Sale Price		\$25,900		
Building Sq Ft	1,471	1,075	1,075	888
Bedrooms	4	3	4	3
Full Baths	1	1	1	1
Half Baths	MLS: 1			
Bathrooms (Total)	Tax: 1 MLS: 2	1	1	1
Stories	1	1	1	1
Year Built	1957	1957	1957	1955
Lot Acres	0.1788	0.1788	0.1788	0.1779
Lot Sq Ft	7,789	7,789	7,789	7,749
Land Use - CoreLogic	SFR	SFR	SFR	SFR
Total Assessment	\$76,440	\$56,310	\$65,820	\$62,150
Property Tax Amount	\$1,324	\$1,445	\$1,689	\$962
Subdivision	CITY/DAYTON REV	CITY/DAYTON REV	CITY/DAYTON REV	CITY/DAYTON REV
School District	S05	S05	S05	S05
Distance (miles)		0.01	0.01	0.02

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**Neighbors**

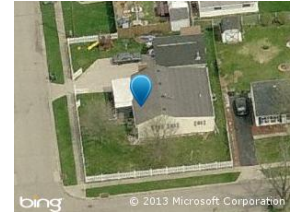
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## Subject Property

## Neighbor 4

## Neighbor 5

## Neighbor 6



<b>Address</b>	5417 Idlewood Rd	5420 Ferngrove Dr	5431 Idlewood Rd	1618 Townsley Rd
<b>Owner Name</b>	WIGGERHAUS CARL G	SPILLER SHAUN M	JK GIRARD CONSTRUCTION INC	MARKLAND TIMOTHY G
<b>Owner Name 2</b>	Wiggerhaus Carol A	Forsyth Mollie C		Markland Tracy L
<b>Recording Date</b>		12/23/2010	06/05/2002	09/27/2001
<b>Sale Date</b>		12/16/2010	Tax: 05/31/2002 MLS: 06/29/2006	Tax: 09/25/2001 MLS: 10/26/2001
<b>Sale Price</b>		\$71,000	\$84,400	\$94,000
<b>Price Per Sq Ft</b>		\$79.95	\$78.51	\$59.01
<b>MLS Sale Date</b>		12/16/2010	06/29/2006	10/26/2001
<b>MLS Sale Price</b>		\$71,000	\$56,000	\$94,000
<b>Building Sq Ft</b>	1,471	888	1,075	1,593
<b>Bedrooms</b>	4	3	4	Tax: 5 MLS: 4
<b>Full Baths</b>	1	1	1	2
<b>Half Baths</b>	MLS: 1			
<b>Bathrooms (Total)</b>	Tax: 1 MLS: 2	1	1	2
<b>Stories</b>	1	1	1	1
<b>Year Built</b>	1957	1956	1957	1957
<b>Lot Acres</b>	0.1788	0.1722	0.1788	0.2032
<b>Lot Sq Ft</b>	7,789	7,501	7,789	8,851
<b>Land Use - CoreLogic</b>	SFR	SFR	SFR	SFR
<b>Total Assessment</b>	\$76,440	\$63,510	\$59,330	\$91,350
<b>Property Tax Amount</b>	\$1,324	\$1,628	\$1,523	\$2,335
<b>Subdivision</b>	CITY/DAYTON REV	CITY/DAYTON	CITY/DAYTON REV	CITY/DAYTON REV
<b>School District</b>	S05	S05	S05	S05
<b>Distance (miles)</b>		0.02	0.02	0.03

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**Neighbors**

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## Subject Property

## Neighbor 7

## Neighbor 8

## Neighbor 9



<b>Address</b>	5417 Idlewood Rd	5408 Ferngrove Dr	5426 Ferngrove Dr	5416 Idlewood Rd
<b>Owner Name</b>	WIGGERHAUS CARL G	JONES GENE	RIFFE HELEN M	FINK JACOB G
<b>Owner Name 2</b>	Wiggerhaus Carol A			Fink Pamela A
<b>Recording Date</b>				01/17/2001
<b>Sale Date</b>				01/11/2001
<b>Sale Price</b>				\$66,000
<b>Price Per Sq Ft</b>				\$61.40
<b>MLS Sale Date</b>				01/11/2001
<b>MLS Sale Price</b>				\$66,000
<b>Building Sq Ft</b>	1,471	960	888	1,075
<b>Bedrooms</b>	4	3	3	Tax: 4 MLS: 3
<b>Full Baths</b>	1	1	1	1
<b>Half Baths</b>	MLS: 1			
<b>Bathrooms (Total)</b>	Tax: 1 MLS: 2	1	1	1
<b>Stories</b>	1	1	1	1
<b>Year Built</b>	1957	1961	1955	1957
<b>Lot Acres</b>	0.1788	0.1722	0.1793	0.1763
<b>Lot Sq Ft</b>	7,789	7,501	7,810	7,680
<b>Land Use - CoreLogic</b>	SFR	SFR	SFR	SFR
<b>Total Assessment</b>	\$76,440	\$72,090	\$64,270	\$70,840
<b>Property Tax Amount</b>	\$1,324	\$1,216	\$1,016	\$1,814
<b>Subdivision</b>	CITY/DAYTON REV	CITY/DAYTON REV		CITY/DAYTON REV
<b>School District</b>	S05	S05	S05	S05
<b>Distance (miles)</b>		0.03	0.03	0.03

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**Neighbors**

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## Subject Property

## Neighbor 10

## Neighbor 11

## Neighbor 12



<b>Address</b>	5417 Idlewood Rd	5424 Idlewood Rd	5410 Idlewood Rd	1604 Townsley Rd
<b>Owner Name</b>	WIGGERHAUS CARL G	GILLETTE JAMES C	RILEY JOHN	CLINE ROBERT L
<b>Owner Name 2</b>	Wiggerhaus Carol A	Gillette Marie		
<b>Recording Date</b>		08/22/1985	10/15/2008	06/06/2001
<b>Sale Date</b>		08/22/1985	Tax: 09/29/2008 MLS: 11/27/2002	Tax: 05/31/2001 MLS: 06/05/2001
<b>Sale Price</b>		\$36,000	\$67,600	\$88,000
<b>Price Per Sq Ft</b>		\$33.49	\$62.88	\$91.67
<b>MLS Sale Date</b>			11/27/2002	06/05/2001
<b>MLS Sale Price</b>			\$52,000	\$88,000
<b>Building Sq Ft</b>	1,471	1,075	1,075	960
<b>Bedrooms</b>	4	3	3	Tax: 4 MLS: 3
<b>Full Baths</b>	1	1	1	1
<b>Half Baths</b>	MLS: 1			
<b>Bathrooms (Total)</b>	Tax: 1 MLS: 2	1	1	1
<b>Stories</b>	1	1	1	1
<b>Year Built</b>	1957	1957	1957	1956
<b>Lot Acres</b>	0.1788	0.1763	0.1763	0.1865
<b>Lot Sq Ft</b>	7,789	7,680	7,680	8,124
<b>Land Use - CoreLogic</b>	SFR	SFR	SFR	SFR
<b>Total Assessment</b>	\$76,440	\$58,650	\$58,300	\$76,860
<b>Property Tax Amount</b>	\$1,324	\$874	\$1,496	\$1,965
<b>Subdivision</b>	CITY/DAYTON REV		CITY/DAYTON REV	CITY/DAYTON REV
<b>School District</b>	S05	S05	S05	S05
<b>Distance (miles)</b>		0.03	0.03	0.04

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**Neighbors**

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## Subject Property

## Neighbor 13

## Neighbor 14

## Neighbor 15



<b>Address</b>	5417 Idlewood Rd	5437 Idlewood Rd	5432 Ferngrove Dr	5430 Idlewood Rd
<b>Owner Name</b>	WIGGERHAUS CARL G	RUDD PHYLLIS A	ROBERTS LOUISE E	WELLS FARGO BK
<b>Owner Name 2</b>	Wiggerhaus Carol A			
<b>Recording Date</b>			07/19/2010	03/23/2004
<b>Sale Date</b>		10/16/1995	Tax: 07/15/2010 MLS: 07/16/2010	03/02/2004
<b>Sale Price</b>			\$80,000	\$72,000
<b>Price Per Sq Ft</b>			\$90.09	\$66.98
<b>MLS Sale Date</b>			07/16/2010	
<b>MLS Sale Price</b>			\$80,000	
<b>Building Sq Ft</b>	1,471	1,075	888	1,075
<b>Bedrooms</b>	4	4	3	4
<b>Full Baths</b>	1	1	1	1
<b>Half Baths</b>	MLS: 1			
<b>Bathrooms (Total)</b>	Tax: 1 MLS: 2	1	1	1
<b>Stories</b>	1	1	1	1
<b>Year Built</b>	1957	1957	1956	1957
<b>Lot Acres</b>	0.1788	0.1815	0.2061	0.1763
<b>Lot Sq Ft</b>	7,789	7,906	8,978	7,680
<b>Land Use - CoreLogic</b>	SFR	SFR	SFR	SFR
<b>Total Assessment</b>	\$76,440	\$63,030	\$71,100	\$57,120
<b>Property Tax Amount</b>	\$1,324	\$986	\$1,824	\$834
<b>Subdivision</b>	CITY/DAYTON REV	CITY/DAYTON REV	OAK PARK	CITY/DAYTON REV
<b>School District</b>	S05	S05	S05	S05
<b>Distance (miles)</b>		0.04	0.04	0.04

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**Neighbors**

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## Subject Property

## Neighbor 16

## Neighbor 17

## Neighbor 18



<b>Address</b>	5417 Idlewood Rd	1706 Townsley Rd	5436 Idlewood Rd	1619 Townsley Rd
<b>Owner Name</b>	WIGGERHAUS CARL G	MAYRER TERENCE L	MILLER JON S	STONE RONNIE
<b>Owner Name 2</b>	Wiggerhaus Carol A	Mayrer Ann S	Miller Elizabeth A	
<b>Recording Date</b>			02/04/1998	
<b>Sale Date</b>			02/02/1998	
<b>Sale Price</b>			\$64,000	
<b>Price Per Sq Ft</b>			\$59.53	
<b>MLS Sale Date</b>				
<b>MLS Sale Price</b>				
<b>Building Sq Ft</b>	1,471	1,075	1,075	1,075
<b>Bedrooms</b>	4	3	Tax: 4 MLS: 3	3
<b>Full Baths</b>	1	1	1	1
<b>Half Baths</b>	MLS: 1			
<b>Bathrooms (Total)</b>	Tax: 1 MLS: 2	1	1	1
<b>Stories</b>	1	1	1	1
<b>Year Built</b>	1957	1957	1957	1957
<b>Lot Acres</b>	0.1788	0.2066	0.1763	0.2032
<b>Lot Sq Ft</b>	7,789	8,999	7,680	8,851
<b>Land Use - CoreLogic</b>	SFR	SFR	SFR	SFR
<b>Total Assessment</b>	\$76,440	\$76,390	\$60,650	\$69,510
<b>Property Tax Amount</b>	\$1,324	\$1,323	\$1,558	\$1,778
<b>Subdivision</b>	CITY/DAYTON REV	CITY/DAYTON REV	EASTMONT PARK SEC 05	CITY/DAYTON REV
<b>School District</b>	S05	S05	S05	S05
<b>Distance (miles)</b>		0.04	0.05	0.05

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**Neighbors**

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## Subject Property

## Neighbor 19

## Neighbor 20



<b>Address</b>	5417 Idlewood Rd	5443 Idlewood Rd	5438 Ferngrove Dr
<b>Owner Name</b>	WIGGERHAUS CARL G	CIARLO JASON	BUTCHER ROBERT J
<b>Owner Name 2</b>	Wiggerhaus Carol A	Ciarlo Amanda	
<b>Recording Date</b>		05/24/2005	06/03/2008
<b>Sale Date</b>		05/17/2005	05/29/2008
<b>Sale Price</b>		\$78,000	\$82,900
<b>Price Per Sq Ft</b>		\$72.56	\$93.36
<b>MLS Sale Date</b>		05/17/2005	05/29/2008
<b>MLS Sale Price</b>		\$78,000	\$82,900
<b>Building Sq Ft</b>	1,471	1,075	888
<b>Bedrooms</b>	4	4	3
<b>Full Baths</b>	1	1	1
<b>Half Baths</b>	MLS: 1		
<b>Bathrooms (Total)</b>	Tax: 1 MLS: 2	1	1
<b>Stories</b>	1	1	1
<b>Year Built</b>	1957	1957	1956
<b>Lot Acres</b>	0.1788	0.1815	0.2276
<b>Lot Sq Ft</b>	7,789	7,906	9,914
<b>Land Use - CoreLogic</b>	SFR	SFR	SFR
<b>Total Assessment</b>	\$76,440	\$61,850	\$75,830
<b>Property Tax Amount</b>	\$1,324	\$1,587	\$1,941
<b>Subdivision</b>	CITY/DAYTON REV	CITY/DAYTON REV	CITY/DAYTON REV
<b>School District</b>	S05	S05	S05
<b>Distance (miles)</b>		0.05	0.05

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**Neighbors**

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5417 Idlewood Rd, Dayton, OH 45432-3538, Montgomery County

Demographics

Based on ZIP Code: 45432

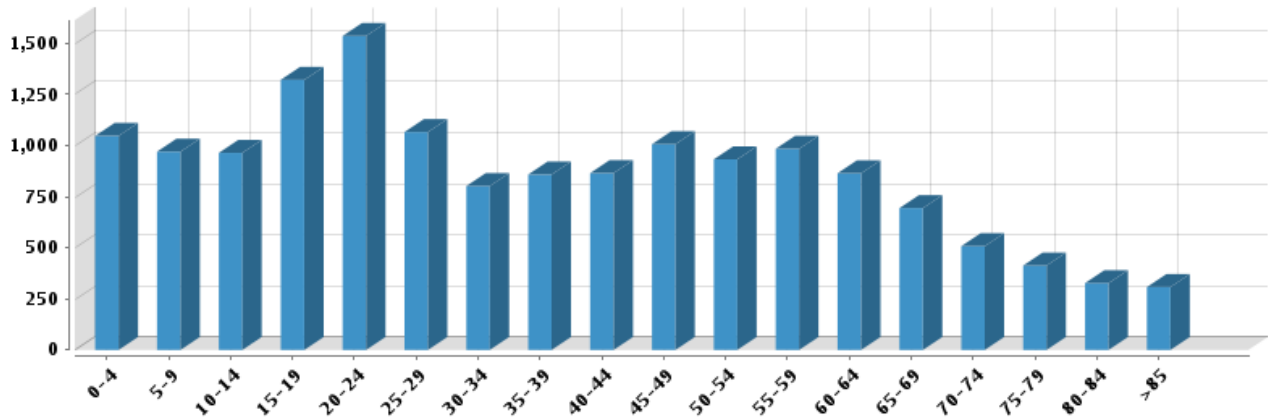
Population  
Summary

Estimated Population:	15,471
Population Growth (since 2000):	-2%
Population Density (ppl / mile):	2,348
Median Age:	34.15

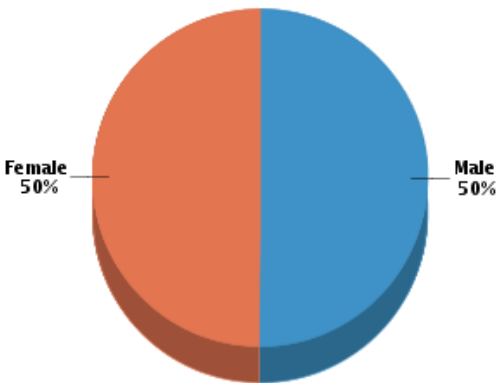
Household

Number of Households:	6,444
Household Size (ppl):	2.39
Households w/ Children:	1,918

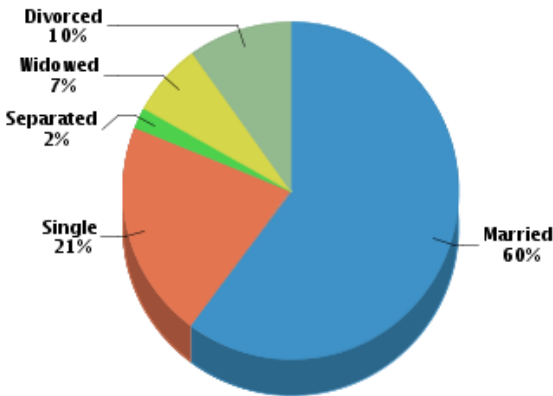
Age



Gender



Marital Status

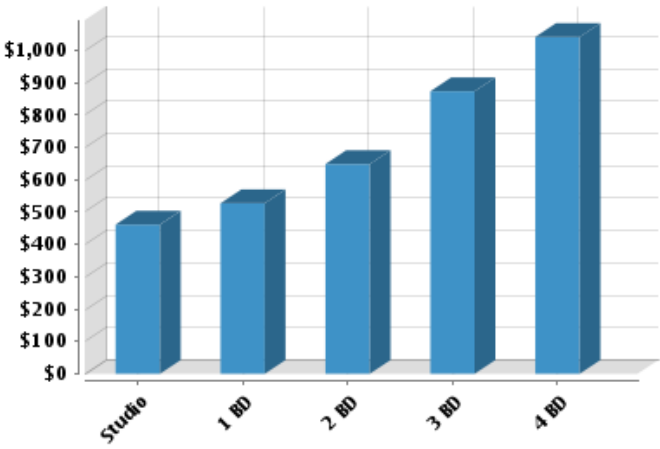
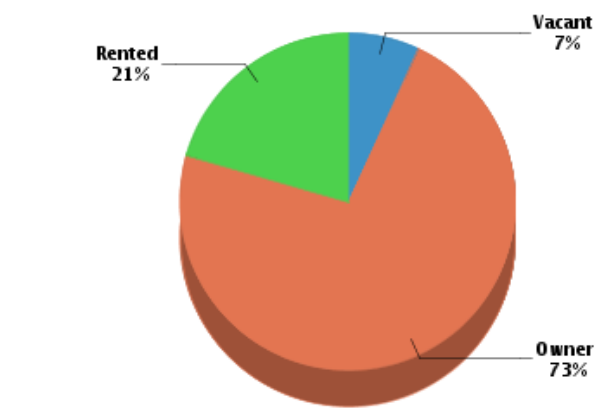


Housing  
Summary

Median Home Sale Price:	\$84,250
Median Dwelling Age:	40 years
Median Value of Home Equity:	\$237,381
Median Mortgage Debt:	\$108,855

Stability

Annual Residential Turnover:	12.82%
5+ Years in Residency:	53.17%
Median Years in Residency:	5.85

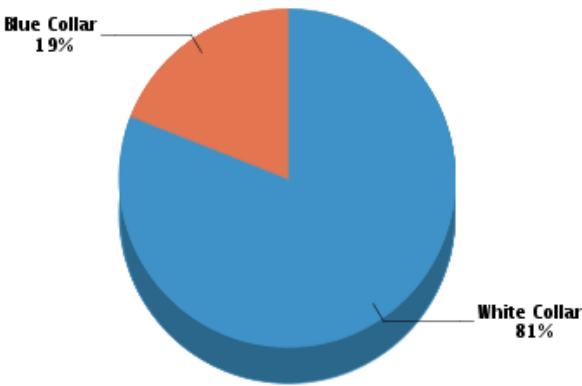


Quality of Life

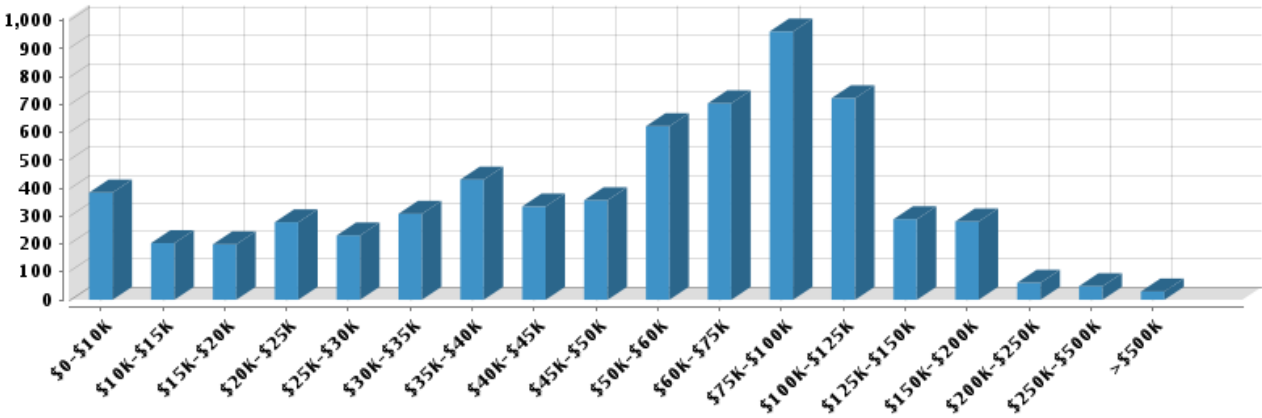
Workers by Industry

Agricultural, Forestry, Fishing:	62
Construction:	226
Manufacturing:	239
Transportation and Communications:	225
Wholesale Trade:	54
Retail Trade:	1,662
Finance, Insurance and Real Estate:	269
Services:	3,208
Public Administration:	341
Unclassified:	14

Workforce



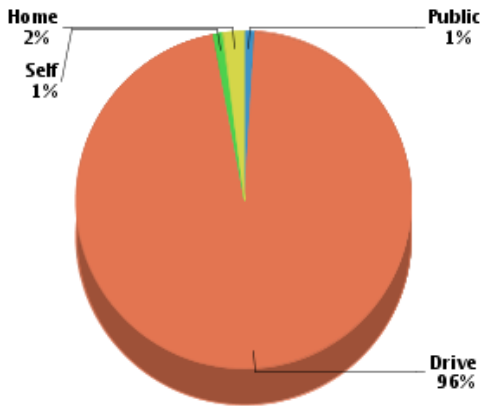
Household Income



Average Household Income: \$70,243

Average Per Capita Income: \$29,568

Commute Method



Median Travel Time: 16.94 min

Weather

January High Temp (avg °F):	35.2
January Low Temp (avg °F):	20.6
July High Temp (avg °F):	87.2
July Low Temp (avg °F):	66.8
Annual Precipitation (inches):	39.41

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	271
Some High School:	795
High School Graduate:	3,025
Some College:	2,264
Associate Degree:	995
Bachelor's Degree:	1,357
Graduate Degree:	922

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
(2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2013 Onboard Informatics. All rights reserved.

Schools

Radius: 3 mile(s)

Public - Elementary

Beavercreek City School District	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Parkwood Elementary School 1791 Wilene Dr	1.2	Pre-K-5th	600	16	6	★★★★★
Valley Elementary School 3601 Jonathon Dr	2.59	Pre-K-5th	550	17	9	★★★★☆
Dayton Public Schools	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Eastmont Elementary School 1480 Edendale Rd	0.36	Pre-K-8th	510	16	2	★★★★☆
Kemp Pre-K-8 School 1923 Gondert Ave	1.85	Pre-K-8th	400	16	2	★★★★☆
Cleveland Pre-K-8 School 1102 Pursell Ave	2.16	Pre-K-8th	500	18	2	★★★★☆
Horace Mann Pre-K-8 School 715 Krebs Ave	2.4	Pre-K-8th	498	18	4	★★★★★

Wright Brothers Pre-K-8 School @ Grant 1361 Huffman Ave	2.47	Pre-K-8th	516	15		
<b>Kettering City School District</b>	<b>Distance</b>	<b>Grades</b>	<b>Students</b>	<b>Students per Teacher</b>	<b>GreatSchools Rating (1)</b>	<b>Community Rating (2)</b>
Greenmont Elementary School 1 E Wren Cir	1.1	Pre-K-5th	224	20	6	★★★★★
Beavertown Elementary School 2700 Wilmington Pike	2.24	K-5th	370	20	7	★★★★☆
Indian Riffle Elementary School 3090 Glengarry Dr	2.62	Pre-K-5th	550	19	7	★★★★☆
<b>Mad River Local School District</b>	<b>Distance</b>	<b>Grades</b>	<b>Students</b>	<b>Students per Teacher</b>	<b>GreatSchools Rating (1)</b>	<b>Community Rating (2)</b>
Spinning Hills Middle School (5-6) 5001 Eastman Ave	1.42	5th-6th	550	17	5	★★★★☆
Saville Elementary School 5800 Burkhardt Rd	1.91	K-4th	380	16	5	★★★★★
Beverly Gardens Elementary School 5555 Enright Ave	2.31	K-4th	365	16	6	★★★★★

### Public - Middle/High

<b>Beavercreek City School District</b>	<b>Distance</b>	<b>Grades</b>	<b>Students</b>	<b>Students per Teacher</b>	<b>GreatSchools Rating (1)</b>	<b>Community Rating (2)</b>
Herman K Ankeney Middle School 4085 Shakertown Rd	1.83	6th-8th	960	16	9	★★★★★
<b>Dayton Public Schools</b>	<b>Distance</b>	<b>Grades</b>	<b>Students</b>	<b>Students per Teacher</b>	<b>GreatSchools Rating (1)</b>	<b>Community Rating (2)</b>
Eastmont Elementary School 1480 Edendale Rd	0.36	Pre-K-8th	510	16	2	★★★★☆
Kemp Pre-K-8 School 1923 Gondert Ave	1.85	Pre-K-8th	400	16	2	★★★★☆
Cleveland Pre-K-8 School 1102 Pursell Ave	2.16	Pre-K-8th	500	18	2	★★★★☆
Belmont High School 2615 Wayne Ave	2.31	7th-12th	854	15		
Horace Mann Pre-K-8 School 715 Krebs Ave	2.4	Pre-K-8th	498	18	4	★★★★★
Wright Brothers Pre-K-8 School @ Grant 1361 Huffman Ave	2.47	Pre-K-8th	516	15		
<b>Dayton Regional Stem School</b>	<b>Distance</b>	<b>Grades</b>	<b>Students</b>	<b>Students per Teacher</b>	<b>GreatSchools Rating (1)</b>	<b>Community Rating (2)</b>
Dayton Regional Stem School 1724 Woodman Dr	0.45	7th-11th	350	Not Reported		
<b>Kettering City School District</b>	<b>Distance</b>	<b>Grades</b>	<b>Students</b>	<b>Students per Teacher</b>	<b>GreatSchools Rating (1)</b>	<b>Community Rating (2)</b>
Kettering Middle School 3000 Glengarry Dr	2.55	6th-8th	960	13	7	★★★★☆
<b>Mad River Local School District</b>	<b>Distance</b>	<b>Grades</b>	<b>Students</b>	<b>Students per Teacher</b>	<b>GreatSchools Rating (1)</b>	<b>Community Rating (2)</b>
Spinning Hills Middle School (5-6) 5001 Eastman Ave	1.42	5th-6th	550	17	5	★★★★☆

### Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Carroll High School 4524 Linden Ave	0.79	9th-12th	762		★★★★★
Ascension Catholic School 2001 Woodman Dr	1.04	K-8th	373		★★★★★
East Dayton Christian 999 Spinning Rd	1.37	K-10th	370		★★★★☆
Immaculate Conception 2268 S Smithville Rd	1.44	K-8th	207		★★★★☆
Discovery House Montessori Ele 4114 Maplevue Dr	1.51	K-6th			
Discovery House Montessori Elementary School 4114 Maplevue Dr	1.51	Pre-K-5th	49		★★★★★
Dayton Islamic School 3662 E Patterson Rd	1.87	Pre-K-7th	101		★★★★☆

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Alexandria Montessori School 2900 Acosta St	1.9	1st-8th	53	
Montessori School Of Dayton 2900 Acosta St	1.9	Pre-K-3rd	52	★★★★★
St. Helen 5086 Burkhardt Rd	1.9	K-8th	311	★★★★☆
St. Helen 5086 Burkhardt Rd	1.9	K-8th	311	★★★★☆
Temple Christian School 1617 Ohmer Ave	1.97	K-12th	101	★★★★☆
St. Anthony 1824 Saint Charles Ave	2.46	K-8th	180	★★★★★
St. Luke Elementary School 1442 N Fairfield Rd	2.98	K-8th	430	★★★★☆

(1) GreatSchools Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-10. (Public School Test Score Copyright © 2012 GreatSchools.net)  
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
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## Local Businesses

Radius: **2 mile(s)**

### Attractions - Recreation

	Address	Phone #	Distance	Description
<b>Accurate Audio Video &amp; Scrtv</b>	1725 Woodman Dr # D	(937) 641-1700	0.47	Video Tapes And Disc Renting And Leasing
<b>Chi A Tai Chigung Institute</b>	1753 Woodman Dr	(937) 253-9966	0.53	Karate Judo, Jui - Jitsu And Kung Fu Instr
<b>Tama Martial Arts Ctr</b>	1753 Woodman Dr	(937) 254-7035	0.53	Martial Arts Instruction
<b>Walnut Grove Country Club</b>	5050 Linden Ave	(937) 253-6451	0.76	Golf Courses - Public - 18 Holes
<b>Pla-Mor Bowling Lanes</b>	4901 Linden Ave	(937) 253-3111	0.76	Bowling Centers
<b>Hills &amp; Dales Metropark</b>	2800 Research Blvd	(937) 275-7275	0.76	Parks
<b>Greater Dayton Umpire Assn</b>	4721 Eastgate Ave	(937) 253-8838	0.77	Baseball Clubs
<b>Party Pleasers Dj Svc</b>	4140 Linden Ave # 104	(937) 254-6935	1.02	Music And Live Entertainment
<b>America's Music Expert/D J's</b>	1127 Mayapple Ave	(937) 256-8844	1.25	Music And Live Entertainment
<b>Assert LLC</b>	4321 Elliot Ave	(937) 474-1121	1.26	Karate Judo, Jui - Jitsu And Kung Fu Instr

### Eating - Drinking

	Address	Phone #	Distance	Description
<b>United Dairy Farmers</b>	1666 Woodman Dr	(937) 252-6417	0.43	Convenience Stores
<b>Little Saigon</b>	1718 Woodman Dr	(937) 258-8010	0.44	Restaurants - Vietnamese
<b>Woodman Drive Thru</b>	1624 Woodman Dr	(937) 254-2224	0.45	Beer And Ale - Retail
<b>Iue-Cwa Local 755</b>	1675 Woodman Dr	(937) 253-3565	0.45	Banquet Rooms
<b>Woodman Deli</b>	1721 Woodman Dr	(937) 258-0688	0.46	Grocers - Retail
<b>Sports N Spirits Pub &amp; Patio</b>	1725 Woodman Dr # A	(937) 254-3044	0.46	Bars
<b>Root Beer Stand</b>	1727 Woodman Dr	(937) 256-7541	0.47	Restaurants - American
<b>Wendy's</b>	1780 Woodman Dr	(937) 252-4354	0.52	Restaurants - Burgers
<b>Sima Japanese &amp; Korean Rstrnt</b>	1771 Woodman Dr	(937) 258-7040	0.61	Restaurants - Japanese
<b>United Dairy Farmers</b>	4700 Linden Ave	(937) 252-6801	0.73	Convenience Stores

### Health Care Services

	Address	Phone #	Distance	Description
<b>Dayton Outpatient Ctr</b>	1010 Woodman Dr # 100	(937) 252-2000	1.41	Clinics
<b>Beavercreek Chiropractic Clnc</b>	1654 Mardon Dr	(937) 426-9265	1.49	Chiropractors
<b>Specialized Youth Svc</b>	2745 S Smithville Rd	(937) 252-0100	1.5	Clinics
<b>Keith H Weller</b>	1020 Bellaire Ave	(937) 253-3439	1.57	Physicians And Surgeons

### Shopping

	Address	Phone #	Distance	Description
<b>Sherwood Florist &amp; Gifts</b>	3130 Plainfield Rd # 3	(937) 298-3655	0.38	Florists - Retail
<b>All American Trading Cards</b>	1684 Woodman Dr	(937) 252-8204	0.43	Baseball Sports Cards And Memorabilia
<b>Peddler's Mall</b>	1684 Woodman Dr	(937) 252-4376	0.43	Antiques - Dealers
<b>Related Components Inc</b>	3186 Plainfield Rd	(937) 253-6116	0.44	Appliances And Electronics
<b>Dollar General</b>	1714 Woodman Dr	(937) 252-4839	0.44	Variety Stores
<b>Accurate Audio Video &amp; Scrtv</b>	1725 Woodman Dr # D	(937) 641-1700	0.47	Audio - Visual Equipment - Dealers
<b>Dish Network</b>	1771 Woodman Dr	(937) 716-2008	0.61	Satellite Equipment And Systems - Retail
<b>Cvs Pharmacy</b>	1785 Woodman Dr	(937) 253-3242	0.68	Pharmacies
<b>Optical Fashions</b>	1379 Woodman Dr	(937) 256-8411	0.74	Opticians
<b>Brian Tyra Golf Shop</b>	5050 Linden Ave	(937) 253-6451	0.76	Sporting Goods - Retail

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