

Extended Home Facts



Legend: 🏠 Subject Property

Interior Details

Heating Fuel Type	Gas
Number of Plumbing Fixtures	5
1	888 sq ft
Adjusted Area	890 sq ft
Total Area	888 sq ft
Garage	480 sq ft

Exterior Details

Topography	Level grade
Lot Size - Square Feet	7744 sq ft
Lot Size - Frontage Feet	57.0 sq ft
Lot Size - Depth Feet	121.0 sq ft
Lot Size - Acres	0.178 ac
Neighborhood Code	00022019
Water	Municipal
Sewer	Municipal

Location Details

Walkability Score (out of 5) Overall: 1.6 | Amenity: 1.6 | Leisure: 1.6

Other Details

Building Condition	Good
Building Quality	D+

Property History

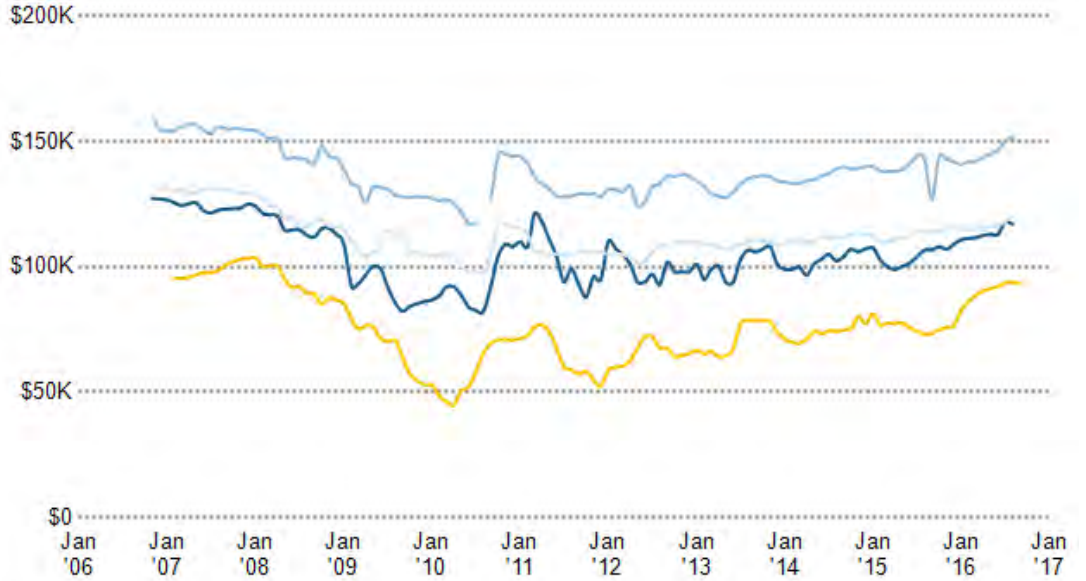
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 45042
- Butler County
- Ohio



Assessed Values

Date	Improvements	Land	Total	Tax
2015	\$16,000	\$6,450	\$22,450	\$445
2013	\$17,370	\$6,450	\$23,820	\$450
2012	\$17,370	\$6,450	\$23,820	—
2011	\$19,901	\$6,451	\$26,352	\$431
2010	\$23,062	\$6,451	\$29,513	—
2009	\$23,062	\$6,451	\$29,513	—
2008	\$25,491	\$6,451	\$31,942	—
2007	\$25,519	\$6,199	\$31,718	—
2006	\$25,519	\$6,199	\$31,718	—
2005	\$25,519	\$6,199	\$31,718	—
2004	\$22,362	\$5,390	\$27,752	—

Legal Description

Parcel Number:
Q6531-046.000-062

Zoning:
—

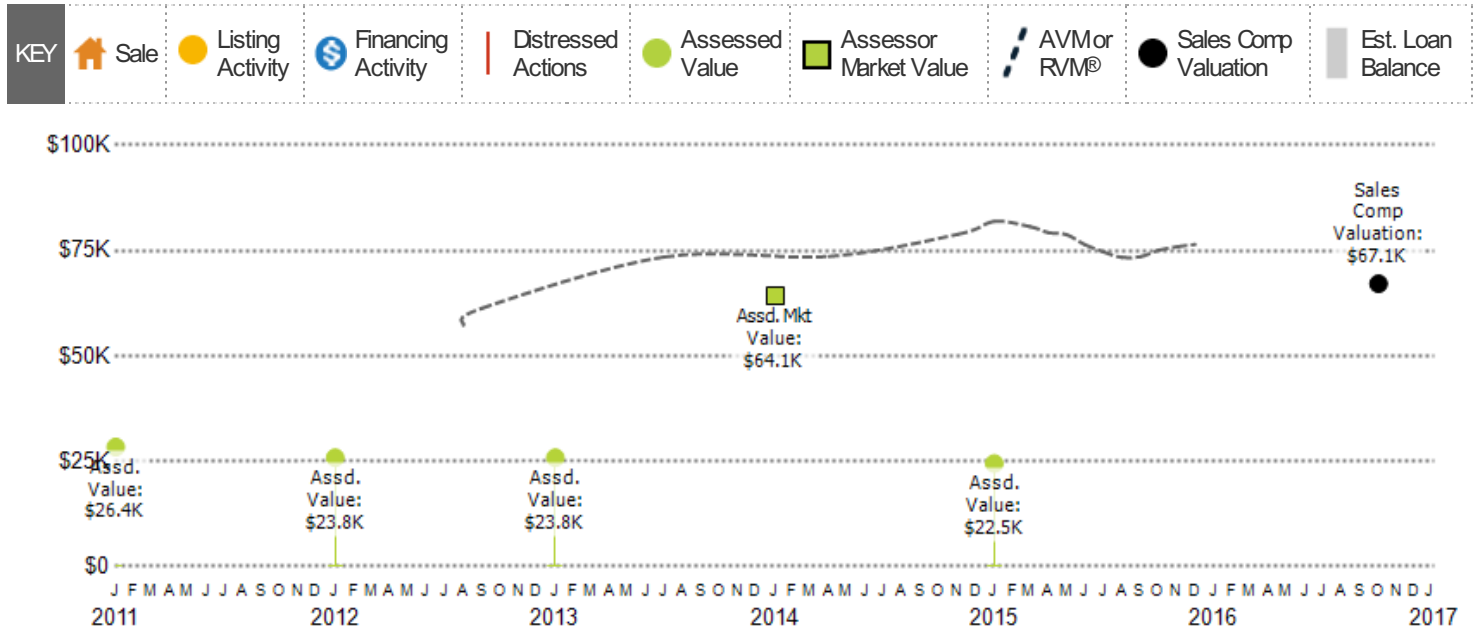
Census Tract:
390170127.002007

Abbreviated Description:
CITY/MUNI/TWP:MIDDLETOWN
CORP 9150 ENT MAP REF:MAP
W346

City/Municipality/Township:
Middletown, OH 45042

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

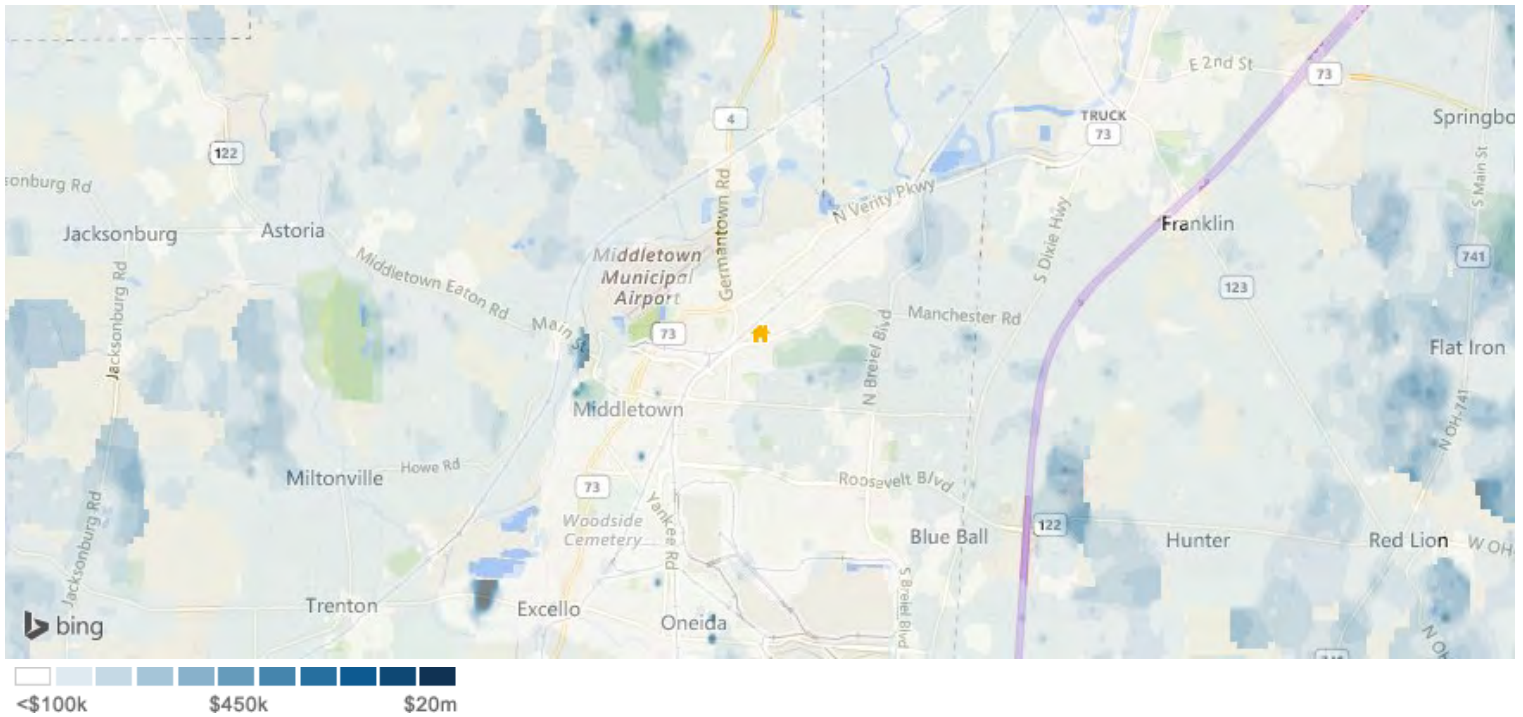


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Market Activity for 45042

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: October 03, 2015 vs. October 03, 2016

Median Est. Home Value

\$117K

Up 9.7%

Median Est. Listing Price

\$135K

Up 8%

Median Days in RPR

79

Down -3.7%

Sales Volume

1

Down -97.8%

Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

12 Months Ago



Last 30 Days



Month Prior



Listing Price vs. Sales Price

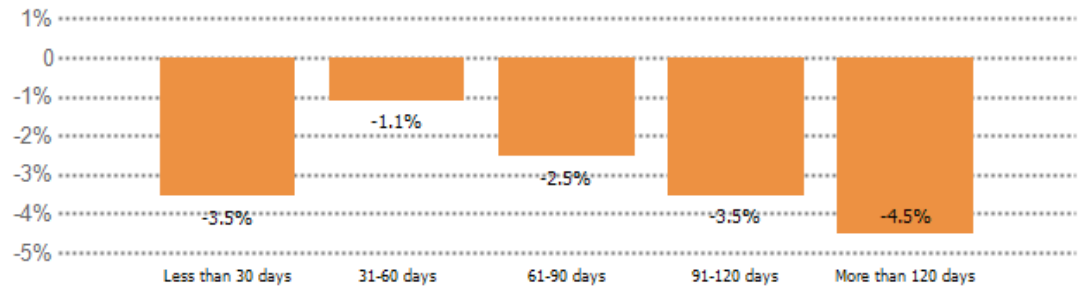
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

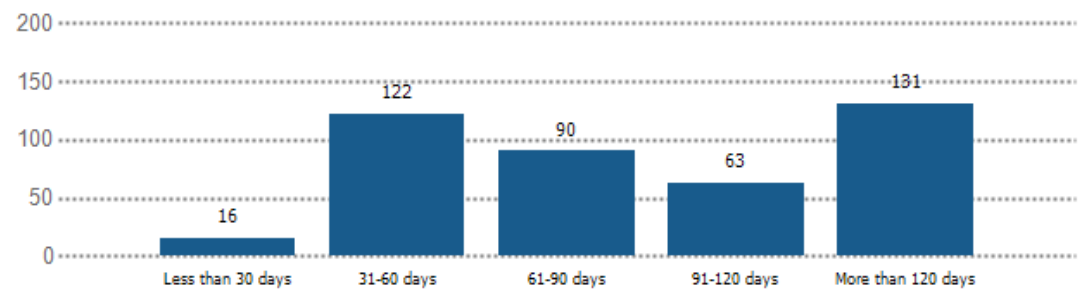
Update Frequency: Monthly

- Below Listing Price
- Number of Sales

Percentage Difference in Price



Number of Sales



Average Price Adjustments

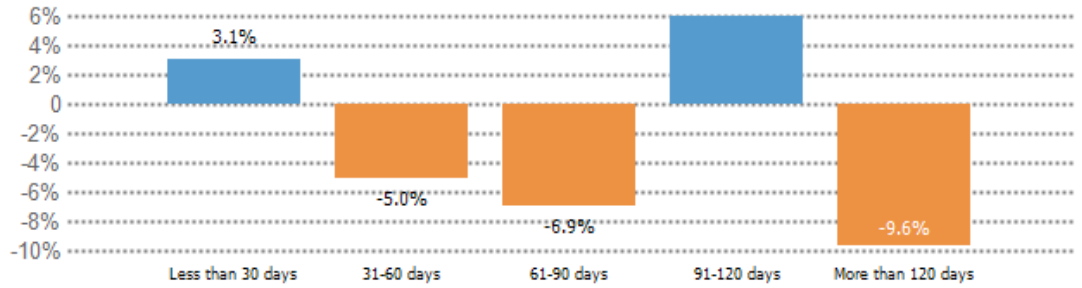
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

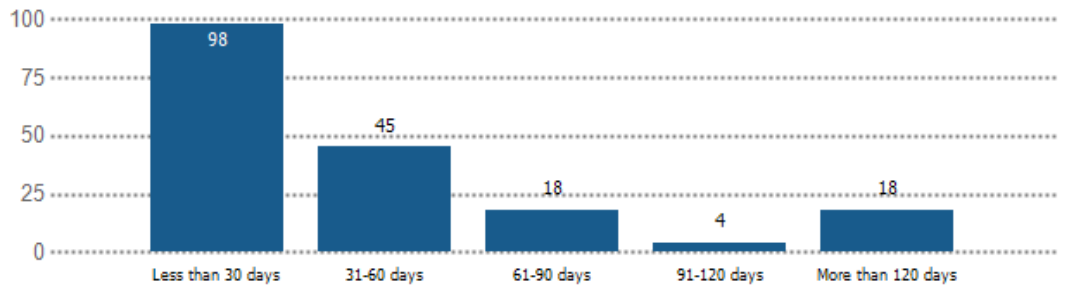
Update Frequency: Monthly

- Price Adjustments (+)
- Price Adjustments (-)
- Number of Price Adjustments - All Listings

Percentage Change in Listing Price



Number of Price Adjustments - All Listings



Market Health Charts and Comparisons

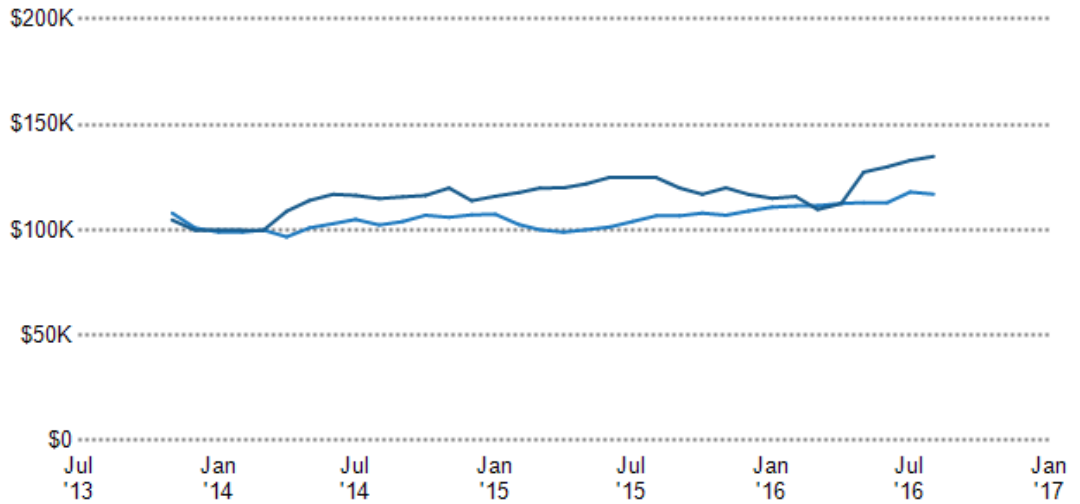
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

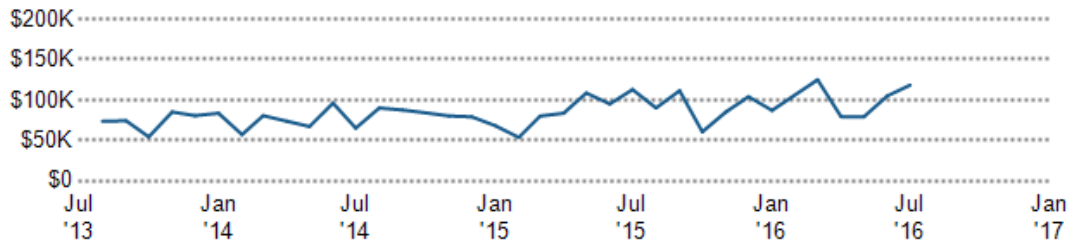
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

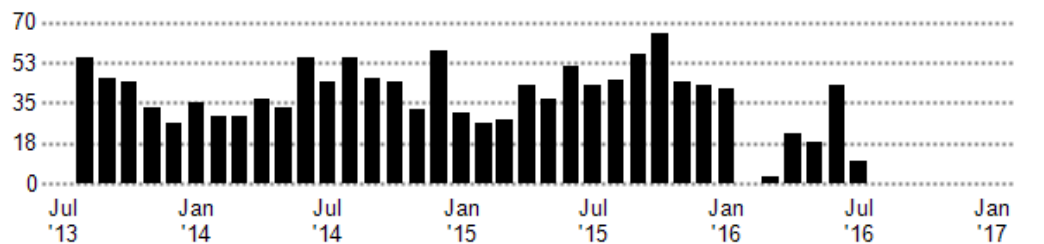
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

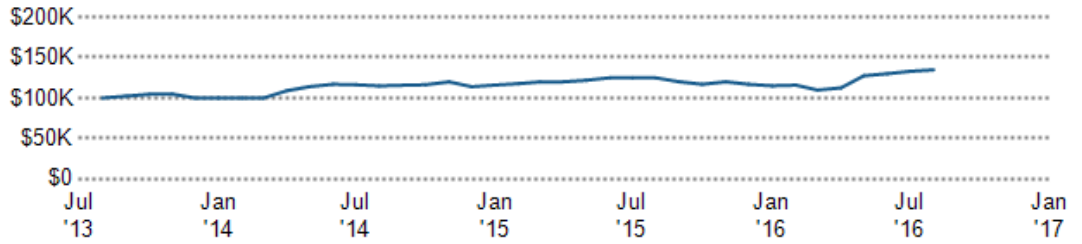
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

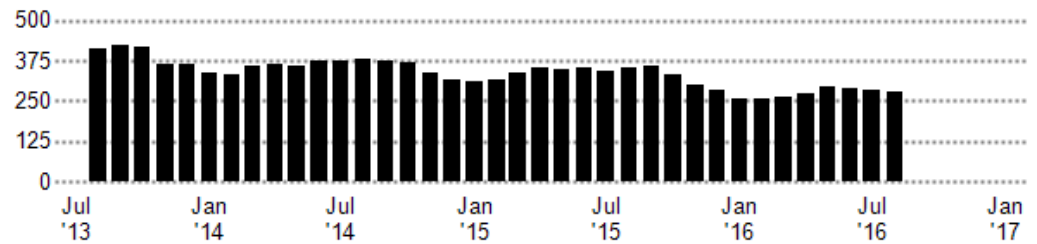
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type



Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

\$47K 1

Comps

< \$50K 17

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

888 sq. ft. **\$93,000**

Comps

1,000 - 1,200 sq. ft. **\$85,414**

< 1,000 sq. ft. **\$63,850**

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

- This House
- Comps

This House

\$93K **1**

Comps

< \$175K **17**

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

\$104 **1**

Comps

\$105 - \$120 **2**

\$90 - \$105 **3**

< \$90 **12**

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ This House
■ Comps

This House

60 yrs 1

Comps

> 50 yrs 17

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Bedroom



Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings



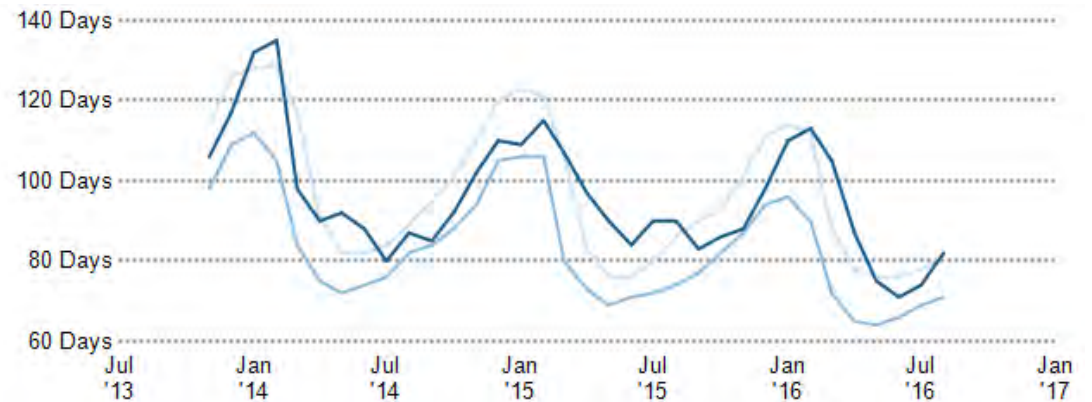
Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

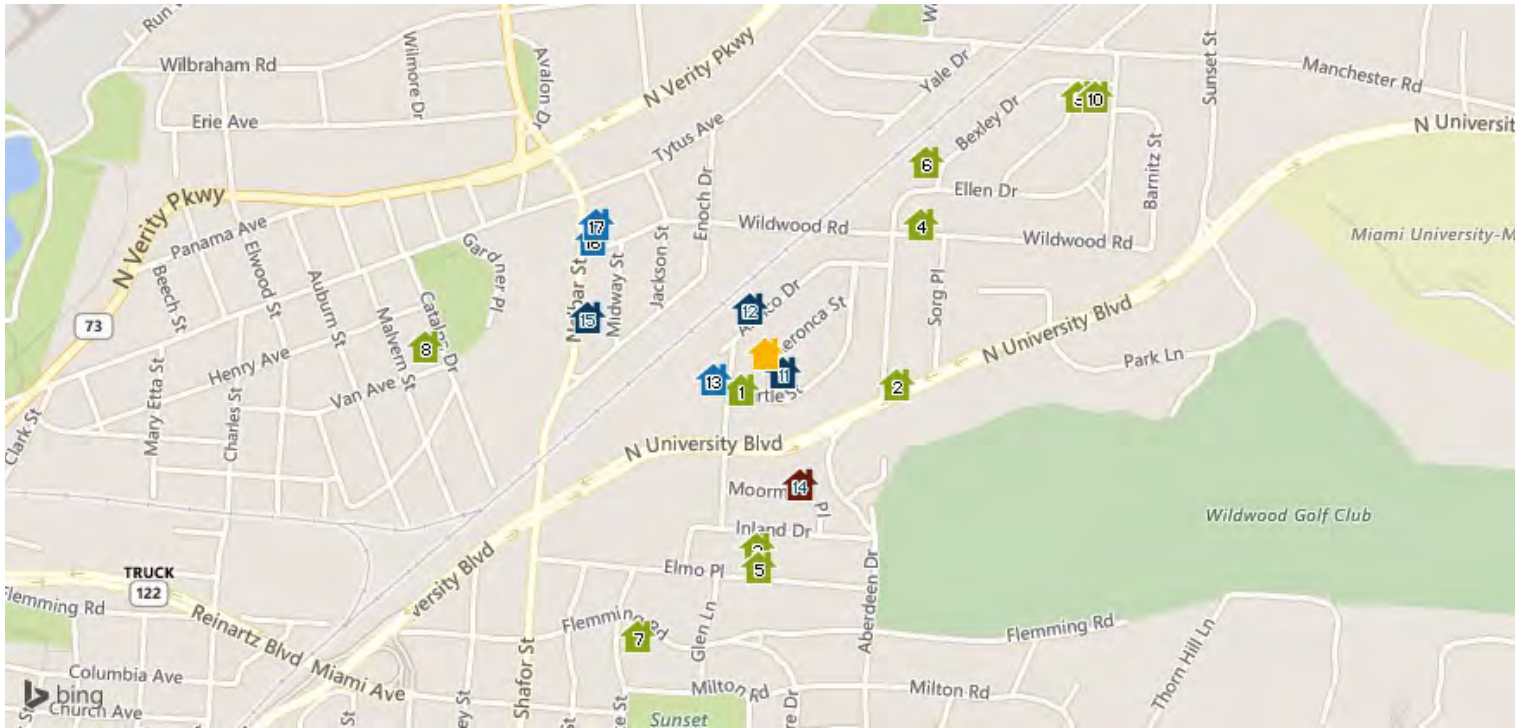
Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ 45042
■ Butler County
■ Ohio



Comps Map













LEGEND: Subject Property Pending Active Expired Listing Distressed Recent Sale

Comps Selected by Agent

					
Address	808 Aeronca St Middletown, OH 45042	801 Richardson Dr Middletown, OH 45042	901 Ellen Dr Middletown, OH 45042	2806 Inland Dr Middletown, OH 45042	3005 Wildwood Rd Middletown, OH 45042
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
Amount	–	\$35,000 Sold Price	\$112,000 Sold Price	–	\$94,900 Sold Price
Recording Date	–	8/12/2016	9/15/2016	4/12/2016	4/15/2016
Days in RPR	–	–	49	–	107
Price Per Sq. Ft.	\$105	\$41	\$99	–	\$84
Bedrooms	2	3	3	3	4
Total Baths	1	1	2	1	1
Partial Baths	–	–	1	–	–
Total Rooms	5	5	5	5	7
Living Area	888	864	1,128	864	1,128
Lot Size	7,744 sq ft	9,085 sq ft	7,905 sq ft	9,000 sq ft	8,542 sq ft
Year Built	1956	1955	1949	1953	1948
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family Residence	Single Family	Single Family Residence
MLS ID	–	–	1505019	–	1476576
Listing Broker	–	–	Courtesy of Courtney Duff Realty	–	Courtesy of HER LLC
Description			Updated electric & plumbing, new bathrooms & kitchen w/stainless steel appliances & granite counter tops. 2-car detached garage and 1-car attached garage, separate driveways. 3 season room		Don't miss out on this 4 bed 1 bath cape cod style home that has been very well maintained inside & out! very nice partially finished basement w/bar that would be wonderful for entertaining. Interior walls have been freshly painted, & has newer roof, & windows. 2 car oversized heated garage. Fenced in rear yard with covered patio and storage shed











Highlighted fields were changed by agent to reflect knowledge of this property.

Comps Selected by Agent

					
Address	808 Aeronca St Middletown, OH 45042	2711 Elmo Pl Middletown, OH 45042	3103 Bexley Dr Middletown, OH 45042	2604 Flemming Rd Middletown, OH 45042	914 Catalpa Dr Middletown, OH 45042
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
Amount	–	\$83,000 Sold Price	\$89,900 Sold Price	\$86,900 Sold Price	\$43,000 Sold Price
Recording Date	–	8/2/2016	5/25/2016	4/7/2016	5/27/2016
Days in RPR	–	–	51	–	249
Price Per Sq. Ft.	\$105	\$73	\$112	\$88	\$50
Bedrooms	2	2	3	2	2
Total Baths	1	1	1	2	1
Partial Baths	–	–	–	1	–
Total Rooms	5	5	5	5	5
Living Area	888	1,144	806	982	864
Lot Size	7,744 sq ft	6,600 sq ft	0.24 acres	7,700 sq ft	4,550 sq ft
Year Built	1956	1930	1948	1942	1900
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family Residence	Single Family	Single Family Residence
MLS ID	–	–	1488112	–	1466995
Listing Broker	–	–	Courtesy of Keynote Realtors	–	Courtesy of Coldwell Banker Oyer Inc.
Description			Fabulous cape cod home with updated electric, updated hvac, updated plumbing, new flooring and all freshly painted. Also, updated kitchen and bath, new dishwasher and garbage disposal !!		Beautiful home with newer roof, soffits, gutters, windows & furnace. Remodeled home with basement. Washer/dryer hookup on main floor.











Highlighted fields were changed by agent to reflect knowledge of this property.

Comps Selected by Agent

					
Address	808 Aeronca St Middletown, OH 45042	3228 Raymond Dr Middletown, OH 45042	3312 Bexley Dr Middletown, OH 45042	807 Aeronca St Middletown, OH 45042	2715 Armco Dr Middletown, OH 45042
Status	 Subject Property	 Recently Sold	 Recently Sold	 Pending	 Pending
Amount	–	\$43,001 Sold Price	\$89,900 Sold Price	\$84,900 List Price	\$68,000 List Price
Recording Date	–	7/1/2016	5/31/2016	–	–
Days in RPR	–	60	67	11	221
Price Per Sq. Ft.	\$105	\$45	\$78	\$91	\$60
Bedrooms	2	3	3	3	2
Total Baths	1	1	1	1	1
Partial Baths	–	–	–	–	–
Total Rooms	5	5	6	6	5
Living Area	888	960	1,152	936	1,135
Lot Size	7,744 sq ft	8,059 sq ft	7,800 sq ft	7,405 sq ft	8,712 sq ft
Year Built	1956	1954	1954	1955	1952
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	–	709919	1486994	1511900	1482898
Listing Broker	–	Courtesy of Irongate Inc.	Courtesy of Keynote Realtors	Listing Courtesy of Aero City Realty	Listing Courtesy of Re/Max Alpha Real Estate
Description		Brick ranch with full basement. 960 sq ft + 500 sq ft in the partially finished basement. This home features baywindows, hardwood floors, large living room w/ fireplace, nice sized eat-in kitchen w/ loads of cabinet space, attached garage, covered patio and attached carport. Fenced side yard. Don't hesitate as this will not last long!	Beautiful updated ranch home with newer electric, updated plumbing, new vinyl windows, new carpeting and vinyl, updated kitchen and bath. Entire home freshly painted.	Move in ready property with a freshly remodeled kitchen and bathroom, new carpet and freshly painted interior. Refrigerator, stove, washer and dryer included. Home features covered patio and porch as well as a garage. Home warranty included.	Home needs some cosmetics, but has a new roof, large family room, laundry room, detached 2 car garage. Home sold in as is condition.

Highlighted fields were changed by agent to reflect knowledge of this property.

Comps Selected by Agent

					
Address	808 Aeronca St Middletown, OH 45042	804 Richardson Dr Middletown, OH 45042	2815 Moorman Pl Middletown, OH 45042	923 Nelbar St Middletown, OH 45042	1103 Nelbar St Middletown, OH 45042
Status	 Subject Property	 For Sale	 Pending	 Pending	 For Sale
Amount	–	\$75,000 List Price	\$50,000 List Price	\$59,900 List Price	\$75,000 List Price
Recording Date	–	–	–	–	–
Days in RPR	–	179	56	91	174
Price Per Sq. Ft.	\$105	\$66	\$58	\$61	\$113
Bedrooms	2	3	3	2	2
Total Baths	1	2	1	1	1
Partial Baths	–	1	–	–	–
Total Rooms	5	5	5	5	4
Living Area	888	1,128	864	980	666
Lot Size	7,744 sq ft	9,148 sq ft	8,276 sq ft	5,663 sq ft	0.44 acres
Year Built	1956	1949	1954	1957	1943
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	–	1488855	1506323	1501478	1489428
Listing Broker	–	Listing Courtesy of HER LLC	Listing Courtesy of Re/Max Alpha Real Estate	Listing Courtesy of Leap & Associates, Inc.	Listing Courtesy of Sibcy Cline, Inc
Description			Covered front porch, fenced rear yard, detached garage, attached storage area, laundry room	Affordable and nice 2 bedroom ranch home with full basement and detached garage. Close to shopping. Freshly painted interior, new carpet, remodeled bath, new glass block windows. Covered front porch plus deck in rear.	Cute cottage w/a full basement. Why pay rent when you can own & pay less w/middletown city grant money.

Highlighted fields were changed by agent to reflect knowledge of this property.

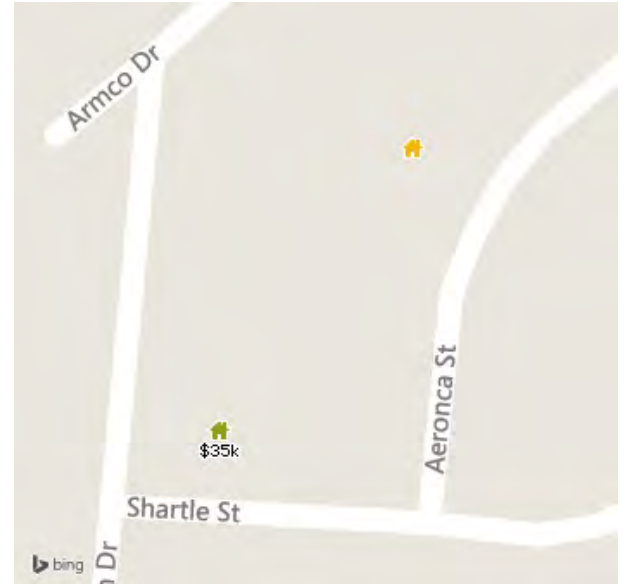
**Comps
Selected by
Agent**



Address	808 Aeronca St Middletown, OH 45042	1107 Nelbar St Middletown, OH 45042		
Status	Subject Property	For Sale		
Amount	–	\$97,000 List Price		
Recording Date	–	–		
Days in RPR	–	48		
Price Per Sq. Ft.	\$105	\$92		
Bedrooms	2	2		
Total Baths	1	2		
Partial Baths	–	–		
Total Rooms	5	6		
Living Area	888	1,056		
Lot Size	7,744 sq ft	6,098 sq ft		
Year Built	1956	1950		
Living Area Range (low)	–	–		
Living Area Range (high)	–	–		
Property Type	Single Family Residence	Single Family Residence		
Property Subtype	Single Family	Single Family Residence		
MLS ID	–	1507313		
Listing Broker	–	Listing Courtesy of HER LLC		
Description		1283 sq ft plus a part finished full basement in this beautiful 2 bedroom, 2 bath home with a wbf. Nice landscaping with room for a garden or pool. Has a storage bldg plus a large work shop bldg with electricity. Covered patio and carport plus parking pad for 3 more autos and security lights.		

Highlighted fields were changed by agent to reflect knowledge of this property.

801 Richardson Dr, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD
Public Record

Sold Price
\$35,000

Sold Date: 8/12/2016

Current Estimated Value
\$90,600

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$78,822 – \$102,378

RVM® Confidence:
★★★★☆

📉 RVM® Change
Last 1 Month: **-\$1,530**

➡ RVM® Change
Last 12 Months: **-**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	-
Property Subtype	Single Family	-
Bedrooms	3	-
Total Baths	1	-
Full Baths	1	-
Living Area (sq ft)	864	-
Lot Size	9,085 sq ft	-
Lot Dimensions	9085 SF	-
Garage	Yes	-
Garage (spaces)	5	-
Year Built	1955	-
Total Rooms	5	-
Style	Ranch/Rambler	-
Heating	Gas	-
Cooling	Central	-
Basement	No Basement	-
Exterior Walls	Siding (Alum/Vinyl)	-
Number of Units	1	-
Number of Stories	1	-

901 Ellen Dr, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 9/15/2016
- MLS Listing 1505019, 7/28/2016

Sold Price

\$112,000

Sold Date: 9/15/2016
Days in RPR: 49

Current Estimated Value

\$104,350

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$94,959 – \$113,741

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$1,430**

📈 RVM® Change
Last 12 Months: **56.04%**

Updated Electric & Plumbing, New Bathrooms & Kitchen w/Stainless Steel Appliances & Granite Counter Tops. 2-Car Detached Garage and 1-Car Attached Garage, Separate Driveways. 3 Season Room

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

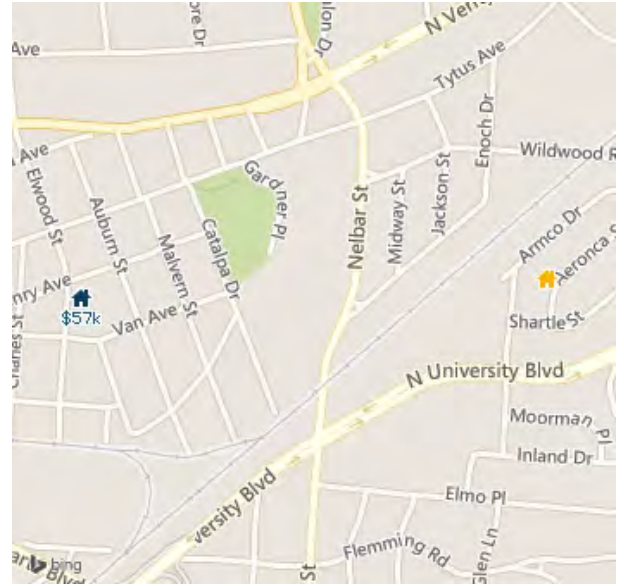
Single Family Residence
Single Family
3
2
1
1
1,128
7,905 sq ft
7905 SF
Yes
4
1949
6
Cape Cod
—
Gas
—
Improved Basement (Finished)
—
—
Siding (Alum/Vinyl)
1
1+AB

Listing Facts

Single Family Residence
Single Family Residence
3
2
1
1
—
Irregular
Attached, Detached, Front
3
—
5
Cape Cod
Shingle
Gas, Forced Air
Central
Full
Poured
Vinyl
—
—
—

Courtesy of Courtney Duff Realty

811 Elwood St, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏡 This Listing

PENDING
Pending: 9/12/2016

List Price
\$57,000

Last Price Update: 5/26/2016
Days in RPR: 161

Current Estimated Value
\$58,060

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$51,093 – \$65,027

RVM® Confidence:
★★★★☆

📈 RVM® Change
Last 1 Month: **\$280**

➡ RVM® Change
Last 12 Months: –

Much Better Than Paying Rent!
Nice 2 bedroom home, huge family room with wood-burning fireplace with insert, full basement, garage, new electric breaker box. Seller wanting offer!

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

Single Family Residence
Single Family
2
1
1
1,142
4,550 sq ft
4550 SF
Yes
2
1900
6
Bungalow
–
Gas
–
1
Partial Basement
–
–
Siding (Alum/Vinyl)
1
1 story with basement

Listing Facts

Single Family Residence
Single Family Residence
2
1
1
–
4,552 sq ft
35 X 130
Detached
1
–
6
Ranch
Shingle
Gas, Forced Air
Central
1
Full
Poured
Vinyl, Wood
–
–
–

Listing Courtesy of Coldwell Banker Oyer Inc.

2910 Oxford Ave, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING
Pending: 9/29/2016

List Price
\$78,500

Last Price Update: –
Days in RPR: 10

Current Estimated Value
\$76,100

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$66,207 – \$85,993

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$190**

📈 RVM® Change
Last 12 Months: **24.36%**

Well maintained home with large kitchen and dining room, living room and family room with fireplace. Full basement, large screen patio and oversized 2 car detached garage in rear. All appliances stay including washer & dryer. 1238 sf and a must see!

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

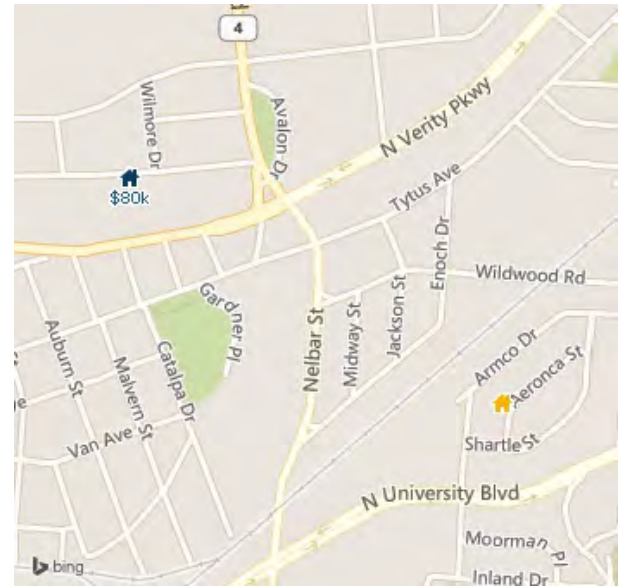
Single Family Residence
Single Family
2
1
1
1,238
0.25 acres
10791 SF
Yes
3
1947
5
Cape Cod
–
Gas
–
1
Partial Basement
–
–
Wood
1
1+AB

Listing Facts

Single Family Residence
Single Family Residence
2
1
1
–
0.25 acres
Irregular
Detached, Oversized
2
–
6
Traditional, Ranch
Shingle
Gas, Forced Air
Central
1
Full
Poured
Wood, Aluminum
–
–
–

Listing Courtesy of HER LLC

2216 Erie Ave, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING
Pending: 9/2/2016

List Price
\$79,900

Last Price Update: 6/14/2016
Days in RPR: 172

Current Estimated Value
\$79,290

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$69,776 – \$88,804

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$10**

📈 RVM® Change
Last 12 Months: **152.91%**

Neat and ready to move in. 3 bedroom, 1.5 bath cape cod with full basement that is partially finished. Large family room that opens w/ double doors onto a big rear private deck. Large detached garage. Fenced backyard. Ohio license real estate agent related to officer of corp. Seller is unable to c...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

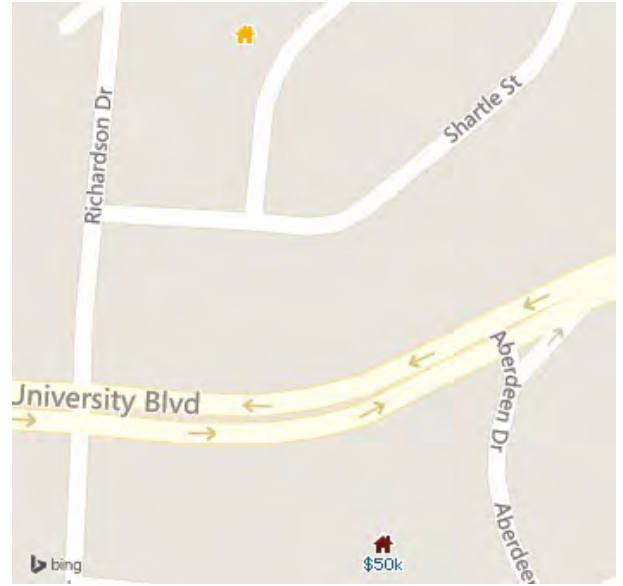
Single Family Residence
Single Family
2
2
1
1
1,228
5,000 sq ft
5000 SF
Yes
2
1950
5
Cape Cod
-
Gas
Central
Full Basement
-
-
Siding (Alum/Vinyl)
1
1+AB

Listing Facts

Single Family Residence
Single Family Residence
3
2
1
1
-
-
50 X 100
Detached
1
-
Cape Cod
Shingle
-
Central
-
Poured
Aluminum
-
-

Listing Courtesy of Coldwell Banker Oyer Inc.

2815 Moorman Pl, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING
• Foreclosure
• Pending: 9/8/2016

List Price
\$50,000

Last Price Update: –
Days in RPR: 56

Current Estimated Value
\$47,770

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$40,605 – \$54,935

RVM® Confidence:



↓ RVM® Change
Last 1 Month: **-\$2,190**

↓ RVM® Change
Last 12 Months: **-38.48%**

covered front porch, fenced rear yard, detached garage, attached storage area, laundry room

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Living Area (sq ft)	864	–
Lot Size	8,476 sq ft	8,276 sq ft
Lot Dimensions	8476 SF	52x163
Garage	Yes	Detached
Garage (spaces)	2	1
Year Built	1954	–
Total Rooms	5	5
Style	Ranch/Rambler	Ranch
Roofing	–	Shingle
Heating	Gas	Gas, Forced Air
Cooling	–	Central
Basement	No Basement	None
Foundation	–	Poured
Construction	–	Other
Exterior Walls	Wood	–
Number of Units	1	–
Number of Stories	1	–

Listing Courtesy of Re/Max Alpha Real Estate

**Market Activity:
Recently Sold**



Address	808 Aeronca St Middletown, OH 45042	2452 Wilbraham Rd Middletown, OH 45042	2354 N Verity Pkwy Middletown, OH 45042	2312 Erie Ave Middletown, OH 45042	819 Auburn St Middletown, OH 45042
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	–	\$19,111 Sold Price	\$11,600 Sold Price	\$49,500 Sold Price	\$47,000 Sold Price
List Price	–	\$18,900	\$11,600	\$54,900	\$49,900
Recording Date	–	7/8/2016	9/28/2016	7/6/2016	8/3/2016
List/Sold Ratio	–	101%	100%	90%	94%
Days in RPR	–	47	1	82	114
Price Per Sq. Ft.	\$105	\$21	\$13	\$57	\$52
Bedrooms	2	2	3	2	2
Total Baths	1	2	1	1	1
Partial Baths	–	1	–	–	–
Total Rooms	5	5	5	5	4
Living Area	888	896	920	864	905
Lot Size	7,744 sq ft	33 acres	3,395 sq ft	6,534 sq ft	4,356 sq ft
Year Built	1956	1929	1940	1927	1900
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	–	1495391	1512404	1489510	1489252
Listing Broker	–	Courtesy of RE/MAX Elite	Courtesy of Sibcy Cline, Inc	Courtesy of Comey & Shepherd	Courtesy of Bravo Commercial Group
Description		2 bedroom ranch w/ newer windows. Large det. Garage. 2nd home in rear needs work. 2nd house is 2 bed/ba. Property is in auction. Auction results may take up to 7 calendar days after auction closes.		Cute 2 bedroom ranch with fenced yard, nice deck and full basement. Location is great!	Cute 2 bdrm bungalow - great starter home. Welcoming front porch, full basement, fenced rear yard, detached garage. Motivated seller.

Highlighted fields were changed by agent to reflect knowledge of this property.

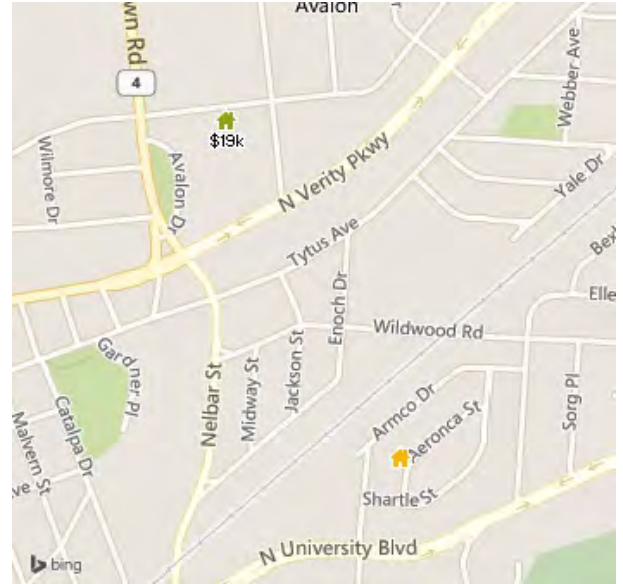
**Market Activity:
Recently Sold**



Address	808 Aeronca St Middletown, OH 45042	901 Malvern St Middletown, OH 45042	3402 Jewell St Middletown, OH 45042	1837 Oberon Dr Middletown, OH 45042	3404 Glencoe St Middletown, OH 45042
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	–	\$28,000 Sold Price	\$69,900 Sold Price	\$16,551 Sold Price	\$21,900 Sold Price
List Price	–	\$30,000	\$72,400	\$28,000	\$24,900
Recording Date	–	9/9/2016	9/14/2016	8/18/2016	8/12/2016
List/Sold Ratio	–	93%	97%	59%	88%
Days in RPR	–	267	58	87	49
Price Per Sq. Ft.	\$105	\$35	\$78	\$19	\$23
Bedrooms	2	2	2	2	2
Total Baths	1	1	1	1	1
Partial Baths	–	–	–	–	–
Total Rooms	5	5	5	4	6
Living Area	888	798	901	864	960
Lot Size	7,744 sq ft	4,792 sq ft	0.24 acres	0.24 acres	7,405 sq ft
Year Built	1956	1920	1949	1914	1953
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	–	1476023	1503527	1495524	1500220
Listing Broker	–	Courtesy of HER LLC	Courtesy of Around Town Realty	Courtesy of HER LLC	Courtesy of Coldwell Banker Oyer Inc.
Description		Nice clean 2 bedroom home on a corner lot with a washer and dryer on 1st floor & covered porch near gardner park. Great price on this property.	Updated electrical, plumbing, kitchen, and bath. New windows, flooring, paint, dishwasher, disposal, range/hood.	Cottage on corner lot. Features large fenced yard, full basement, det. Garage. this property is now under auction terms. auction dates are [6/13-6/17]. there is a buyer premium of \$2000.	Ranch on quiet dead-end street. Updated electric, hvac. A covered patio & fenced yard. Large eat in kitchen with easy access to the covered patio for a special morning breakfast or evening meal under the patio cover. Large family room and so much more at a bargain price. Fannie mae home path property.

Highlighted fields were changed by agent to reflect knowledge of this property.

2452 Wilbraham Rd, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/8/2016
- MLS Listing 1495391, 5/22/2016

Sold Price
\$19,111

Sold Date: 7/8/2016
Days in RPR: 47

Current Estimated Value
\$97,720

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$91,857 – \$103,583

RVM® Confidence:
★★★★★

📈 RVM® Change
Last 1 Month: **\$300**

➡ RVM® Change
Last 12 Months: **–**

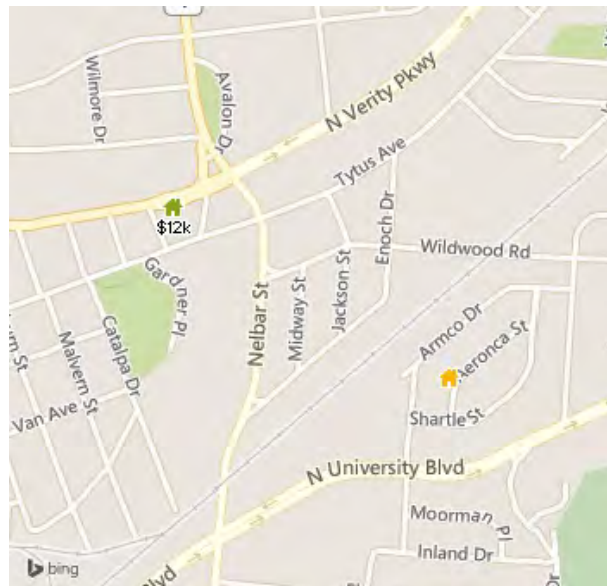
2 bedroom ranch w/ newer windows. Large det. garage. 2nd home in rear needs work. 2nd house is 2 bed/ba. Property is in Auction. Auction results may take up to 7 calendar days after auction closes.

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	2	2
Total Baths	1	2
Full Baths	1	1
Partial Baths	–	1
Living Area (sq ft)	896	–
Lot Size	0.34 acres	33 acres
Lot Dimensions	14760 SF	60*246
Garage	Yes	Detached
Garage (spaces)	4	2
Year Built	1929	–
Total Rooms	5	5
Style	Bungalow	Ranch
Roofing	–	Shingle
Heating	Gas	Gas
Cooling	–	None
Basement	–	Crawl
Foundation	–	Block
Construction	–	Aluminum
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Buildings	2	–
Number of Units	2	–
Number of Stories	1	1 Story

Courtesy of RE/MAX Elite

2354 N Verity Pkwy, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 9/28/2016
- MLS Listing 1512404, 9/27/2016

Sold Price

\$11,600

Sold Date: 9/28/2016
Days in RPR: 1

Current Estimated Value

\$72,000

Last AVM Update: 9/4/2016

AVM Est. Range:
\$56,160 – \$87,840

AVM Confidence:



↓ AVM Change
Last 1 Month: **-\$1,000**

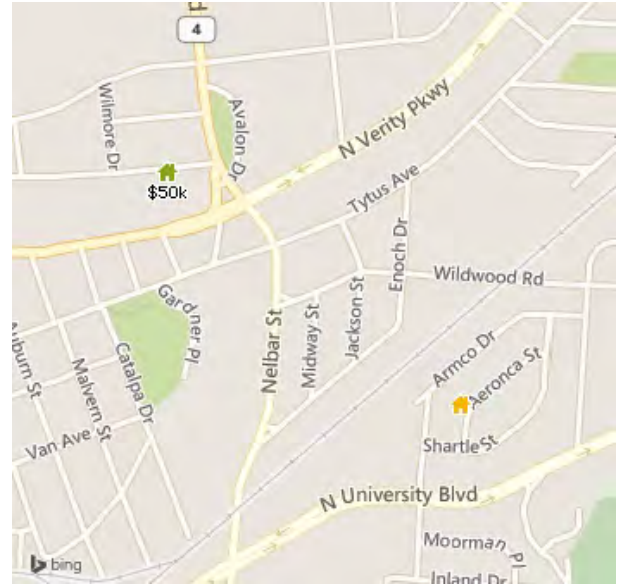
↓ AVM Change
Last 12 Months: **-12.19%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	2	3
Total Baths	1	1
Full Baths	1	1
Living Area (sq ft)	920	-
Lot Size	3,395 sq ft	-
Lot Dimensions	3395 SF	Of Record
Garage	Yes	Detached
Garage (spaces)	2	1
Year Built	1940	-
Total Rooms	5	5
Style	-	Cape Cod
Roofing	-	Shingle
Heating	Gas	Gas, Forced Air
Cooling	Central	None
Basement	Full Basement	Full
Foundation	-	Poured
Construction	-	Aluminum
Exterior Walls	Siding (Alum/Vinyl)	-
Number of Units	1	-
Number of Stories	2 story with basement	-

Courtesy of Sibcy Cline, Inc

2312 Erie Ave, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/6/2016
- MLS Listing 1489510, 4/15/2016

Sold Price

\$49,500

Sold Date: 7/6/2016
Days in RPR: 82

Current Estimated Value

\$49,400

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$46,930 – \$51,870

RVM® Confidence:



➔ RVM® Change
Last 1 Month: –

➔ RVM® Change
Last 12 Months: –

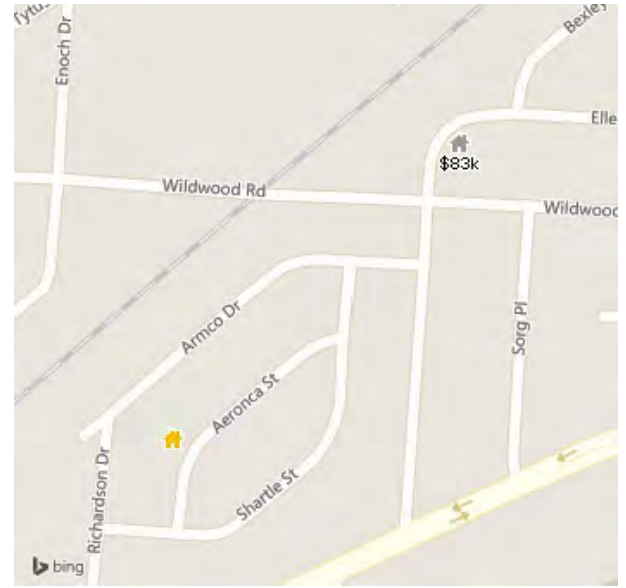
Cute 2 bedroom ranch with fenced yard, nice deck and full basement. Location is great!

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	2	2
Total Baths	1	1
Full Baths	1	1
Living Area (sq ft)	864	–
Lot Size	6,576 sq ft	6,534 sq ft
Lot Dimensions	6576 SF	48 x 137
Garage	–	None
Year Built	1927	–
Total Rooms	5	5
Style	Bungalow	Traditional, Ranch
Roofing	–	Shingle
Heating	Gas	Gas, Forced Air
Cooling	Central	None
Basement	Full Basement	Full
Foundation	–	Poured
Construction	–	Vinyl
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Units	1	–
Number of Stories	1 story with basement	1 Story

Courtesy of Correy & Shepherd

1205 Ellen Dr, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

- Expired
- MLS Listing 1497589, 6/7/2016

List Price

\$82,900

Last Price Update: 7/18/2016
Days in RPR: 85

Current Estimated Value

\$86,370

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$76,006 – \$96,734

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$180**

📈 RVM® Change
Last 12 Months: **78.04%**

Newer Furnace, new plumbing all within last few months, newer roof within last few years, full basement, garage, and a house that could actually be a 4 bedroom house with a dividing door put upstairs, this home has a lot to offer! Bathroom has updates, and a nice side dining area makes this a great...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

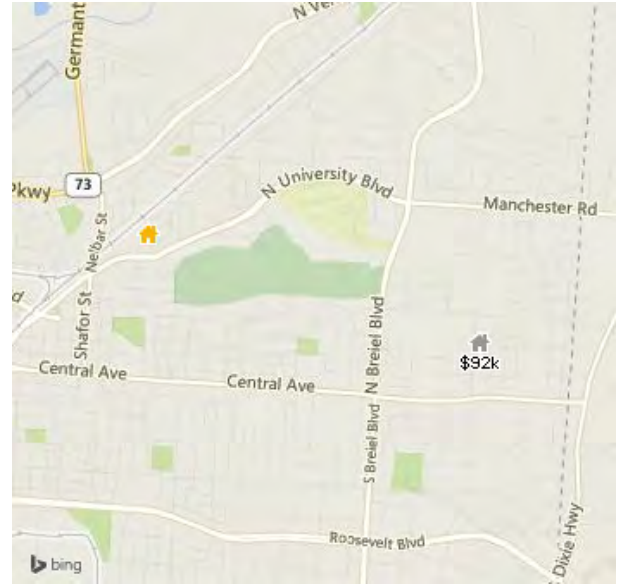
Single Family Residence
Single Family
3
1
1
1,268
8,316 sq ft
8316 SF
Yes
2
1948
6
Cape Cod
-
Gas
-
1
Partial Basement
-
-
Siding (Alum/Vinyl)
1
1+AB

Listing Facts

Single Family Residence
Single Family Residence
3
1
1
-
8,316 sq ft
irregular
Detached
1
-
6
Cape Cod
Shingle
Gas
Central
Full
Block
Other
-
-
-

Listing Courtesy of ERA REAL Solutions Realty

123 N Marshall Rd, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

- Expired
- MLS Listing 1484287, 3/7/2016

List Price

\$92,500

Last Price Update: 6/7/2016
Days in RPR: 183

Current Estimated Value

\$89,770

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$85,282 – \$94,258

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$200**

📉 RVM® Change
Last 12 Months: **-6.35%**

Captivating brick ranch with hardwood floors, new paint, wbf, new half bath, large fenced rear yard, patio in rear and attached over sized garage.

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

Single Family Residence
Single Family
3
2
1
1
976
0.35 acres
15300 SF
Yes
1
1954
5
Ranch/Rambler
-
Gas
-
1
No Basement
-
-
Brick
1
1

Listing Facts

Single Family Residence
Single Family Residence
2
2
1
1
-
-
85' x 180'
Attached
1
-
6
Traditional, Ranch
Shingle
Gas, Forced Air
Central
1
Crawl
Block
Brick
-
-
-

Listing Courtesy of HER LLC

1792 Middletown Eaton Rd, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

- Expired
- MLS Listing 1465964, 9/11/2015

List Price

\$84,900

Last Price Update: –
Days in RPR: 366

Current Estimated Value

\$53,490

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$46,002 – \$60,978

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$150**

📉 RVM® Change
Last 12 Months: **-23.19%**

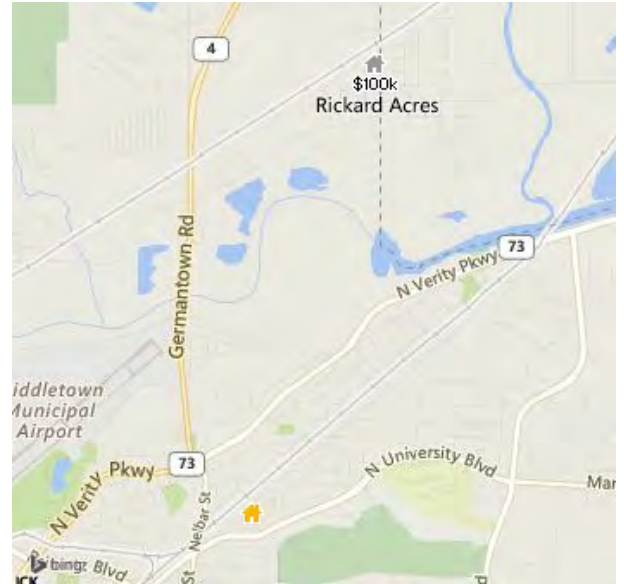
Welcome to this beautiful historic home!! Enjoy the large yard and privacy!

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	2	2
Total Baths	1	1
Full Baths	1	1
Living Area (sq ft)	1,538	–
Lot Size	0.7 acres	–
Lot Dimensions	30318 SF	Irregular / .696 acres
Garage	Yes	Detached
Garage (spaces)	2	1
Year Built	1826	–
Total Rooms	4	5
Style	–	Historic
Roofing	–	Shingle
Heating	Oil	Gas, Forced Air
Cooling	Central	None
Basement	Partial Basement	Partial
Foundation	–	Stone
Construction	–	Wood, Log
Exterior Walls	Asbestos shingle	–
Number of Units	1	–
Number of Stories	2 story with basement	–

Listing Courtesy of Keller Williams Realty Assoc Partners

6695 Franklin Madison Rd, Middletown, OH 45042



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

- Expired
- MLS Listing 1468657, 10/2/2015

List Price

\$99,500

Last Price Update: 11/16/2015
Days in RPR: 365

Current Estimated Value

\$93,570

Last RVM® Update: 9/4/2016

RVM® Est. Range:
\$82,342 – \$104,798

RVM® Confidence:



↓ RVM® Change
Last 1 Month: **-\$1,760**

→ RVM® Change
Last 12 Months: **-**

Updated in 2008, this spacious 1 story home features large eat in kitchen & dining room with walkout to enclosed patio & fenced rear yard. Home Qualifies USDA Zero Down Pmt Loan (For Qualified Buyers)

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Living Area (sq ft)	1,144	-
Lot Size	0.38 acres	-
Lot Dimensions	16683 SF	100 x 170
Garage	Yes	Attached, Front
Garage (spaces)	1	1
Year Built	1956	-
Total Rooms	5	6
Style	Ranch/Rambler	Ranch
Roofing	-	Shingle
Heating	Oil	Gas, Forced Air
Cooling	-	Central
Basement	No Basement	None
Foundation	-	Slab
Construction	-	Aluminum
Exterior Walls	Siding (Alum/Vinyl)	-
Number of Units	1	-
Number of Stories	1	-

Listing Courtesy of Sibcy Cline, Inc

Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

	Market Activity Active Listings	Market Activity Distressed	Market Activity Expired Listings	Market Activity Pending Sales	Market Activity Sold	User Selected Comps
Lowest Price	\$43,100	\$18,900	\$47,750	\$24,750	\$11,600	—
Median Price	\$57,450	\$66,000	\$84,850	\$59,900	\$29,000	\$80,985
Highest Price	\$98,900	\$95,540	\$119,900	\$84,900	\$72,400	\$112,000
Median Price Per Sq. Ft.	\$68	\$76	\$76	\$62	\$35	\$73
Days in RPR	17	—	258	73	133	91

Sold Price Comparison

This section compares prices for properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$10,900	\$14
Median Price	\$55,000	\$46
High Price	\$128,000	\$113

Details of Comparative Analysis

Average of Comps **\$67,137**

Adjustments **—**

Adjusted Value **\$67,137**
 Range: \$35,972 – \$100,000
 (or \$76 per sq. ft.)

Sellers

 Signature Date

 Signature Date

Broker / Agent

 Signature Date

Seller's Proceeds

	Low	High
Price	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Encumbrances		
First Loan	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Second Loan	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Estimated Closing Costs		
Commissions	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Escrow Items	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Escrow Fees	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Home Warranty	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Other Work	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Pest Inspection	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Tax Stamp	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Termite Work	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Title Insurance	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Seller Concessions	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Seller Conveyances	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Other	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Net Cash to Seller	<input type="text" value="\$"/>	<input type="text" value="\$"/>

I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.

Seller

date