



Court Ordered Receivership

Real Estate Auction

Tuesday, July 7th @ 11:30am

sells on-site at:

1715 & 1725 W. High Street

Piqua, Ohio 45356

By Order of: Miami County Common Pleas Court

Civil Division Case No. 13-167

Fifth Third Bank v. Tipp City Properties, LLC, et al.,

2 Tracts offered Separately and Together

Tax Appraised @ \$306k+

AGGREGATE MINIMUM BID ONLY \$50,000

Online Bidding available at www.BidNowllc.com



Description:

Tract 1: 8,656 SF Concrete Block, Brick & Steel Frame Office Building with Flat, Rubber Membrane Roof. Numerous offices, Conference Room, Storage and large open room with up to 10' ceilings. Situated on 1.715 Acres. Miami County PID: N44-100300.

Tract 2: 2,608 SF Wood Frame Storage Building. Pitched, Shingled Roof. 10 to 16 foot ceiling height with Loft type space open to roof deck. 8x10 Overhead Door, 10x14 Overhead Door. Situated on 1.175 Acres. Miami County PID: N44-100500.
Total Parking Capacity: 40-Vehicles

Open Inspection: Thursday, July 2nd 12:00pm to 1:00pm

Terms: Sells As-Is subject to aggregate minimum bid of \$50,000 with no contingencies for financing or inspection. 10% buyer's premium in effect. NO tax proration - Plaintiff will pay delinquent taxes only. buyer will be responsible for all current and future taxes. Buyer pays all closing costs. Receiver's Deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit 10% of the final 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 20 days of Court Confirmation.

Realtor Participation: 2% 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; 4) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

Tim Lile, CAI - Auctioneer

(937)689-1846

timlileauctioneer@gmail.com

Peter B. Hoshor - Receiver, Gammell, Ross & Hoshor, LLC

For complete Terms, Photos and Legal Descriptions go to:

www.ohiosheriffsales.com

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.

EXHIBIT A

PARCEL I

BEING A PART OF OUTLOT 312 AND OUTLOT 313 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS SHOWN BY SURVEY RECORDED IN VOLUME 23, PAGE 71 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 312, SAID POINT BEING IN THE CENTER LINE OF WEST HIGH STREET, WITNESS AN IRON PIN DISTANCE 30.00 FEET ON THE LINE NEXT DESCRIBED;

THENCE SOUTH 3 DEGREES 22' EAST WITH THE EAST LINE OF OUTLOT 312 AND OUTLOT 313, A DISTANCE OF 420.00 FEET TO A P.K. NAIL;

THENCE SOUTH 86 DEGREES 37' WEST, A DISTANCE OF 174.19 FEET TO AN IRON PIN;

THENCE NORTH 4 DEGREES 22' WEST, A DISTANCE OF 420.06 FEET TO A POINT IN THE NORTH LINE OF OUTLOT 312; SAID POINT ALSO BEING IN THE CENTERLINE OF WEST HIGH STREET, WITNESS AN IRON PIN DISTANCE 30.00 FEET ON THE LINE JUST DESCRIBED;

THENCE NORTH 86 DEGREES 37' EAST WITH THE NORTH LINE OF OUTLOT 312 AND WITH THE CENTERLINE OF WEST HIGH STREET, A DISTANCE OF 181.52 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.0293 ACRES OF PART OF OUTLOT 312 AND 0.6856 ACRES OF PART OF OUTLOT 313 FOR A TOTAL OF 1.7149 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL # N44-100300

ADDRESS: 1715 WEST HIGH STREET, PIQUA, OHIO 45356

PARCEL II

SITUATE IN THE CITY OF PIQUA, COUNTY OF MIAMI, AND STATE OF OHIO, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING OUTLOT THREE HUNDRED TWELVE (312) IN THE SAID CITY OF PIQUA, OHIO, AND BEING A PART OF OUTLOT THREE HUNDRED THIRTEEN (313) IN THE SAID CITY OF PIQUA, AS RE-RECORDED IN PLAT BOOK 6, PAGE 91, OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS, SAID PART OF OUTLOT THREE HUNDRED THIRTEEN (313) BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF O.L. 312; THENCE NORTH 86 DEGREES 37' WEST ALONG THE SOUTH LINE OF SAID O.L. 312, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF O.L. 312, SAID POINT ALSO BEING ON THE WEST LINE OF O.L. 309; THENCE SOUTH 3 DEGREES 22' WEST ALONG THE WEST LINE OF O.L. 309, O.L. 310 AND O.L. 311; A DISTANCE OF 170.00 FEET TO A POINT; THENCE SOUTH 86 DEGREES 37' WEST, A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 3 DEGREES 22' WEST, A DISTANCE OF 170.00 FEET TO THE PLACE OF BEGINNING, CONTAINING A TOTAL OF 1.171 ACRES.

EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE:
BEING PART OF OUTLOT 312 AND OUTLOT 313 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS SHOWN BY
SURVEY RECORDED IN VOLUME 23, PAGE 71, OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS,
AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OF OUTLOT 312, SAID POINT BEING IN THE CENTERLINE OF
WEST HIGH STREET, WITNESS AN IRON PIN DISTANT 30.00 FEET ON THE LINE NEXT DESCRIBED;

THENCE SOUTH 3 DEGREES 22' EAST WITH THE EAST LINE OF OUTLOT 312 AND OUTLOT 313, A DISTANCE OF
420.00 FEET TO A P.K. NAIL;

THENCE SOUTH 86 DEGREES 37' WEST, A DISTANCE OF 174.19 FEET TO AN IRON PIN;

THENCE NORTH 4 DEGREES 22' WEST, A DISTANCE OF 420.06 FEET TO A POINT IN THE NORTH LINE OF OUTLOT
312, AND SAID POINT ALSO BEING IN THE CENTERLINE OF WEST HIGH STREET, WITNESS AN IRON PIN
DISTANT 30.00 FEET ON THE LINE JUST DESCRIBED;

THENCE NORTH 86 DEGREES 37' EAST WITH THE NORTH LINE OF OUTLOT 312 AND WITH THE CENTERLINE OF
WEST HIGH STREET, A DISTANCE OF 181.32 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.0293 ACRES
OF PART OF OUTLOT 312 AND 0.6856 ACRE OF PART OF OUTLOT 313 FOR A TOTAL OF 1.7149 ACRES.

PARCEL NO. N44-100500

COMMONLY KNOWN OF PUBLIC RECORD AS 1725 WEST HIGH ST., PIQUA, OHIO.

A SUMMARY APPRAISAL REPORT CONCERNING

Tipp City Properties, LLC Property
A 11,264-SF Office Building & Storage Facility
Situated On A 2.686-Acres Site
Located at 1715-1725 West High Street
City of Piqua, Miami County, State of Ohio 45356

Project #C12-070-0115-01-1

PREPARED FOR:

Fifth Third Bank: Real Estate Valuation Group
745 Chastain Road - Building 4000
Kennesaw, Georgia 30144

P: (770) 308-4558

PREPARED BY:

DAYTON
137 N. MAIN ST.
SUITE #900
DAYTON, OH 45402

P: (937) 228-2882
F: (937) 228-4079



CINCINNATI
4770 DUKE DR.
SUITE #190
MASON, OH 45040

P: (513) 770-0555
F: (513) 770-2113

Date of Report
December 26, 2012

Effective Date of Appraisal: Market Value-As Is
December 14, 2012

Disclaimer Statement

This appraisal report was prepared for the sole use and benefit of Fifth Third Bank, and the appraiser/client relationship is with Fifth Third Bank as the client. The report is based in part upon documents, writings and information owned and possessed by Fifth Third Bank, and the information, analyses, conclusions, statements, and appraised values contained within the report are confidential. Effective ***Date of Appraisal: Liquidation Value***

December 14, 2012

This report is provided for information purposes only to third parties authorized to receive it. This report should not be used for any purpose other than to understand the information available to the bank concerning the property.

FIFTH THIRD BANK

Summary of Salient Facts**Property Name:** *Tipp City Properties, LLC Property***Property Type:** Office Building & Storage Facility**Property Owner:** *Tipp City Properties, LLC***Property Address:** 1715-1725 W. High St.
..... Piqua/Miami/OH/45356

<i>Parcel Identification Number</i>	<i>Deed Reference</i>	<i>Land Area (Acres)</i>
N44-100300	0717/0326	1.590
N44-100500	0726/0903	1.096
Total		2.686

Zoning: *I-1: Light Industrial District*
..... *City of Piqua***Flood Plain Designation:** *Zone X – Community Panel #39109C0045E*
..... Effective Date: August 02, 2011

<i>Building Area Allocation</i>	<i>Year Built</i>	<i>% GBA</i>	<i>Area (SF)</i>
<i>Office Building</i>	1962	76.8%	8,656
<i>Shop/Storage Building</i>	1995	23.2%	2,608
Gross Building Area		100.0%	11,264
Net Leasable Area		100.0%	11,264

Note: The gross building area has been based upon public record information.

Highest and Best Use: Office Building & Storage Facility

<i>Value Allocation</i>	<i>Property Rights Appraised</i>	<i>Effective Date of Appraisal</i>	<i>Conclusion</i>
<i>Office Building</i>			\$305,000
<i>Shop/Storage Building</i>			\$95,000
Market Value-As Is	<i>Fee Simple Estate</i>	December 14, 2012	\$400,000

<i>Value Allocation</i>	<i>Property Rights Appraised</i>	<i>Effective Date of Appraisal</i>	<i>Conclusion</i>
<i>Office Building</i>			\$205,000
<i>Shop/Storage Building</i>			\$65,000
Liquidation Value	<i>Fee Simple Estate</i>	December 14, 2012	\$270,000

We have placed the following Extraordinary Assumption upon this appraisal:

- * Access to the interior of the subject property was provided; therefore, the values opined within the scope of this assignment are based upon the Extraordinary Assumption that the improvements are in a usable condition.

We have placed no Hypothetical Conditions upon this appraisal.

[illegible]

Miami County

These analyses relate to the **Assumptions and Limiting Conditions** imposed, as well as the various steps taken in solving the valuation problem. The subject property has been appraised without consideration to present mortgage indebtedness, if any, or matters of a legal nature. Further, the property has also been appraised without consideration to delinquent taxes, if any. No responsibility is assumed for matters legal in nature. Nor has any opinion on title been rendered. This appraisal assumes marketable title. Liens and encumbrances, if any, have been disregarded. Therefore, these analyses lead to the following conclusion(s):

<i>Value Allocation</i>	<i>Property Rights Appraised</i>	<i>Effective Date of Appraisal</i>	<i>Conclusion</i>
<i>Office Building</i>			\$305,000
<i>Shop/Storage Building</i>			\$95,000
Market Value-As Is	<i>Fee Simple Estate</i>	December 14, 2012	\$400,000

We have placed the following Extraordinary Assumption upon this appraisal:

- * Access to the interior of the subject property was provided; therefore, the values opined within the scope of this assignment are based upon the Extraordinary Assumption that the improvements are in a usable condition.

We have placed no Hypothetical Conditions upon this appraisal.

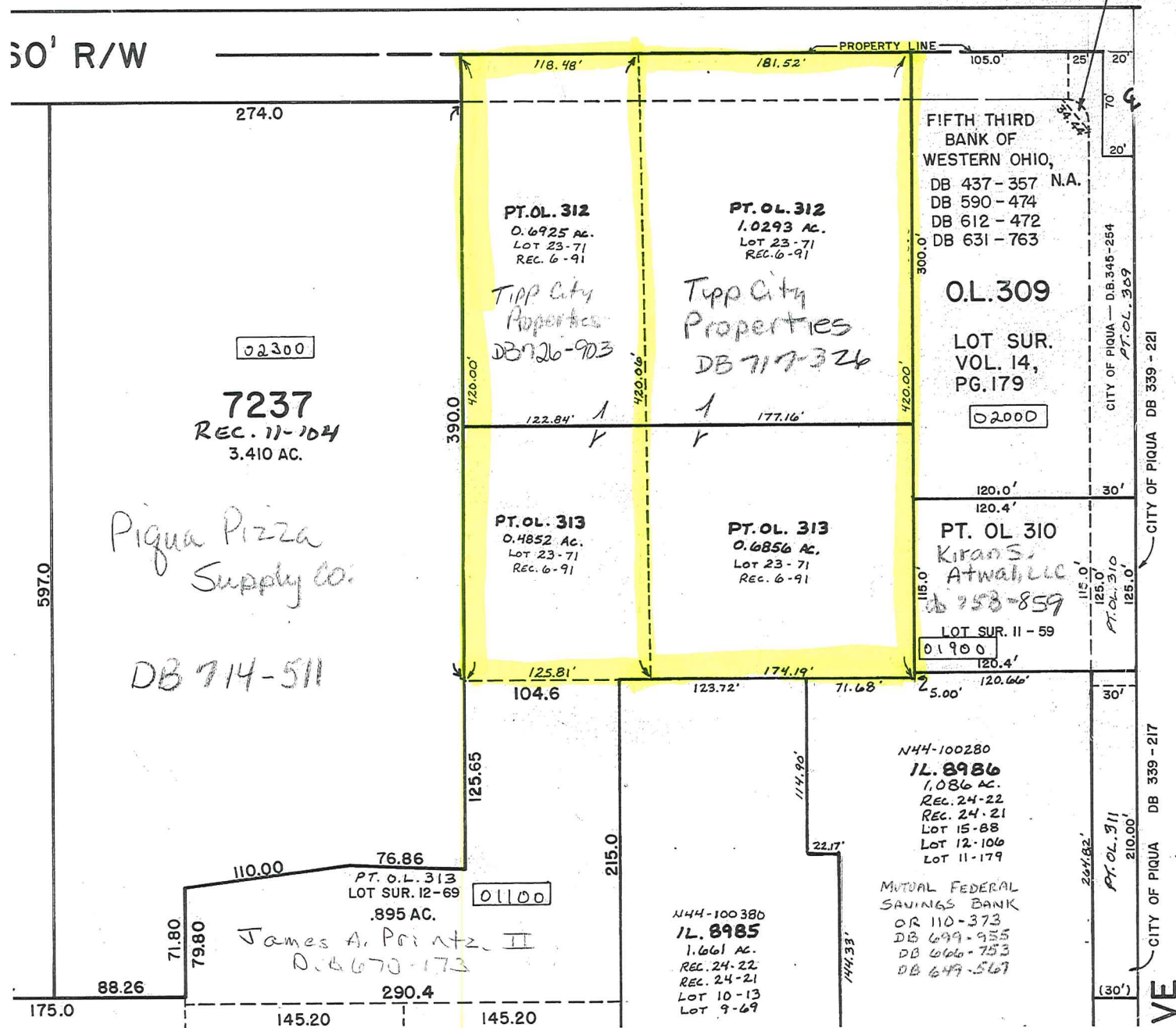
Liquidation Value: Typically, distressed sales occur at up to 50.0% less than **Market Value**. Actual measurements within the marketplace are sporadic, and can be limited in their applicability. However, in an effort to gauge market perception of the appropriate amount of discounting to be recognized, we have conducted a survey of market participants (provided as part of the **Exposure and Marketing Period** discussion presented within the **Scope of the Assignment**). Thus, we must conclude a "highly motivated" (distressed) seller would further discount its asking price. Typically, distressed sales occur at up to 50.0% less than **Market Value**. With that in mind, we can estimate the **Liquidation Value** of the subject property within the following range:

<i>Liquidation Value</i>	<i>Input</i>	<i>Office Building</i>	<i>Shop/Storage Building</i>
Market Value-As Is		\$305,000	\$95,000
Market Indicated Discount	(33.3%)	(\$101,667)	(\$31,667)
Value Indication		\$203,333	\$63,333
Liquidation Value		\$205,000	\$65,000

Therefore, we arrive at the following conclusion:

<i>Value Allocation</i>	<i>Property Rights Appraised</i>	<i>Effective Date of Appraisal</i>	<i>Conclusion</i>
<i>Office Building</i>			\$205,000
<i>Shop/Storage Building</i>			\$65,000
Liquidation Value	<i>Fee Simple Estate</i>	December 14, 2012	\$270,000

30' R/W



Data For Parcel N44-100300

Base Data

Parcel:	N44-100300
Owner:	TIPP CITY PROPERTIES LLC
Address:	1715 W HIGH ST



Tax Mailing Address

Tax Mailing Name:	TIPP CITY PROPERTIES LLC
Address:	1715 W HIGH ST
City State Zip:	PIQUA OH 45356

Owner Address

Owner Name:	TIPP CITY PROPERTIES LLC
Address:	1715 W HIGH ST
City State Zip:	PIQUA OH 45356

Geographic

City:	CITY OF PIQUA
Township:	
School District:	PIQUA CSD

Legal

Legal Acres:	1.715	Homestead Reduction:	NO
Legal Description:	PT OL 312 NE PT 1.0293 ACPT OL 313 NE PT .6856 AC	2.5% Reduction	NO
Land Use:	499 - OTHER COMMERCIAL STRUCTURES	Foreclosure:	NA
Neighborhood:	02100	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NA
Annual Tax (Does not include delinquencies.):	\$6,206.99	Divided Property:	NA
Map Number:	080513.3-01-023-00	Routing Number:	080513.3-01-023-00

Photos



[+] Click to enlarge.

CAMA database last updated 5/13/2014 11:58:05 PM.

Data For Parcel N44-100300

Valuation Data

Parcel:	N44-100300
Owner:	TIPP CITY PROPERTIES LLC
Address:	1715 W HIGH ST



Valuation

	Market (100%)	Assessed (35%)
Land Value:	\$66,800.00	\$23,380.00
CAUV Value:	\$0.00	\$0.00
Improvements Value:	\$206,600.00	\$72,310.00
Total Value:	\$273,400.00	\$95,690.00

CAMA database last updated 5/13/2014 11:58:05 PM.

Data For Parcel N44-100300

Sales Data

Parcel:	N44-100300
Owner:	TIPP CITY PROPERTIES LLC
Address:	1715 W HIGH ST



Sales

Sale Date	Sale Price	Seller	Buyer	No. Of Properties	Valid Sale	Land Only Sale	Deed Type	Conveyance Number
6/29/2001	\$268,900.00	**PARCEL RE-PLATTED	TIPP CITY PROPERTIES LLC	1	YES	N	WD-WARRANTY DEED	1120
6/29/2001	\$268,900.00	MARJAC INC	**PARCEL RE-PLATTED	2	YES	N	WD-WARRANTY DEED	1120
1/11/1996	\$0.00	GOAD MINISTRIES	MARJAC INC	1	NO	N	WE-WARRANTY DEED EXEMPT	0
11/1/1982	\$160,000.00	Unknown	GOAD MINISTRIES	2	YES	N		1108

CAMA database last updated 5/14/2014 11:58:37 PM.

Data For Parcel N44-100300

Sketch Data

Parcel:

N44-100300

Owner:

TIPP CITY PROPERTIES LLC

Address:

1715 W HIGH ST

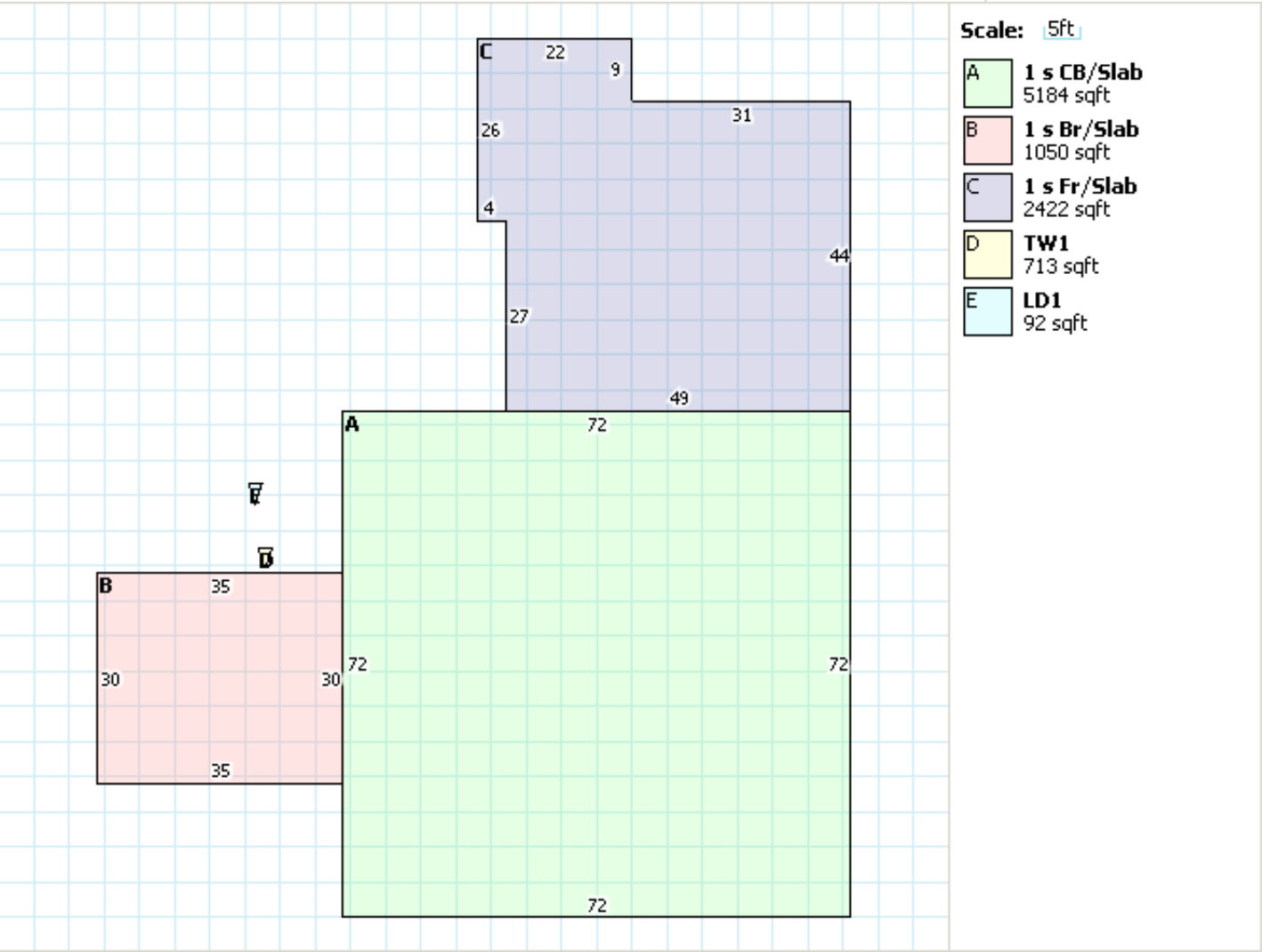


Sketch

Card:

1

▼



- Scale: 5ft
- A** 1 s CB/Slab
5184 sqft
 - B** 1 s Br/Slab
1050 sqft
 - C** 1 s Fr/Slab
2422 sqft
 - D** TW1
713 sqft
 - E** LD1
92 sqft

Sketch Labels

BA3	Basement Extension	BL1	Balcony
BZ1	Breezeway-Open	BZ2	Breezeway-Closed
CP1	Carport	CY1	Canopy-Frame Metal
CY2	Canopy-Metal	CY3	Canopy Over Patio
CY4	Canopy Over Stoop	CY5	RFX
CY6	RFX/Patio	CY7	RFX/MS

GH1	Greenhouse	GR1	Garage-Frame/Equal
GR2	Garage-Brick	GR3	Garage-Stone
GR4	Garage-Basement	GR5	Garage-Integral
GR6	Shop	GZ1	Gazebo
PR1	Porch-Open-Frame/Equal	PR2	Porch-Enclosed-Frame/Equal
PR3	Porch-Open-Masonry	PR4	Porch-Enclosed-Masonry
PR5	Portico	PR6	Open Screen Porch
PT1	Patio	PT2	Patio-Brick
PT3	Patio-Stone	PT4	Redwood Patio
SH1	Shed-Frame/Equal	SH2	Shed-Masonry
SP1	Indoor Pool	ST1	Stoop Masonry
WD1	Wood Deck	O1	Outbuilding 1
O2	Outbuilding 2	O3	Outbuilding 3
O4	Outbuilding 4	O5	Outbuilding 5

CAMA database last updated 5/14/2014 11:58:37 PM.

Data For Parcel N44-100300

Please check with the Miami County Treasurer's Office at (937) 440-6045 to confirm the amount now due and owing.

Tax Data

Parcel: N44-100300
Owner: TIPP CITY PROPERTIES LLC
Address: 1715 W HIGH ST



Tax Rates

Full Tax Rate	70.87
Effective Tax Rate	58.275817

Property Tax

Tax Year 2013 Payable 2014

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
Charge:	\$11,243.74	\$0.00	\$3,390.78	\$0.00	\$3,390.78	\$0.00	
Credit:			(\$602.57)	\$0.00	(\$602.57)	\$0.00	
Non Bus Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Own Occ Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$11,243.74		\$2,788.21		\$2,788.21		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$184.25		\$167.50		
Penalty/Interest:	\$2,070.48	\$0.00	\$0.00	\$278.82	\$0.00	\$0.00	
Net Owed:	\$13,314.22		\$3,251.28		\$2,955.71		\$19,521.21
Net Paid:	\$0.00		\$0.00		\$0.00		\$0.00
Net Due:	\$13,314.22		\$3,251.28		\$2,955.71		\$19,521.21

Special Assessments

Assessment: 1 ▼ of 1

31-260 PIQUA WEED MOWING

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$167.50	\$0.00	\$167.50	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$16.75	\$0.00	\$0.00

Net Special Assessments:	\$0.00	\$184.25	\$167.50
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Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/20/2011	2-10	\$0.00	\$0.00	\$2,424.11	\$0.00	3vlw-07252011-24-1
7/20/2011	2-10	\$0.00	\$242.41	\$0.00	\$0.00	3vlw-07252011-24-1
6/17/2011	2-10	\$0.00	\$2,424.11	\$0.00	\$0.00	2dac-06172011-27-2
11/10/2010	1-10	\$238.27	\$0.00	\$0.00	\$0.00	1mes-11102010-20-1
11/10/2010	1-10	\$2,382.66	\$0.00	\$0.00	\$0.00	1mes-11102010-20-1

CAMA database last updated 5/14/2014 11:58:37 PM.

Data For Parcel N44-100300

Improvements Data

Parcel:	N44-100300
Owner:	TIPP CITY PROPERTIES LLC
Address:	1715 W HIGH ST



Card 1 ▼ of 1

Improvements

Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
525	Paving Asphalt	0	0	5000	1962	\$4,000.00

Improvements Totals

Total Improvements Value:	\$4,000.00
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Data For Parcel N44-100300

Commercial Data

Parcel:	N44-100300
Owner:	TIPP CITY PROPERTIES LLC
Address:	1715 W HIGH ST



Card 1 ▼ of 1

Commercial

Occupancy Type Code	Description	Year Built	Year Remodeled	Unit Count	Section ID	Section Number	Section Area	Wall Height	Section Story Count
344	Office Building	1962	1998	0	001	1	8656	10	1

CAMA database last updated 5/14/2014 11:58:37 PM.

Data For Parcel N44-100500

Base Data

Parcel: N44-100500

Owner: TIPP CITY PROPERTIES LLC

Address: 1725 W HIGH ST



Tax Mailing Address

Tax Mailing Name: TIPP CITY PROPERTIES LLC

Address: 1715 W HIGH ST

City State Zip: PIQUA OH 45356

Owner Address

Owner Name: TIPP CITY PROPERTIES LLC

Address: 1725 W HIGH ST

City State Zip: PIQUA OH 45356

Geographic

City: CITY OF PIQUA

Township:

School District: PIQUA CSD

Legal

Legal Acres: 1.175

Legal Description: PT OL 313 NW PT .4852 AC
PT OL 312 NW PT .6925 AC

Land Use: 499 - OTHER COMMERCIAL
STRUCTURES

Neighborhood: 02100

**Number Of
Cards:** 1

**Annual Tax
(Does not
include
delinquencies.):**
\$1,349.23

Map Number: 080513.3-01-024-00

**Homestead
Reduction:** NO

2.5% Reduction NO

Foreclosure: NA

**Board of
Revision:** NO

**New
Construction:** NA

**Divided
Property:** NA

Routing Number: 080513.3-01-024-00

Photos



N44100500 07/11/2007

[+] Click to enlarge.

CAMA database last updated 5/14/2014 11:58:37 PM.

Data For Parcel N44-100500

Land Data

Parcel:	N44-100500
Owner:	TIPP CITY PROPERTIES LLC
Address:	1725 W HIGH ST



Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Appraised Value (100%)
A1 - Primary Site	1.096	0	0	0	\$22,790.00
A0 - Row	0.082	0	0	0	\$0.00

Land Totals

Deeded Acres:	1.175
Total Calculated Acres:	1.178
Total Value:	\$22,800.00

CAMA database last updated 5/14/2014 11:58:37 PM.

Data For Parcel N44-100500

Valuation Data

Parcel:	N44-100500
Owner:	TIPP CITY PROPERTIES LLC
Address:	1725 W HIGH ST



Valuation

	Market (100%)	Assessed (35%)
Land Value:	\$22,800.00	\$7,980.00
CAUV Value:	\$0.00	\$0.00
Improvements Value:	\$40,200.00	\$14,070.00
Total Value:	\$63,000.00	\$22,050.00

CAMA database last updated 5/14/2014 11:58:37 PM.

Data For Parcel N44-100500

Sales Data

Parcel:	N44-100500
Owner:	TIPP CITY PROPERTIES LLC
Address:	1725 W HIGH ST



Sales

Sale Date	Sale Price	Seller	Buyer	No. Of Properties	Valid Sale	Land Only Sale	Deed Type	Conveyance Number
5/13/2002	\$160,000.00	MARJAC INC	TIPP CITY PROPERTIES LLC	1	YES	N	WD-WARRANTY DEED	816
7/9/2001	\$0.00	**PARCEL RE-PLATTED	MARJAC INC	0	YES	Y		0
6/29/2001	\$0.00	MARJAC INC	**PARCEL RE-PLATTED	2	YES	Y		1120
1/11/1996	\$0.00	GOAD MINISTRIES	MARJAC INC	1	NO	N	WE-WARRANTY DEED EXEMPT	0
10/1/1982	\$160,000.00	Unknown	GOAD MINISTRIES	2	YES	N		1108

CAMA database last updated 5/14/2014 11:58:37 PM.

Data For Parcel N44-100500

Please check with the Miami County Treasurer's Office at (937) 440-6045 to confirm the amount now due and owing.

Tax Data

Parcel: N44-100500
Owner: TIPP CITY PROPERTIES LLC
Address: 1725 W HIGH ST



Tax Rates

Full Tax Rate	70.87
Effective Tax Rate	58.275817

Property Tax

Tax Year 2013 Payable 2014

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
Charge:	\$2,594.96	\$0.00	\$781.34	\$0.00	\$781.34	\$0.00	
Credit:			(\$138.85)	\$0.00	(\$138.85)	\$0.00	
Non Bus Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Own Occ Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$2,594.96		\$642.49		\$642.49		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$0.00		\$0.00		
Penalty/Interest:	\$477.86	\$0.00	\$0.00	\$64.25	\$0.00	\$0.00	
Net Owed:	\$3,072.82		\$706.74		\$642.49		\$4,422.05
Net Paid:	\$0.00		\$0.00		\$0.00		\$0.00
Net Due:	\$3,072.82		\$706.74		\$642.49		\$4,422.05

Special Assessments

No data found for this parcel.

Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/20/2011	2-10	\$0.00	\$0.00	\$559.47	\$0.00	3v1w-07252011-24-2

7/20/2011	2-10	\$0.00	\$55.95	\$0.00	\$0.00	3vlw-07252011-24-2
6/17/2011	2-10	\$0.00	\$559.47	\$0.00	\$0.00	2dac-06172011-27-3
11/10/2010	1-10	\$54.99	\$0.00	\$0.00	\$0.00	1mes-11102010-20-2
11/10/2010	1-10	\$549.89	\$0.00	\$0.00	\$0.00	1mes-11102010-20-2

CAMA database last updated 5/14/2014 11:58:37 PM.

Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of Common Pleas of Miami County, Ohio - Civil Division

Case # 13-167

Sale Date July 7, 2015

Plaintiff Fifth Third Bank

Defendant **Tipp City Properties, LLC, et al.,**

Parcel # **N44-100300 and/or N44-100500**

Address 1715 and/or 1725 W. High St.

City/Township PiquaCounty/Zip 45356

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 ☒ 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** _____