



**TROTWOOD COMMUNITY  
IMPROVEMENT CORPORATION**

# Tax Foreclosure Program

PARCEL ADDRESS	2515 SHILOH SPRINGS ROAD	
PARCEL ID NUMBER	H33 00514 0013	
PARCEL VACANT?	YES	
PARCEL DELINQUENCY	\$44,626.44	
UTILITIES STATUS		
WATER	ELECTRIC	GAS
OFF METER ABANDONED IN 2009	OFF SINCE 2009	NO GAS CONNECTION
STRATEGY FOR REDEVELOPMENT		
<p>This commercial property is located on Shiloh Springs road, in the epicenter of Trotwood’s commercial center. A Trotwood CIC partner and local investor has requested the property for either redevelopment or demolition to enhance the location around this property.</p> <p>When the Trotwood CIC takes ownership of the property after the foreclosure process we will immediately transfer this property to the local investment partner who will execute on agreed renovations or demolition of the property (based on evaluations of the interior of the property).</p>		
PROPERTY PHOTOS		















PARID: H33 00514 0013

PARCEL LOCATION: 2515 SHILOH SPRINGS RD

NBHD CODE: C3002000

[Click here to view neighborhood map](#)

### Owner

Name

EDMONDS JUANITA B

### Mailing

Name

JUANITA B EDMONDS

Mailing Address

2515 SHILOH SPRINGS RD

City, State, Zip

DAYTON, OH 45426

### Legal

Legal Description

5-4-2

TAX INCENTIVE DIST-NO INCR TO TID 2013

Land Use Description

C - OFFICE BUILDING 1-2 STORIES

Acres

.254

Deed

1987-00008A012

Tax District Name

TROTWOOD-TROTWOOD MADISON CSD

### Sales

Date	Sale Price	Deed Reference	Seller	Buyer
06-JAN-87	\$85,000			

### Values

	35%	100%
Land	12,390	35,400
Improvements	7,230	20,660
CAUV	0	0
Total	19,620	56,060

### Current Year Special Assessments

11777-APC FEE	\$45.45
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.21
31103-STM WA DELQ STORM WATER	\$67.08
31102-D W&S DELQ. WATER	\$153.76
31100-D S+W DELQ SEWER + WATER	\$186.53

### Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	-\$69.40

### Tax Summary

8/25/2016

Montgomery County

Year	Prior Year	Prior Year Payments	1st Half Due 2/19/2016	1st Half Payments	2nd Half Due 7/15/2016	2nd Half Payments	Total Currently Due
2015	\$41,653.54	\$0.00	\$1,592.54	\$0.00	\$1,380.36	\$0.00	\$44,626.44

A0



CITY OF TROTWOOD  
VIOLATION REPORT BY ADDRESS  
01/01/2011 TO 08/25/2016

08/25/2016  
15:19:27

ADDRESS: 2515 SHILOH SPRINGS RD

SUB DIV:

ZONING:

FILE # DATE DESCRIPTION  
VIOLATION OWNER NAME

NOTE DT DEADLINE COURT DT WORKORDER CLOSURE CODE  
EXT DT CITATION INVOICED

20141130 5/23/2014 HIGH GRASS/NOXIOUS WEEDS 05/28/14

Y EDMONDS JUANITA B

IN COMPLIANCE

VIOLATION NOTES:  
5/23/14 Tagged property for high grass and weeds

\*\*\*\* INSPECTIONS \*\*\*\* FILE # INSP DATE COMPLIED SCHEDULED  
20141130 05/23/2014 N

20141762 9/3/2014 HIGH GRASS/NOXIOUS WEEDS 09/08/14

Y EDMONDS JUANITA B

IN COMPLIANCE

VIOLATION NOTES:  
9/3/14 Tagged vacant Real Estate property for extremely wild overgrown weeds and vegetation and  
high grass

\*\*\*\* INSPECTIONS \*\*\*\* FILE # INSP DATE COMPLIED SCHEDULED  
20141762 09/03/2014 N

20151836 4/20/2016 HIGH GRASS/NOXIOUS WEEDS 04/25/16

Y EDMONDS JUANITA B

IN COMPLIANCE

VIOLATION NOTES:  
4/20/16 tagged vacant business - cut entire property line (Edmonds Realty)

\*\*\*\* INSPECTIONS \*\*\*\* FILE # INSP DATE COMPLIED SCHEDULED  
20151836 04/20/2016 N

20152472 5/10/2016 HIGH GRASS/NOXIOUS WEEDS 05/10/16 05/14/16

Y EDMONDS JUANITA B

IN COMPLIANCE

VIOLATION NOTES:  
2 nd tagging for vacant bldg (Edmonds Realty)

2 PM ISSUES  
NO  
NOTICE

CITY OF TROTWOOD  
VIOLATION REPORT BY ADDRESS  
01/01/2011 TO 08/25/2016

08/25/2016  
15:19:27

ADDRESS: 2515 SHILOH SPRINGS RD

SUB DIV:

ZONING:

FILE #	DATE	DESCRIPTION	NOTIF DT	DEADLINE	COURT DT	WORKORDER	CLOSED
		VIOLATION OWNER NAME	EXT DT		CITATION	INVOICED	CLOSE CODE

****	INSPECTIONS	****	FILE #	INSP DATE COMPLIED	SCHEDULED		
			20152472	05/09/2016	N		

# VIOLATIONS = 4      TOT FEES = \$0.00      TOT PAID = \$0.00      TOT OWED = \$0.00