

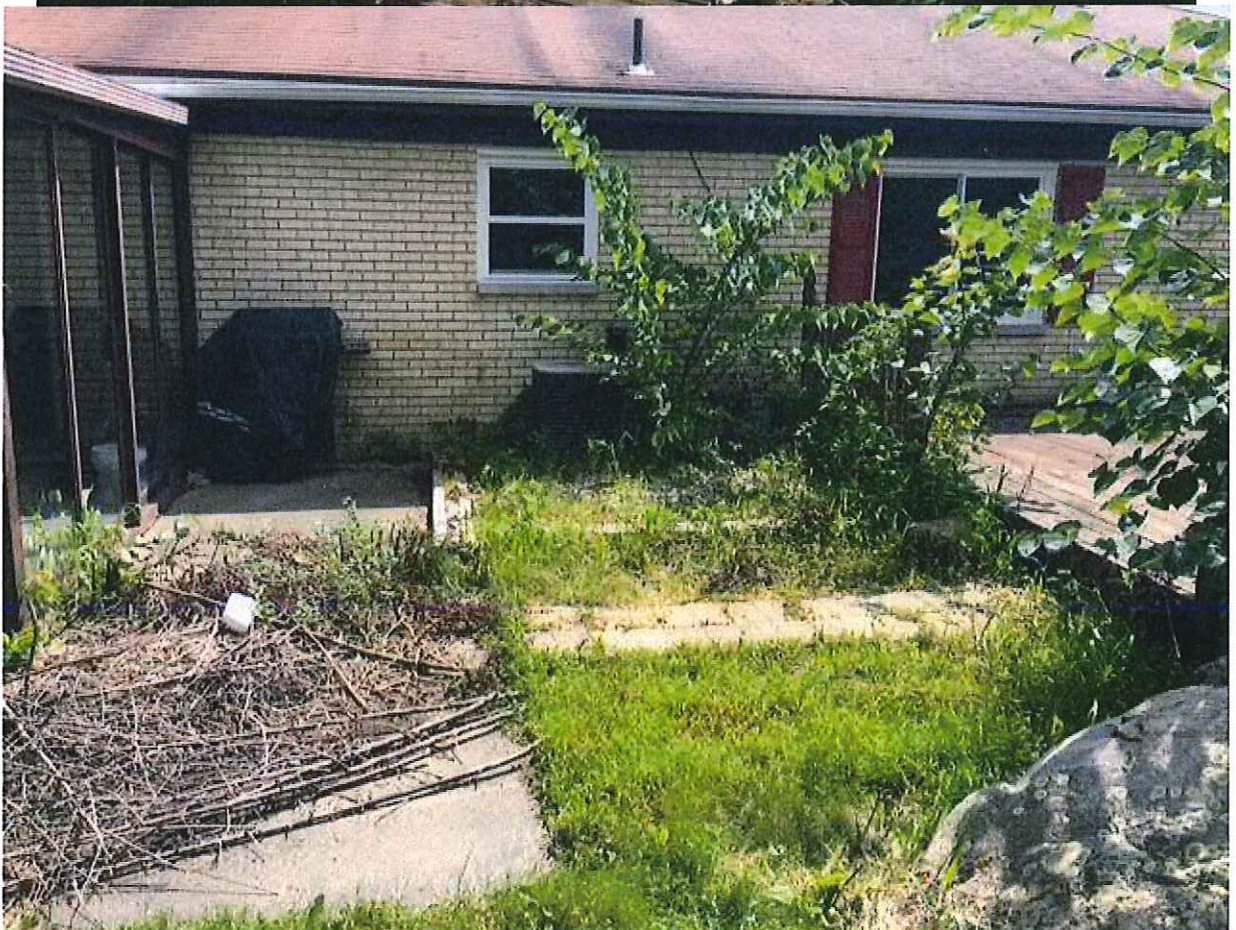
Tax Foreclosure Program

PARCEL ADDRESS	4537 KNOLLCROFT ROAD	
PARCEL ID NUMBER	H33 01409 0011	
PARCEL VACANT?	YES	
PARCEL DELINQUENCY	\$5,861.93	
UTILITIES STATUS		
WATER	ELECTRIC	GAS
OFF 2/5/2014	OFF 3/15/2016	OFF 4/15/2013
STRATEGY FOR REDEVELOPMENT		
<p>This is a residential property that is vacant, tax delinquent, and has significant deferred maintenance.</p> <p>This property, when foreclosure is completed, will be marketed by the Trotwood CIC into our housing programs for either our redevelopment partners to renovate and make available for sale to a home owner or to sell directly to a homeowner who sill renovate the property and make their primary residence. The ultimate goal is to return this property back to a productive asset in the community.</p>		
PROPERTY PHOTOS		





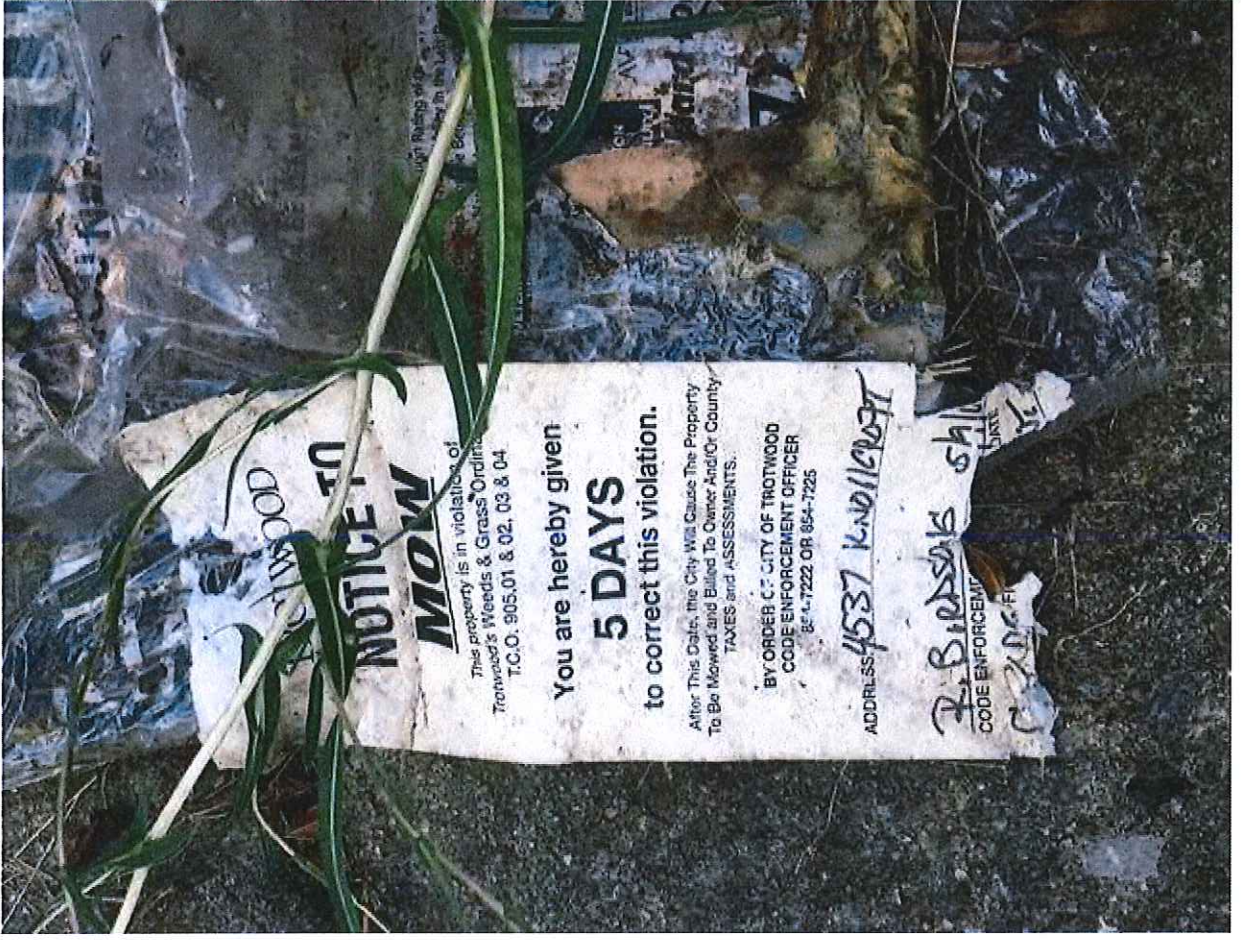












TROTWOOD

NOTICE TO MOW

This property is in violation of
Trotwood's Weeds & Grass Ordinance
T.C.O. 905.01 & 02, 03 & 04

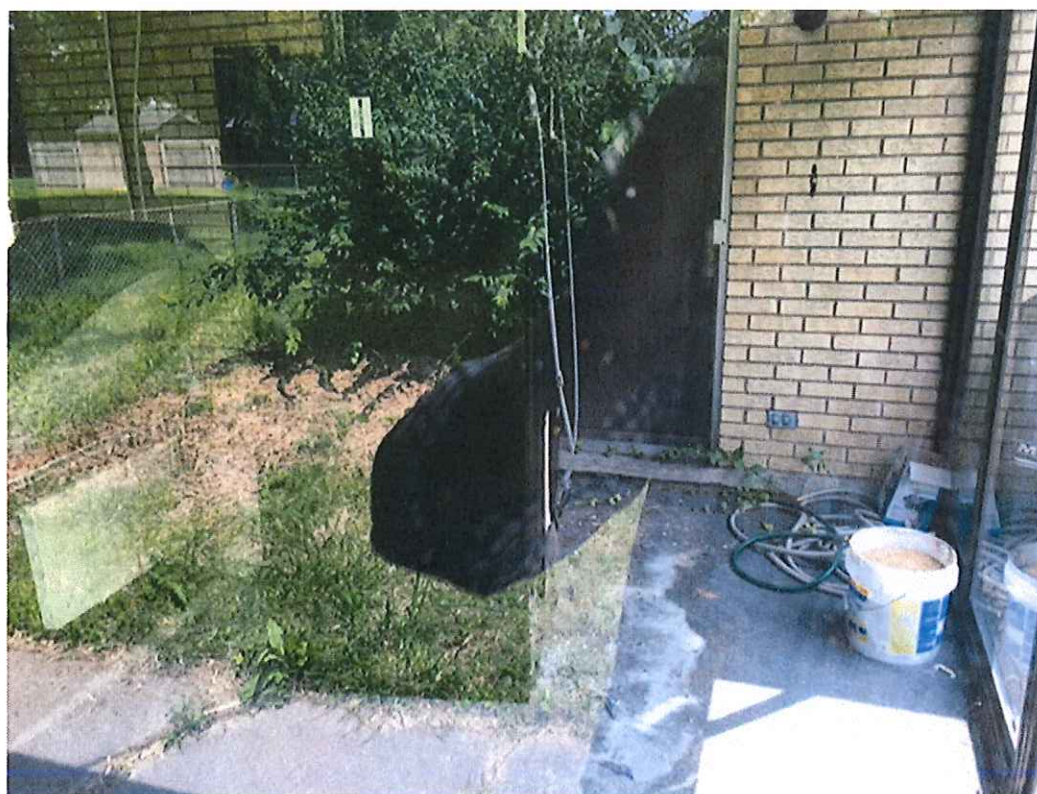
You are hereby given
5 DAYS
to correct this violation.

After This Date, the City Will Cause The Property
To Be Mowed and Billed To Owner And/or County
TAXES and ASSESSMENTS.

BY ORDER C. CITY OF TROTWOOD
CODE ENFORCEMENT OFFICER
& 4-7222 OR 854-7225

ADDRESS 4537 KNOX RD

P. Biersack
CODE ENFORCEMENT
DATE 5/20/21



PARID: H33 01409 0011

PARCEL LOCATION: 4537 KNOLLCROFT RD

NBHD CODE: 55001000

[Click here to view neighborhood map](#)

Owner

Name

BOYD CODY L

Mailing

Name

BOYD CODY L

Mailing Address

4537 KNOLLCROFT RD

City, State, Zip

DAYTON, OH 45426

Legal

Legal Description

215 SHILOH GARDENS 5

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

.3106

Deed

Tax District Name

TROTWOOD-TROTWOOD MADISON CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
06-JAN-94	\$88,322			
19-JUL-04	\$119,900	200400083823	HARRIS HORACE E	WILLIAMS LATRISHA
28-OCT-13	\$52,000	201300075760	WILLIAMS LATRISHA	WELLS FARGO BANK NA
14-JAN-14		201400002383	WELLS FARGO BANK NA	SECRETARY OF H U D
11-MAR-14		201400012318	SECRETARY OF H U D	BOYD CODY L

Values

	35%	100%
Land	3,770	10,770
Improvements	20,220	57,770
CAUV	0	0
Total	23,990	68,540

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1968
Total Rms/Bedrms/Baths/Half Baths	6/3/1/1
Square Feet of Living Area	1,708
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,708
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS

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

Current Year Special Assessments

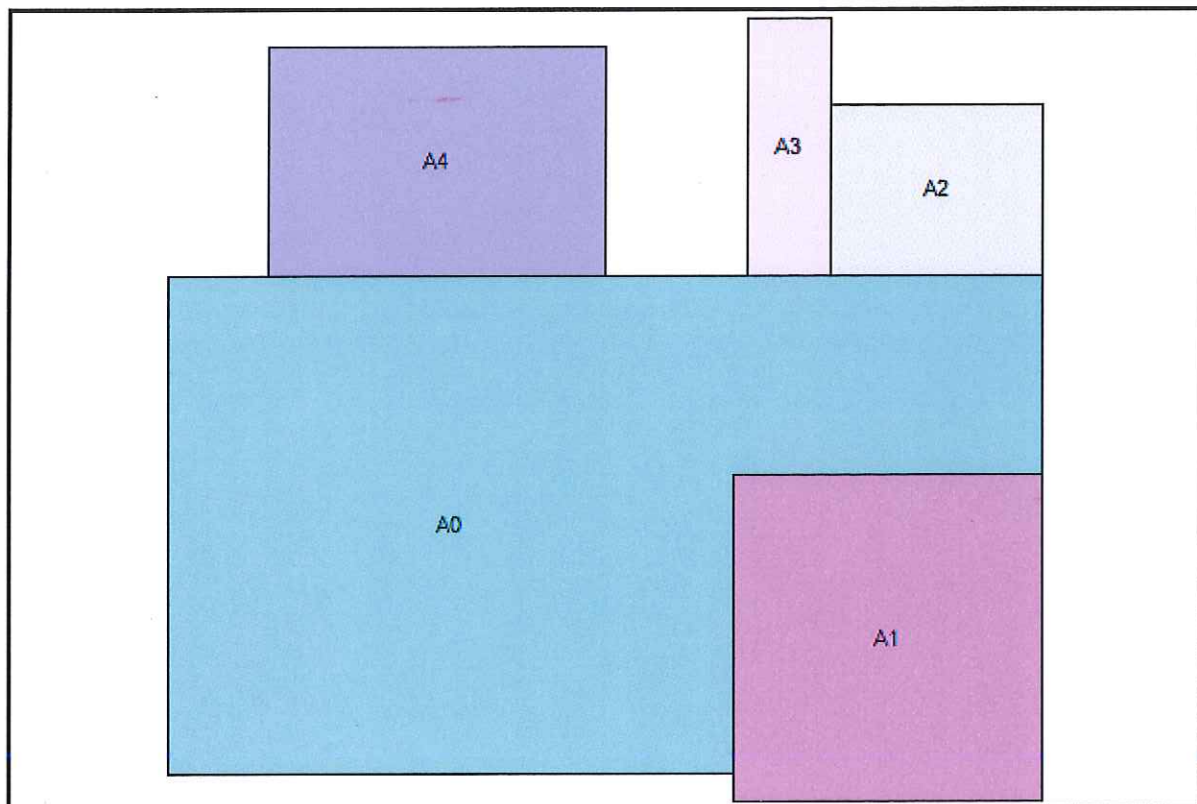
31103-STM WA DELQ STORM WATER	\$100.63
11777-APC FEE	\$24.84
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.21
31500-WEED MOWING / CLEAN UP	\$390.69

Current Year Rollback Summary

Non Business Credit	-\$234.82
Owner Occupancy Credit	-\$58.70
Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	-\$255.64

Tax Summary

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	\$2,620.95	\$0.00	\$1,670.82	\$0.00	\$1,390.16	\$0.00	\$5,681.93



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

08/25/2016
15:21:18

new list is OPEN in law

ADDRESS: 4537 KNOLLCROFT RD

SUB DIV:

ZONING:

FILE # DATE DESCRIPTION
VIOLATION OWNER NAME

NOTIF DT DEADLINE COURT DT WORKORDER
EXT DT CITATION INVOICED CLOSED
CLOSE CODE

20131944 8/2/2013 HIGH GRASS/NOXIOUS WEEDS
Y HARRIS HORACE E

08/07/13

08/07/13
IN COMPLIANCE

VIOLATION NOTES:
8/2/13 Homeowner to cut rear and front yard, including curb area

**** INSPECTIONS **** FILE # INSP DATE COMPLIED SCHEDULED

20131944 08/02/2013 N

20140625 5/1/2014 HIGH GRASS/NOXIOUS WEEDS
Y HARRIS HORACE E

05/06/14

05/14/14
TURNED OVER TO PUBLIC WORKS

VIOLATION NOTES:
5/1/14 Tagged vacant property for the removal of several large pile and stacks of tree limbs, logs, stubs, and brush in yard, on curb area, in street and in trailer

**** INSPECTIONS **** FILE # INSP DATE COMPLIED SCHEDULED

20140625 05/01/2014 N

20150422 4/20/2015 HIGH GRASS/NOXIOUS WEEDS
Y HARRIS HORACE E

04/25/15

04/27/15
TURNED OVER TO PUBLIC WORKS

VIOLATION NOTES:
4/20/15 Tagged vacant property for high grass and weeds in rear and front yard, including curb area and to trim all shrubs
4/27/15 Assigned sticker #0004

**** INSPECTIONS **** FILE # INSP DATE COMPLIED SCHEDULED

20150422 04/20/2015 N

20151013 10/15/201 PARKING VIOLATION
Y HARRIS HORACE E

10/18/15

10/20/15
TURNED OVER TO POLICE

VIOLATION NOTES:

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

08/25/2016
15:21:18

ADDRESS: 4537 KNOLLGROFT RD

SUB DIV:

ZONING:

FILE # DATE DESCRIPTION
VIOLATION OWNER NAME

NOTICE DT DEADLINE COURT DT WORKORDER CLOSED
EXT DT CITATION INVOICED CLOSE CODE

10/15/15 Vacant House / Tagged a white storage trailer for parking on the lawn (r/s of garage) and for
expired registration sticker 9/2015
10/20/15 Homeowner did not remove storage trailer from lawn - Will turn over to Police

**** INSPECTIONS **** FILE # INSP DATE COMPLIED SCHEDULED

20151013 10/15/2015 N

20151518 2/16/2016 ABANDONED VEHICLE 02/19/16

Y HARRIS HORACE E TURNED OVER TO POLICE

VIOLATION NOTES: Re-issued sticker for storage trailer for expired registration 9/2015 and parking violation (* see

2/16/16 photos)
2/22/16 Storage trailer has not been moved or registration re-newed -- new phot taken - will turn over to
police

**** INSPECTIONS **** FILE # INSP DATE COMPLIED SCHEDULED

20151518 02/16/2016 N

20152447 5/10/2016 HIGH GRASS/NOXIOUS WEEDS 05/10/16 05/14/16

Y HARRIS HORACE E 05/17/16
TURNED OVER TO PUBLIC WORKS

VIOLATION NOTES:

vacant house - sticker # 0139

**** INSPECTIONS **** FILE # INSP DATE COMPLIED SCHEDULED

20152447 05/09/2016 N

20153675 7/21/2016 PROPERTY MAINTENANCE ISSU 07/21/16 08/20/16

Y BOYD CODY L

VIOLATION NOTES:

Issued INOV to replace damaged roof, damaged gutters and down spouts, damaged soffit/fascia, repair or replace trim
around roof line, around windows and doors - repair chimney - replace damaged bricks on house - repair or remove

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

08/25/2016
 15:21:18

ADDRESS: 4537 KNOLLCROFT RD

SUB DIV:

ZONING:

FILE #	DATE	DESCRIPTION	NOTIF DT	DEADLINE	COURT DT	WORKORDER	CLOSED
VIOLATION	OWNER NAME		EXT DT		CITATION	INVOICED	CLOSE CODE
landscaping bricks - repair rear patio area - repair or remove damaged fence - remove all debris, brush and limbs - trim all bushes, shrubs, hedges - cut down all overgrown vegetation/weeds up next to and around house, along fence and property line - keep grass cut - maintain property and landscaping - make structure livable							

****	INSPECTIONS	****	FILE #	INSP DATE	COMPLIED	SCHEDULED
			20153675	07/21/2016	N	
			20153675		N	08/20/2016

VIOLATIONS = 7 TOT FEES = \$0.00 TOT PAID = \$0.00 TOT OWED = \$0.00