



**TROTWOOD COMMUNITY  
IMPROVEMENT CORPORATION**

# Tax Foreclosure Program

PARCEL ADDRESS	5216 Bessmer Drive	
PARCEL ID NUMBER	H33 01305 0008	
PARCEL VACANT?	YES - Vacant	
PARCEL DELINQUENCY	\$ 4,076.50	
UTILITIES STATUS		
WATER	ELECTRIC	GAS
County Water: Off 2015	OFF - 2015	OFF - 9/15/2015
<b>STRATEGY FOR REDEVELOPMENT</b>		
<p>This Residential parcel will be placed into the Expedited Tax Foreclosure process to remove any back taxes and liens on the property. Once the Trotwood CIC takes ownership when the foreclosure process is completed (in roughly 8 months) the Trotwood CIC will place this property into our residential sales program to sell the property according to our program guidelines.</p> <p>The ultimate goal of this action is to return these properties to occupied, productive assets in Trotwood's neighborhoods and to eliminate blight that is damaging housing values and creates an eyesore for neighbors.</p>		
<b>PROPERTY PHOTOS</b>		















PARID: H33 01305 0008  
PARCEL LOCATION: 5216 BESSMER DR

NBHD CODE: 55001000

[Click here to view neighborhood map](#)

### Owner

Name

DANGERFIELD BRANDON AND TIA

### Mailing

Name

DANGERFIELD BRANDON AND  
TIA

Mailing Address

7847 FURROW CT

City, State, Zip

WEST CHESTER, OH 45069

### Legal

Legal Description

425 SHILOH GDNS SEC 12

Land Use Description

R - TWO FAMILY DWELLING, PLATTED LOT

Acres

.2314

Deed

DEED-04-040606

Tax District Name

TROTWOOD-TROTWOOD MADISON CSD

### Sales

Date	Sale Price	Deed Reference	Seller	Buyer
13-APR-04	\$115,000	200400040606	STEVENSON MARY LOU	DANGERFIELD BRANDON AND

### Values

	35%	100%
Land	3,160	9,040
Improvements	25,160	71,890
CAUV	0	0
Total	28,320	80,930

\*\*\*\*\* TENTATIVE VALUES \*\*\*\*\*

### Building

Exterior Wall Material	BRICK
Building Style	DUPLEX
Number of Stories	1
Year Built	1971
Total Rms/Bedrms/Baths/Half Baths	10/4/2/2
Square Feet of Living Area	2,231
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	2,231
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

### Current Year Special Assessments

31500-WEED MOWING / CLEAN UP  
 31103-STM WA DELQ STORM WATER  
 31850-TR COL TRASH COLLECTION

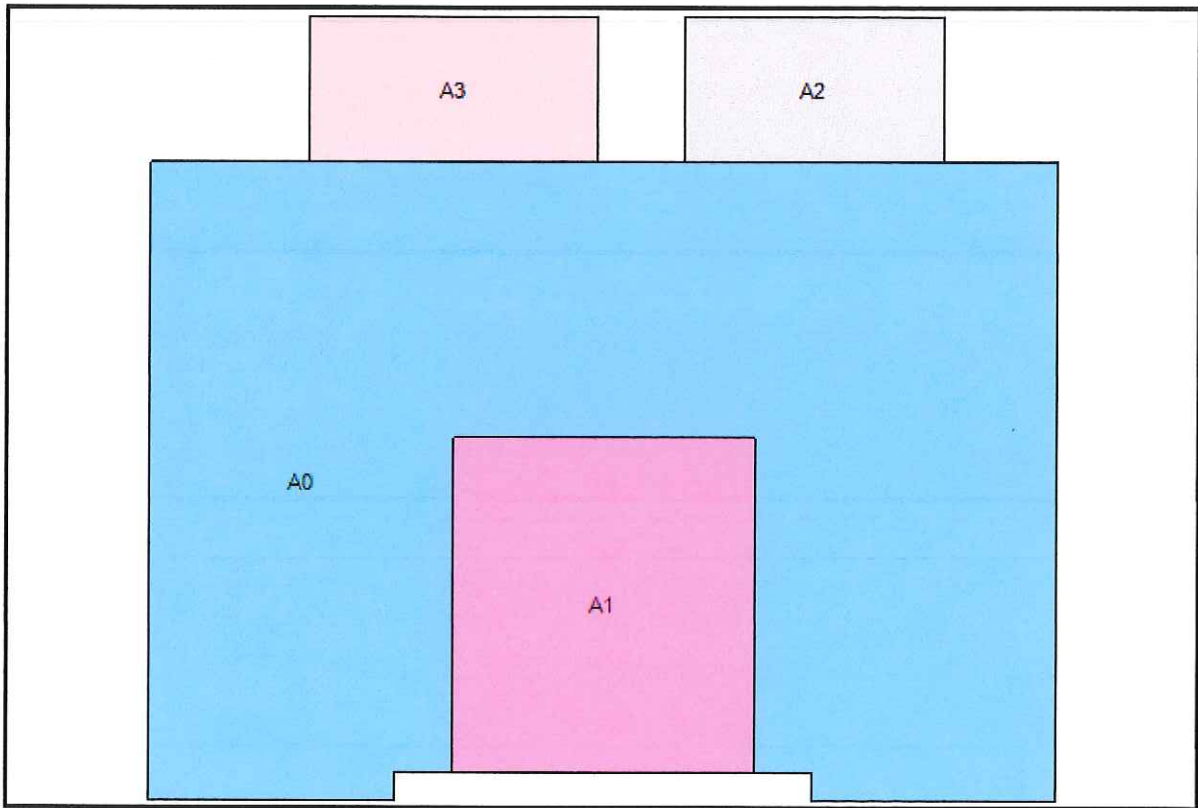
\$968.63  
 \$55.44  
 \$356.96

### 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	\$0.00

### 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
2016	\$4,076.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,076.50



CITY OF TROTWOOD  
VIOLATION REPORT BY ADDRESS

09/23/2016

01/01/2011 TO 09/23/2016

11:21:17

ADDRESS: 5216 BESSMER DR  
ZONING:

SUB DIV:

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

20152460	5/10/2016	HIGH GRASS/NOXIOUS WEEDS	05/10/16	05/14/16
05/17/16				
	Y	STEVENSON MARY LOU		
IN COMPLIANCE				

VIOLATION NOTES:

vacant twin home 5216 - 5218

****	INSPECTIONS	****	FILE #	INSP DATE	COMPLIED
------	-------------	------	--------	-----------	----------

SCHEDULED

20152460	05/09/2016	N
----------	------------	---

20153616	7/8/2016	PROPERTY MAINTENANCE ISSU	07/08/16	08/07/16
	Y	DANGERFOELD BRANDON AND TIA		

VIOLATION NOTES:

Notice issued to repair or replace roof and gutters and downspouts -  
replace damaged soffit/fascia and trim around  
roof line - replace damaged garage doors - repair or replace storm  
doors - repair driveway, apron and curb - trim  
back all bushes, shrubs, hedges - cut down all dead tree limbs - cut  
down all wild overgrown vegetation/weeds up  
next to and around house around trees and along rear property line -  
clean-up and remove all trash and tree debris  
- maintain landscape and keep grass cut in rear and front yard,  
including curb area

****	INSPECTIONS	****	FILE #	INSP DATE	COMPLIED
------	-------------	------	--------	-----------	----------

SCHEDULED

20153616	07/08/2016	N
20153616		N

08/07/2016



# VIOLATIONS = 2  
OWED = \$0.00

TOT FEES = \$0.00    TOT PAID = \$0.00    TOT