



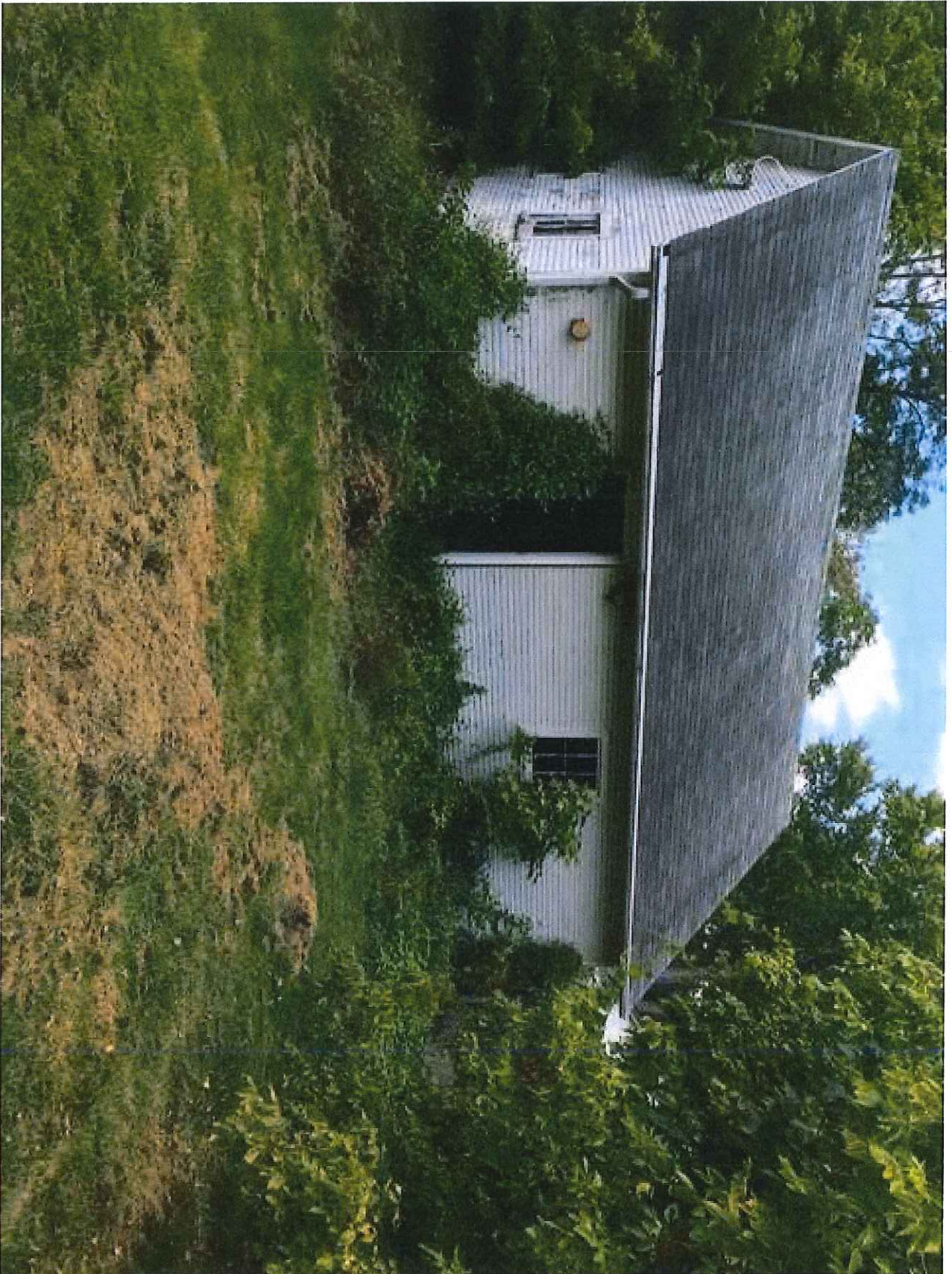
**TROTWOOD COMMUNITY
IMPROVEMENT CORPORATION**

Tax Foreclosure Program

PARCEL ADDRESS	5 N. Sunrise	
PARCEL ID NUMBER	H33 00303 0030	
PARCEL VACANT?	YES - Vacant	
PARCEL DELINQUENCY	\$17,056.28	
UTILITIES STATUS		
WATER	ELECTRIC	GAS
Off - 2013	Off - 2010	Off - 6/17/2010
STRATEGY FOR REDEVELOPMENT		
<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>		
PROPERTY PHOTOS		











CONDEMNED
Dangerous and Unsafe
DANGER — KEEP OUT

NOTICE TO MOW
This property is in violation of
Trotwood's Mowing & Grass Ordinance
ECG 100.011 & 100.012, IS & IS-Ed
You are hereby given
5 DAYS
to correct this violation.
After this notice, the City will require the property
to be mowed and filed to the County Auditor's Office
within 10 days of the date of this notice.
Failure to comply will result in a fine of \$100.00 per day.
If you have any questions, please call the City of Trotwood
at 513-233-1234.



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PARID: H33 00303 0030
PARCEL LOCATION: 5 SUNRISE AVE N

NBHD CODE: 63030000

[Click here to view neighborhood map](#)

Owner

Name

HAYES ANDRE E

Mailing

Name

HAYES ANDRE E

Mailing Address

5 N SUNRISE AVE

City, State, Zip

DAYTON, OH 45426 2810

Legal

Legal Description

9 W H MUMMA

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

.1389

Deed

DEED-04-114053

Tax District Name

TROTWOOD-TROTWOOD MADISON CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
12-SEP-94	\$51,000			
11-AUG-00	\$26,550		WOOD JAMEY L AND	HOWARD MELISSA K
05-OCT-04	\$71,900	200400114053	HOWARD MELISSA K	HAYES ANDRE E

Values

	35%	100%
Land	2,460	7,030
Improvements	13,210	37,750
CAUV	0	0
Total	15,670	44,780

***** TENTATIVE VALUES *****

***** TENTATIVE VALUES *****

Building

Exterior Wall Material	FRAME
Building Style	OLD STYLE
Number of Stories	2
Year Built	1928
Total Rms/Bedrms/Baths/Half Baths	6/3/1/0
Square Feet of Living Area	1,462
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	300
Total Square Footage	1,462
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

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	\$17,056.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,056.28



CITY OF TROTWOOD
VIOLATION REPORT BY ADDRESS

09/23/2016

01/01/2001 TO 09/23/2016

11:41:53

ADDRESS: 5 SUNRISE AVE N
ZONING:

SUB DIV:

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

20110252 4/29/2011 ABANDONED VEHICLE 05/02/11 05/02/11
05/16/11
Y HOWARD MELISSA K
IN COMPLIANCE

VIOLATION NOTES:

04/29/2011 large amount of brush in back yard 2 butters off the
house and some debri, letter will go out in the
mail on monday 05/02/2011

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

20110252 04/29/2011 N

20112223 8/3/2011 HIGH GRASS/NOXIOUS WEEDS 08/08/11
08/08/11
Y HOWARD MELISSA K
IN COMPLIANCE

VIOLATION NOTES:

8/3/2011 Owner to cut grass, weeds, vegetation in front,
sides and back yard

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

20112223 08/03/2011 N

20112483 8/11/2011 HIGH GRASS/NOXIOUS WEEDS 08/16/11
08/12/11
Y HOWARD MELISSA K
IN COMPLIANCE

VIOLATION NOTES:

had to check property of karen to see if house or lot for mow lilst

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

20112483 08/11/2011 N

20130829 5/22/2013 HIGH GRASS/NOXIOUS WEEDS 05/27/13
Y HOWARD MELISSA K

VIOLATION NOTES:

5/22/2013 vac lot on mow list for contractors to cut. Extremely high-

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SUB DIV:

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

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

			20130829	05/22/2013	N
			20130829		N

05/27/2013

20140481	4/21/2014	HIGH GRASS/NOXIOUS WEEDS		04/26/14
04/30/14				

Y HOWARD MELISSA K
TURNED OVER TO PUBLIC WORKS

VIOLATION NOTES:

04/21/2014 - this is a vacant house tagged for mowing, some minor
clean-up will be needed the back yard
04/30/2014 - turned over to public works

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

			20140481	04/21/2014	N
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20150103	1/21/2015	UNFIT FOR HABITATION		02/03/15
02/02/15				

Y ANDRE HAYES
CONDEMNED

VIOLATION NOTES:

01/21/2015 - property being condemned due to unsafe conditions
02/02/2015 - closed out, any new issues will require a new file
number

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

20150103 01/20/2015 N

20151737 4/19/2016 HIGH GRASS/NOXIOUS WEEDS 04/19/16 04/24/16
04/25/16

Y ANDRE HAYES

IN COMPLIANCE

VIOLATION NOTES:

04/18/2016 - tagged this property for high grass, vacant house,
clean up of limbs, trash and debris needed

04/25/2016 - property has been cut

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

20151737 04/18/2016 N

CITY OF TROTWOOD
VIOLATION REPORT BY ADDRESS

09/23/2016

01/01/2001 TO 09/23/2016

11:41:53

ADDRESS: 5 SUNRISE AVE N
ZONING:

SUB DIV:

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

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

CITY OF TROTWOOD
VIOLATION REPORT BY ADDRESS

09/23/2016

01/01/2001 TO 09/23/2016

11:42:58

ADDRESS: 5 SUNRISE
ZONING:

SUB DIV:

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

20121413	5/3/2012	HIGH GRASS/NOXIOUS WEEDS		05/08/12
06/15/12				
	Y	N/A		
IN COMPLIANCE				

VIOLATION NOTES:
gave citation for high grass

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

			20121413	05/03/2012	N
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20130827	5/22/2013	HIGH GRASS/NOXIOUS WEEDS		05/27/13
05/28/13				
	Y	N/A		
IN COMPLIANCE				

VIOLATION NOTES:
vacant house, citation for very high grass, will forward to karen for mowers to cut.

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

			20130827	05/22/2013	N
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20130971	5/30/2013	HIGH GRASS/NOXIOUS WEEDS		06/04/13
06/05/13				
	Y	N/A		
IN COMPLIANCE				

VIOLATION NOTES:
citation for high grass, has not been cut yet and neighbors are complaining.

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

20130971 05/30/2013 N

VIOLATIONS = 3 TOT FEES = \$0.00 TOT PAID = \$0.00 TOT
OWED = \$0.00