



**TROTWOOD COMMUNITY
IMPROVEMENT CORPORATION**

Tax Foreclosure Program

PARCEL ADDRESS	19 N Sunrise	
PARCEL ID NUMBER	H33 00303 0035	
PARCEL VACANT?	YES - Vacant	
PARCEL DELINQUENCY	\$ 3,475.31	
UTILITIES STATUS		
WATER	ELECTRIC	GAS
Off - 2015	Off - 2011	No Service
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		











NOTICE TO MOW

You are hereby given **5 DAYS** to correct this violation.

By default, this violation will result in a fine of \$100.00.

For more information, please call the City of San Jose at (408) 299-1234.

City of San Jose
Department of Public Works
1000 West San Carlos Avenue
San Jose, CA 95128

Troloxed
16-0516

19

PARID: H33 00303 0035
PARCEL LOCATION: 19 SUNRISE AVE N

NBHD CODE: 63030000

[Click here to view neighborhood map](#)

Owner

Name

HILL BRUCE AND LORETTA

Mailing

Name

HILL BRUCE AND
LORETTA

Mailing Address

19 N SUNRISE AVE

City, State, Zip

DAYTON, OH 45426

Legal

Legal Description

18 GUMP & SWANK

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

.1639

Deed

2001-00070D009

Tax District Name

TROTWOOD-TROTWOOD MADISON CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
02-AUG-95	\$33,000			
01-FEB-01			HILL BRUCE	HILL BRUCE AND

Values

	35%	100%
Land	2,650	7,570
Improvements	5,470	15,640
CAUV	0	0
Total	8,120	23,210

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

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

Building

Exterior Wall Material	ALUMINUM/VINYL
Building Style	BUNGALOW
Number of Stories	1
Year Built	1929
Total Rms/Bedrms/Baths/Half Baths	5/2/1/0
Square Feet of Living Area	906
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	906
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Special Assessments

31500-WEED MOWING / CLEAN UP

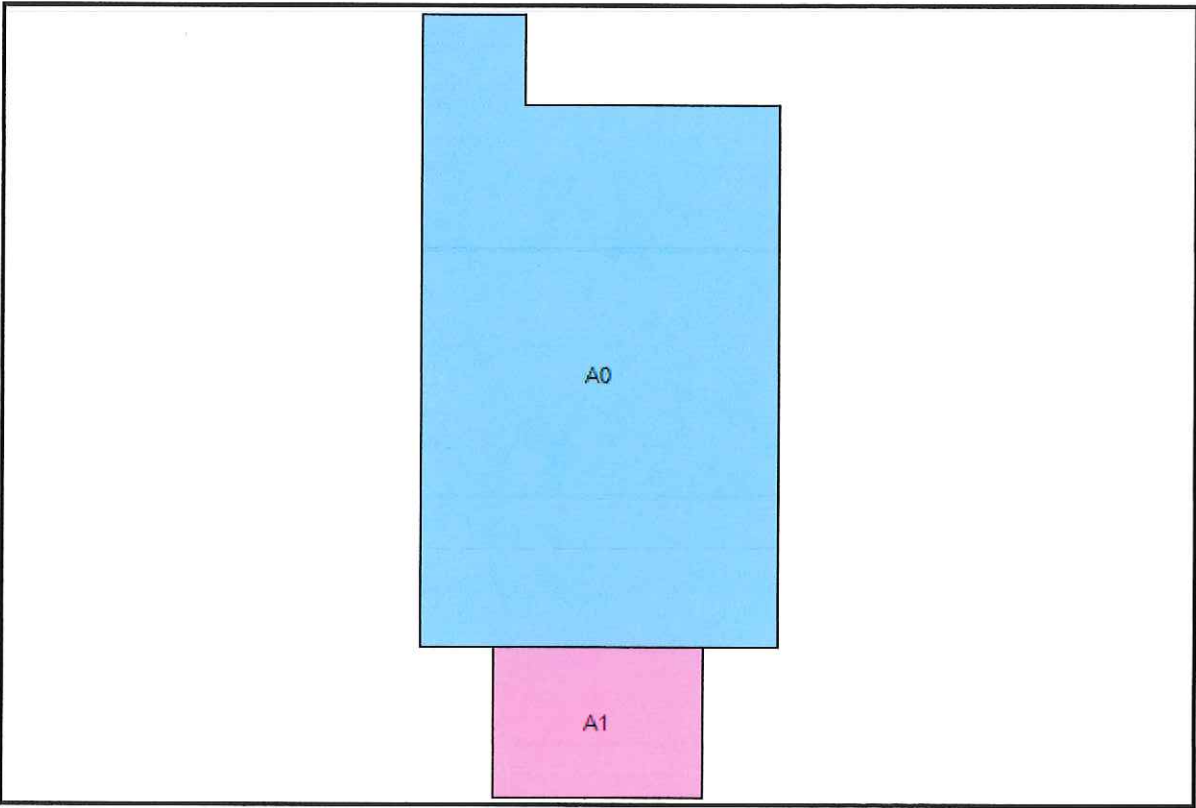
\$968.63

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	\$3,475.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,475.31



CITY OF TROTWOOD
VIOLATION REPORT BY ADDRESS

09/23/2016

01/01/2001 TO 09/23/2016

11:43:45

ADDRESS: 19 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		

20080232 5/6/2008 HIGH GRASS/NOXIOUS WEEDS 05/11/08
05/13/08

Y HILL BRUCE
CONTRACTOR MOWED

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

20080232 05/11/2008 N

20080738 7/7/2008 HIGH GRASS/NOXIOUS WEEDS
07/07/08

Y HILL BRUCE
CONTRACTOR MOWED

VIOLATION NOTES:
high grass

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

20080738 07/07/2008 N

20122489 7/25/2012 HIGH GRASS/NOXIOUS WEEDS 07/30/12
07/31/12

Y HILL BRUCE
IN COMPLIANCE

VIOLATION NOTES:
gave citation for high weeds @ side of house need to be cut down.

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

20122489 07/25/2012 N

20140741 5/6/2014 HIGH GRASS/NOXIOUS WEEDS 05/10/14
05/15/14

 Y HILL BRUCE
TURNED OVER TO PUBLIC WORKS

VIOLATION NOTES:

 05/06/2014 - appears to be an occupied house and lot to the right
side of the house (both belong to the same owner)
 tagged for mowing
 05/15/2014 - turn over to Karen for public works mow list

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

Y HILL BRUCE
IN COMPLIANCE

VIOLATION NOTES:
11/05/2014 - property tagged for trash and debris (couch, mattress,
etc.) lying in the front yard
11/11/2014 - all trash and debris has been removed

SCHEDULED	***** INSPECTIONS *****	FILE #	INSP DATE	COMPLIED
		20141998	11/05/2014	N

20150410 4/22/2015 ACCESSORY STRUCTURE 05/05/15
07/27/15

Y HILL BRUCE
IN COMPLIANCE

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11:43:45

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ZONING:

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

VIOLATION NOTES:

04/22/2015 - sent property owner a LNOV pertaining to the brush and debris in the rear yard, also the condition of the wooden fence around the rear yard
06/11/2015 - ltr returned, trying to contact owner
07/28/2015 - issues have been resolved

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

20150410 04/21/2015 N

20151532 2/23/2016 PUBLIC NUISANCE 02/23/16 03/10/16
05/17/16

Y HILL BRUCE
FOUNDED/NOT IN COMPLIANCE

VIOLATION NOTES:

02/23/2016 - sent the property owner a LNOV for the " Public Nuisance " issues, broken windows, trash, fence and garage issues
03/04/2016 - letter returned, reseach found a new address and the letter was resent
05/17/2016 - letters have been returned, no forwarding address available

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

20151532 02/22/2016 N

20151738 4/19/2016 HIGH GRASS/NOXIOUS WEEDS 04/19/16 04/24/16
04/26/16

Y HILL BRUCE
TURNED OVER TO PUBLIC WORKS

VIOLATION NOTES:

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

04/26/2016 - property not cut - sticker number 516

****	INSPECTIONS	****	FILE #	INSP DATE	COMPLIED
SCHEDULED	-----				
			20151738	04/18/2016	N

200701408	7/19/2007	HIGH GRASS/NOXIOUS WEEDS	07/23/07
07/24/07			
	Y	HILL BRUCE	
IN COMPLIANCE			

CITY OF TROTWOOD
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01/01/2001 TO 09/23/2016

11:43:45

ADDRESS: 19 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		

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

200701408	07/23/2007	N
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VIOLATIONS = 11 TOT FEES = \$0.00 TOT PAID = \$0.00 TOT
OWED = \$0.00