



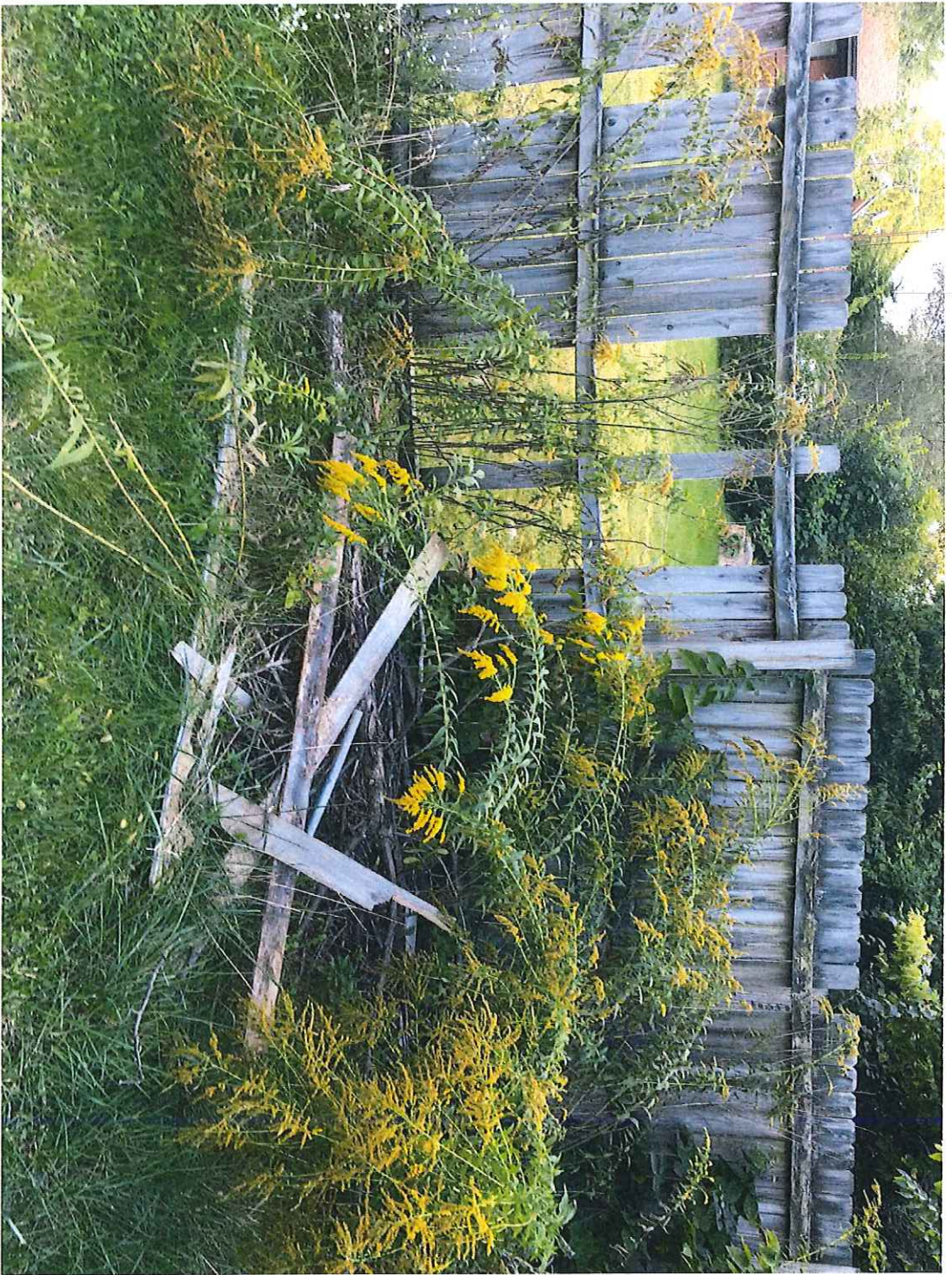
**TROTWOOD COMMUNITY
IMPROVEMENT CORPORATION**

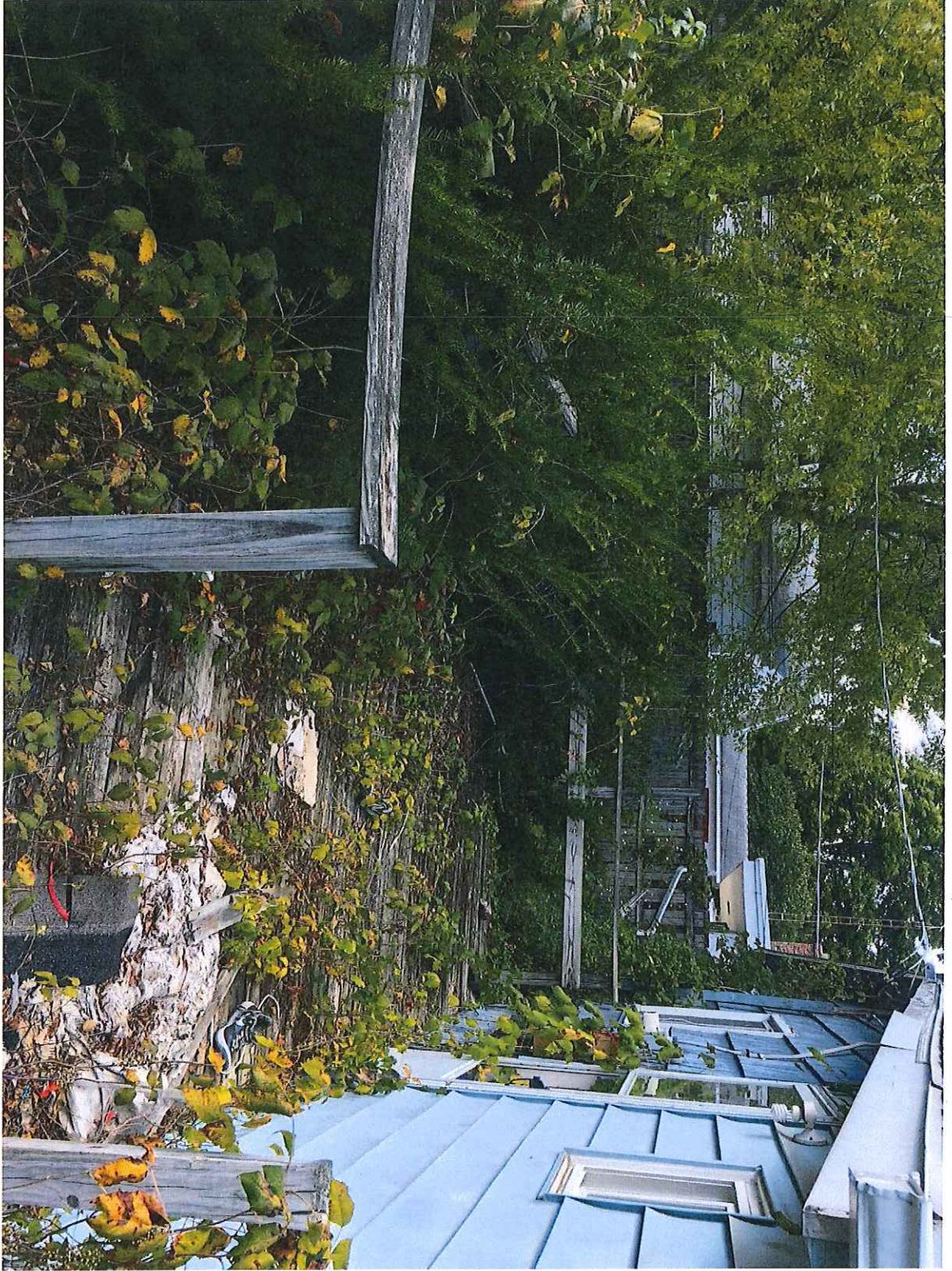
Tax Foreclosure Program

PARCEL ADDRESS	22 Rio Grande	
PARCEL ID NUMBER	433 00109 0033	
PARCEL VACANT?	YES - Vacant	
PARCEL DELINQUENCY	\$ 11,859.81	
UTILITIES STATUS		
WATER	ELECTRIC	GAS
off - 2015	off - 7/3/2013	off - 12/26/2008
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		

















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 OF CITY OF TROTWOOD
CODE ENFORCEMENT OFFICER
854-7222 OR 854-7225
DATE: 4/18 TIME: 1:00 PM
CODE ENFORCEMENT OFFICER

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BY ORDER OF CITY OF TROTWOOD
CODE ENFORCEMENT OFFICER
854-7222 OR 854-7225
ADDRESS: 2210 1st St
CODE ENFORCEMENT OFFICER: C. C. C. DATE: 4/18

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CUT FRONT, SIDES,
REAR YARD AND
CURB AREAS

Trotwood
Mow List
16-0510

PARID: H33 00109 0033
PARCEL LOCATION: 22 RIO GRANDE DR

NBHD CODE: 63060000

[Click here to view neighborhood map](#)

Owner

Name

PAYMENT SOLUTIONS GROUP LLC

Mailing

Name

PAYMENT SOLUTIONS
GROUP LLC

Mailing Address

211 S MAIN ST 600

City, State, Zip

DAYTON, OH 45402

Legal

Legal Description

60 BILTMORE 1

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

DEED-07-000574

Tax District Name

TROTWOOD-TROTWOOD MADISON CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
13-AUG-97	\$72,000			
25-SEP-02	\$5,500	SF/D-02-116252	PETERS RODNEY	ALTEGRA CREDIT CO
04-NOV-03	\$45,000	200300167612	ALTEGRA CREDIT CO	PERFORMANCE HOMES BUYERS,LLC
24-OCT-06		200600099258	PERFORMANCE HOMES BUYERS,LLC	ODIN PROPERTIES INC
02-JAN-07	\$66,021	200700000574	ODIN PROPERTIES INC	PAYMENT SOLUTIONS

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2008	5709	BTA08	BTA final decision
2012	2597		No Change in Value

Registered Rental Property

Registered: YES

Values

	35%	100%
Land	3,500	10,000
Improvements	9,140	26,120
CAUV	0	0
Total	12,640	36,120

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

Building

Exterior Wall Material	FRAME
Building Style	BUNGALOW

Number of Stories	1
Year Built	1957
Total Rms/Bedrms/Baths/Half Baths	5/3/1/1
Square Feet of Living Area	1,444
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,444
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

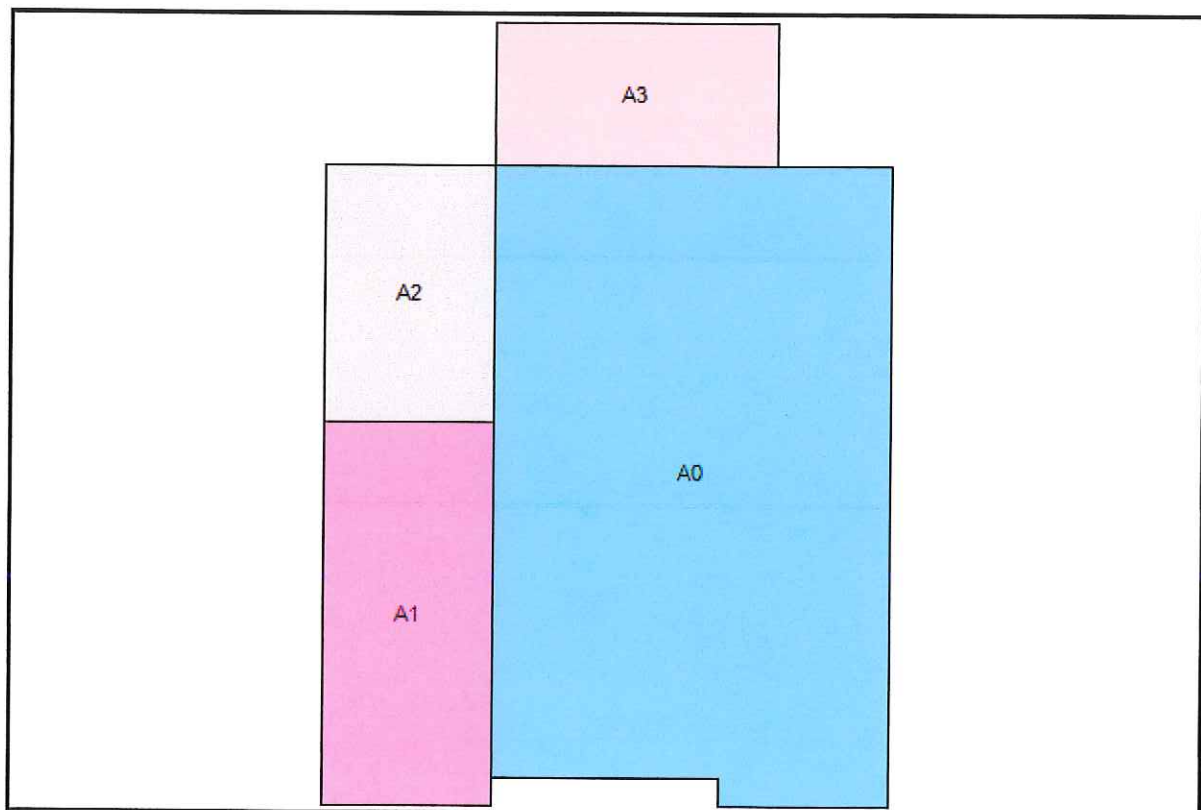
31500-WEED MOWING / CLEAN UP	\$968.63
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Current Year Rollback Summary

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	\$11,859.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,859.81



CITY OF TROTWOOD
VIOLATION REPORT BY ADDRESS

09/23/2016

01/01/2001 TO 09/23/2016

11:34:34

ADDRESS: 22 RIO GRANDE DR
ZONING:

SUB DIV:

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

20112305 8/5/2011 SANITATION-EXTERIOR 08/19/11
08/19/11
Y PETERS RODNEY
FOUNDED/NOT IN COMPLIANCE

VIOLATION NOTES:
8/5/2011 Owner to clean-up back yard, cut down weeds and
vegetation all around property

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

20112305 08/05/2011 N

20112306 8/5/2011 ABANDONED VEHICLE 08/08/11
08/08/11
Y PETERS RODNEY
FOUNDED/NOT IN COMPLIANCE

VIOLATION NOTES:
8/5/2011 Owner to renew vehicle registration on 2 vehicles
in drive-way

1. Blue Mercury sable LN: FCD-7347 exp. 6/2011
VIN: 1MEFM50U9XG63332* has 2 flat tires 1/front - 1/back
2. Clue Chevy Cavalier LN: ENL-9695 exp. 11/2009
VIN: 1G1JC1440N7128521

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

20112306 08/05/2011 N

20112941 8/25/2011 ABANDONED VEHICLE 08/28/11
08/29/11
Y PETERS RODNEY
FOUNDED/CAR TOWED

VIOLATION NOTES:

8/25/2011

Owner to renew vehicle registrations for 2

vehicles:

1. _ Faded Blue Chevy Cavalier LN: ENL-9695 exp. 11/09

VIN: 1G1JC1440N7128521

2. _ Blue Mercury Sable Covered LN: FCD-7347 exp. 6/11

VIN: 1MEF50U9XG633322

* both parked in driveway

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

20112941 08/25/2011 N

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11:34:34

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	VIOLATION	OWNER NAME	EXT DT	
CITATION	INVOICED	CLOSE CODE		

20123058	9/13/2012	ABANDONED VEHICLE		09/16/12
	Y	PETERS RODNEY		

VIOLATION NOTES:

72 hour citation for wrecked vehicle-Black;2002-Pontiac Aztek-
Lic#ESJ2038

SCHEDULED	****	INSPECTIONS	****	FILE #	INSP DATE	COMPLIED
				20123058	09/13/2012	N
				20123058		N
09/16/2012						

20140749	5/6/2014	HIGH GRASS/NOXIOUS WEEDS		05/10/14
05/15/14	Y	PETERS RODNEY		
TURNED OVER TO PUBLIC WORKS				

VIOLATION NOTES:

05/06/2014 - appears to be an vacant house tagged for mowing
05/15/2014 - turn over to Karen for public works mow list

SCHEDULED	****	INSPECTIONS	****	FILE #	INSP DATE	COMPLIED
				20140749	05/05/2014	N

20151114	10/29/201	EXTERIOR STRUCTURE		11/11/15
12/29/15	Y	PAYMENT SOLUTIONS GROUP LLC		
FOUNDED/NOT IN COMPLIANCE				

VIOLATION NOTES:

10/29/2015 - sent the property owner a LNOV pertaining to the
condition of the gutters, roof and property

11/16/2015 - the letter to the property owner returned 11/16/2015,
working to find owner info, owner is Sylvester
Ballard and the LNOV was sent to him
12/02/2015 - letters returned, taken and taped to the property
12/29/2015 - can not find any information for a property owner,
closed, as nothing will be done to correct the
violations

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

			20151114	10/28/2015	N

CITY OF TROTWOOD
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FILE #	DATE	DESCRIPTION	NOTIF DT	DEADLINE
COURT DT	WORKORDER	CLOSED		
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20151733 4/19/2016 HIGH GRASS/NOXIOUS WEEDS 04/19/16 04/24/16
04/26/16

Y PAYMENT SOLUTIONS GROUP LLC
TURNED OVER TO PUBLIC WORKS

VIOLATION NOTES:

04/18/2016 - tagged this property for high grass, vacant house
04/26/2016 - property not cut - sticker number 510

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

20151733 04/18/2016 N

20153419 6/24/2016 PROPERTY MAINTENANCE ISSU 06/24/16 08/31/16
Y PAYMENT SOLUTIONS GROUP LLC

VIOLATION NOTES:

Issuing a Property Maintenance LNOV for the property owner to make all necessary repairs to the exterior of the property that violates City Code Ordinances such as: repair or replace roof, soffit/fascia, trim, gutters, down spouts, siding, windows, doors, trash, junk debris, overgrown bushes, shrubs, , grass, weeds, vegetation, and repair any damages to the interior of the property caused by the neglect of the exterior violations mentioned above - If the structure is beyond repair the property owner will contact Montgomery County to have the property demolished by a reputable company 8/15/16 LNOV was returned marked "not deliverable as addressed" - remailed to the 2078 Arlene Avenue address

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

20153419 06/24/2016 N
20153419 N

08/31/2016

200701246 6/27/2007 VACANT LOT / STRUCTURE
08/06/07

Y PETERS RODNEY
IN COMPLIANCE

VIOLATION NOTES:

TOOK PHOTO'S OF AN ABANDONED HOUSE. WILL WRITE LETTER TO OWNER.

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

200701246 06/26/2007 N

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COURT DT	WORKORDER	CLOSED		
	VIOLATION	OWNER NAME	EXT DT	
CITATION	INVOICED	CLOSE CODE		

VIOLATIONS = 9 TOT FEES = \$0.00 TOT PAID = \$0.00 TOT
OWED = \$0.00