	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$62,000	05/07/2018
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,444	16,004	1970	RSTRNT DRV IN	

OWNER INFORMATION			
Owner Name	Star Path Commercial & Residential Real	Tax Billing Zip	45402
Owner Occupied	No	Tax Billing Zip+4	5356
Tax Billing Address	726 Walton Ave	Mailing Carrier Route	C047
Tax Billing City & State	Dayton, OH		

COMMUNITY INSIGHTS			
Median Home Value	\$147,445	School District	DAYTON CITY
Median Home Value Rating	2 / 10	Family Friendly Score	9 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	8 / 100	Walkable Score	78 / 100
Total Incidents (1 yr)	126	Q1 Home Price Forecast	\$150,136
Standardized Test Rank	5 / 100	Last 2 Yr Home Appreciation	18%

LOCATION INFORMATION			
Subdivision	City/Dayton Rev	Property Zip Code	45417
School District	Dayton City SD	Property Zip+4	3625
Township	Dayton Corp	Property Carrier Route	C032
Census Tract	42.00	Flood Zone Code	X
Topography	Flat/Level	Flood Zone Panel	39113C0251E
Location Influence	Secondary Bus Strip	Flood Zone Date	01/06/2005

TAX INFORMATION			
Parcel ID 1	R72-09610-0022	% Improved	81%
Lot #	22	Tax Area	R72
Legal Description	28918-9 PTS 96-10-23,24,28,29		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$15,640	\$15,640	\$15,190
Assessed Value - Land	\$2,940	\$2,940	\$2,860
Assessed Value - Improved	\$12,700	\$12,700	\$12,330
YOY Assessed Change (\$)	\$0	\$450	
YOY Assessed Change (%)	0%	2.96%	
Market Value - Total	\$44,700	\$44,700	\$43,380
Market Value - Land	\$8,410	\$8,410	\$8,160
Market Value - Improved	\$36,290	\$36,290	\$35,220
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$1,694		
2023	\$2,000	\$305	18.02%
2024	\$2,278	\$278	13.9%

CHARACTERISTICS			
Land Use - County	Drive-In Restaurant	Building Type	Restaurant
Land Use - State	Commercial	Building Sq Ft	1,444
Land Use - CoreLogic	Restaurant Drive In	Gross Sq Ft	1,444
Lot Acres	0.3674	Electric Service Type	Available
Lot Sq Ft	16,004	Water	Public
# of Buildings	1	Sewer	Public Service
Year Built	1970		

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Chain Link Fence	S	1,800	6	300	1970

Brick/Stone Utility Bldg	S	108	9	12	1973
Asp/Blacktop Paving	S	11,000			1970

SELL SCORE					
Value As Of	2025-06-01 04:40:59				

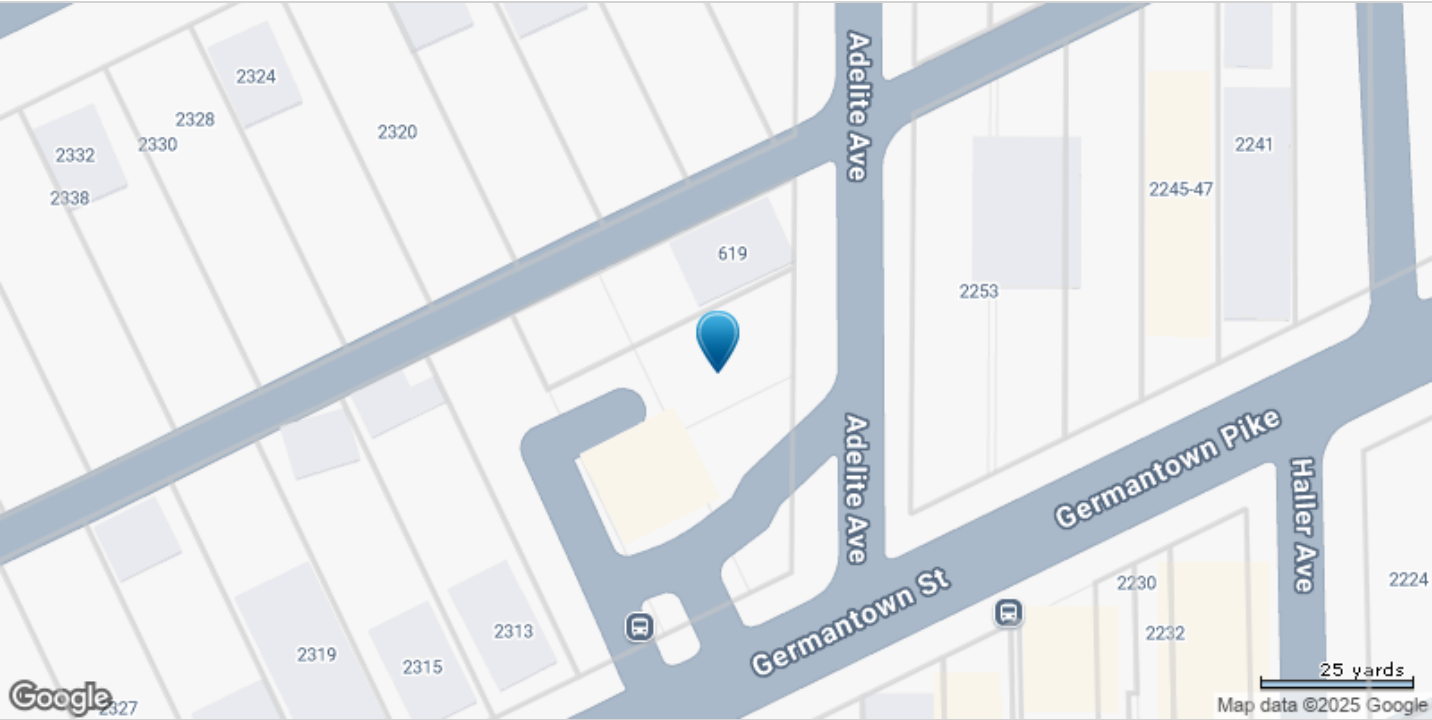
LISTING INFORMATION			
MLS Listing #	742334	MLS Orig. List Price	\$70,000
MLS Status	Expired	List. Agent	Bettecgr109-C Gregory Bettendorf
MLS Listing Date	07/05/2017	List. Broker	HER REALTORS
MLS Current List Price	\$70,000		

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/13/2018	Seller	Vinzant Derrick
Sale Date	05/07/2018	Multi/Split Sale	Multi
Sale Price	\$62,000	Document Number	34119
Price Per Square Feet	\$42.94	Deed Type	Warranty Deed
Owner Name	Star Path Commercial & Residential Real		

Recording Date	01/17/2019	06/13/2018	06/07/2000	07/24/1995
Sale Date	12/26/2018	05/07/2018	06/06/2000	07/24/1995
Sale Price		\$62,000	\$12,000	\$30,000
Nominal	Y			
Buyer Name	Star Path Coml Commerical	Crutch Lewis	Vinzant Derrick	Vinzant Derrick & John R
Buyer Name 2				Vinzant John R
Seller Name	Crutch Lewis	Vinzant Derrick	Vinzant Derrick	Chicken Americas F
Document Number	3175	34119	55999	11401
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Grant Deed


PROPERTY MAP

\*Lot Dimensions are Estimated



SEARCH CRITERIA			
Sort Method	Distance From Subject (Closest)	Date Type	Recording Date
Pool	No Preference	Search Period	06/06/2024 - 06/06/2025
Distance from Subject	1 miles	Living/Building Area	722 - 2,166 Sq Ft
Distressed Sales	Include All Tax Sales	Lot Sq Ft	8,002 - 24,006 Sq Ft
Geographic Boundary	No Preference	Land Use	Same As Subject

SUMMARY STATISTICS	
Sale Price	\$62,000
Price Per Sq Ft	\$42.94
Building Sq Ft	1,444
Year Built	1970
Lot Sq Ft	16,004
Total Assessment	\$44,700
Total Market Value	\$44,700

	
Subdivision	City/Dayton Rev
City	Dayton
Recording Date	06/13/2018
Sale Date	05/07/2018
Sale Price	\$62,000
Price Per Sq Ft	\$42.94
Building Sq Ft	1,444
Gross Sq Ft	1,444
Year Built	1970
Water	Public
Sewer	Public Service
Garage Capacity	0
Lot Acres	0.3674
Lot Sq Ft	16,004
Location Influence	Secondary Bus Strip
Land Use - County	Drive-In Restaurant
Land Use - State	Commercial
Land Use - CoreLogic	Restaurant Drive In
MLS Listing #	742334
Parcel ID 1	R72-09610-0022
Total Assessment	\$44,700
Annual Tax	\$2,278
School District	Dayton City SD
County	Montgomery
Township	Dayton Corp
Property Zip Code	45417

POPULATION

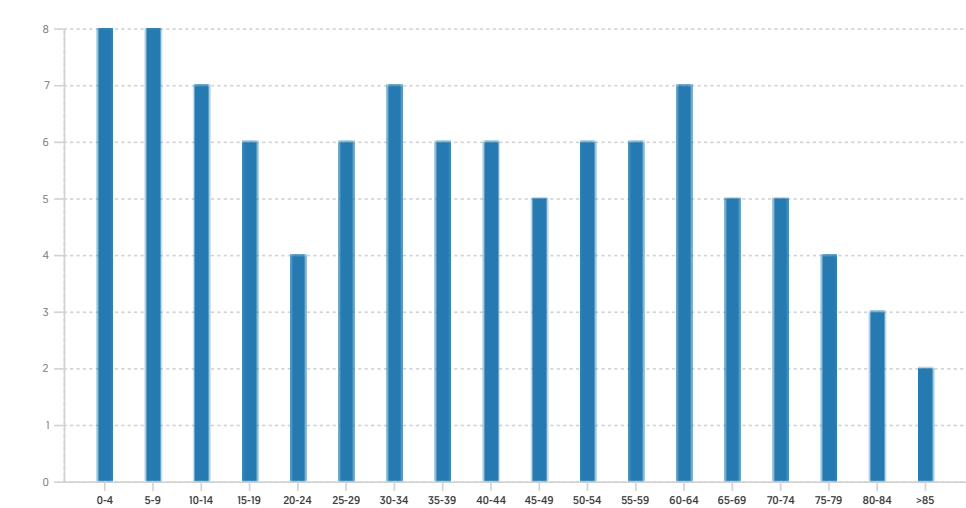
SUMMARY

Estimated Population	28,161
Population Growth (since 2010)	-11.3%
Population Density (ppl / mile)	870
Median Age	38.9

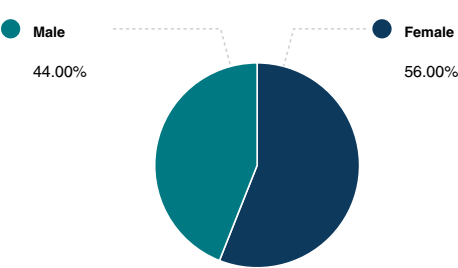
HOUSEHOLD

Number of Households	11,825
Household Size (ppl)	2
Households w/ Children	7,205

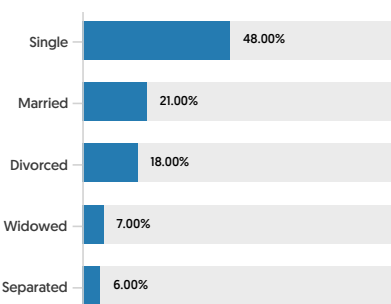
AGE



GENDER



MARITAL STATUS



HOUSING

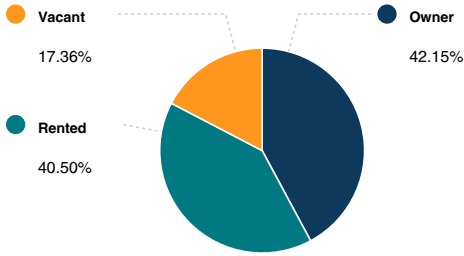
SUMMARY

Median Home Sale Price	\$73,000
Median Dwelling Age	1957 years

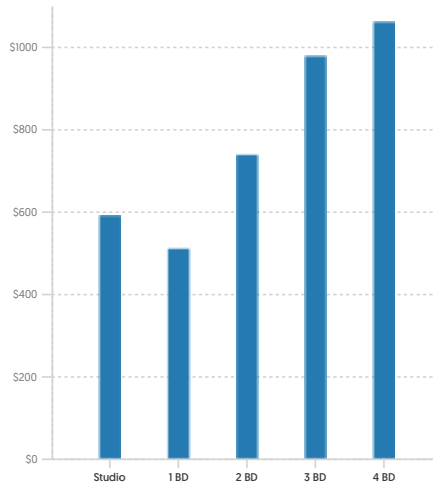
STABILITY

Annual Residential Turnover	15.06%
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## OCCUPANCY



## FAIR MARKET RENTS (COUNTY)

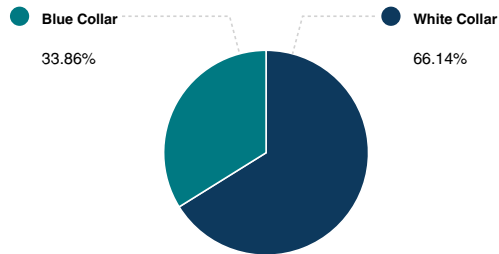


## QUALITY OF LIFE

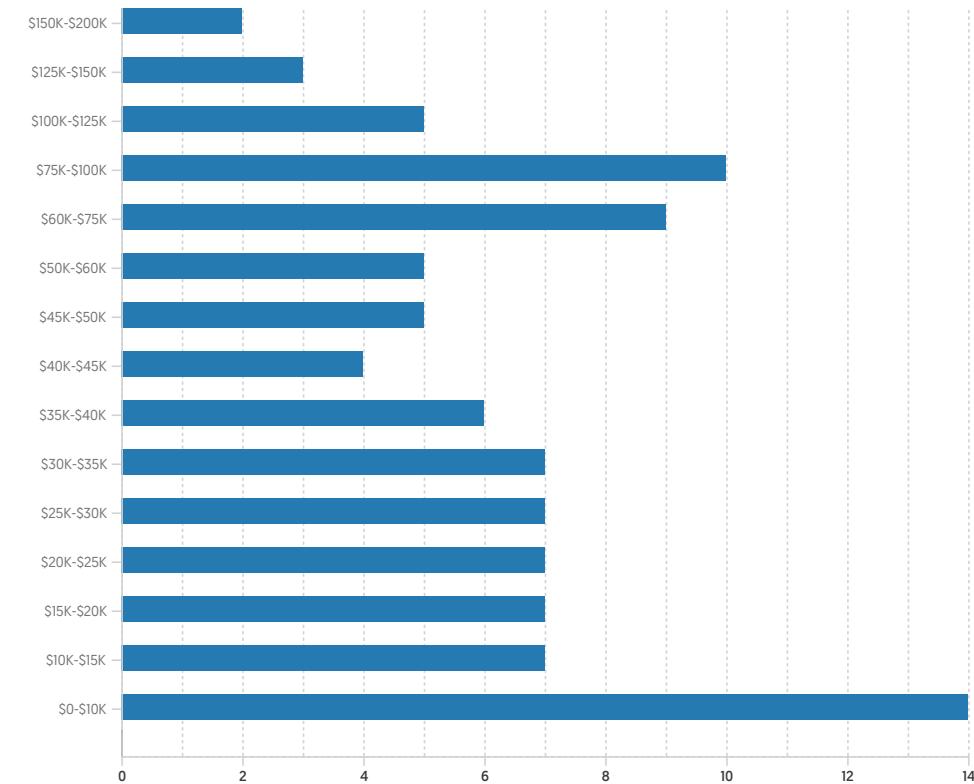
### WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	18
Construction	571
Manufacturing	1,501
Transportation and Communications	834
Wholesale Trade	332
Retail Trade	760
Finance, Insurance and Real Estate	694
Services	3,713
Public Administration	288

### WORKFORCE



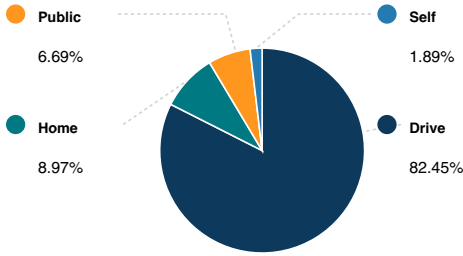
## HOUSEHOLD INCOME



Average Household Income **\$35,027**

Average Per Capita Income **\$21,752**

## COMMUTE METHOD



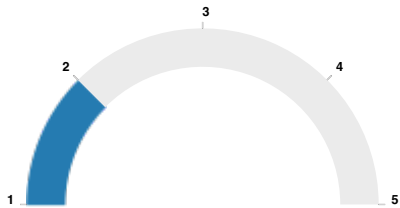
Median Travel Time 24 min

## WEATHER

January High Temp (avg °F)	36.2
January Low Temp (avg °F)	21.8
July High Temp (avg °F)	87.4
July Low Temp (avg °F)	66.9
Annual Precipitation (inches)	40.33

## EDUCATION

### EDUCATIONAL CLIMATE INDEX (1)



### HIGHEST LEVEL ATTAINED

Less than 9th grade	425
Some High School	3,738
High School Graduate	6,530
Some College	5,142
Associate Degree	1,608
Bachelor's Degree	3,116
Graduate Degree	782

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
(2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

## SCHOOLS

RADIUS: 1 MILE(S)

### PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Louise Troy Elementary School	0.51	Pre-K-6th	338	15	3/10
Community Rating (2)					
Louise Troy Elementary School			1		

### PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Wogaman Middle School	0.41	7th-8th	364	13	3/10
Dunbar Early College High School	0.6	9th-12th	496	15	2/10
Community Rating (2)					
Wogaman Middle School					
Dunbar Early College High School					

### PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
St Benedict The Moor Catholic School	0.99	Pre-K-8th	204		

## ATTRACTIONS - RECREATION

	Address	Phone #	Distance	Description
Its Brandon White LLC	925 Dennison Ave	(937) 313-5011	0.1	Entertainment Group
Marquee Entertainment Inc.	1829 Weaver St	(937) 262-7645	0.29	Disc Jockey Service
Schuster Center	1 W 2nd St	(937) 228-7591	0.88	Performing Arts Center Pro duction
Victoria Theatre	1 W 2nd St	(937) 222-8302	0.88	Legitimate Live Theater Pro ducers
Dream Katchers Ent., LLC	206 Westwood Ave	(937) 540-5396	0.97	Musical Entertainers

## EATING - DRINKING

	Address	Phone #	Distance	Description
Huffie's Bar-B-Que	925 Mearthur Ave	(937) 263-2289	0.5	Barbecue Restaurant
Queen Station Bbq LLC	1965 Home Ave	(937) 259-8654	0.61	Barbecue Restaurant
Legends Grill At Madden G C	2100 Nicholas Rd	(937) 281-0695	0.7	Grills (Eating Places)
Zion's Kitchen	1900 W 3rd St	(937) 263-6104	0.87	Eating Places
Sharks Fish And Chicken	1616 W 3rd St	(937) 224-1300	0.98	Chicken Restaurant
Subway	119 N James H Mcgee Blvd	(937) 263-7418	0.99	Sandwiches And Submarin es Shop

## HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
Catherine Gray	920 Mearthur Ave	(859) 391-4973	0.41	Speech Pathologist
ISD Renal, Inc.	2808 Germantown St	(937) 262-8427	0.49	Kidney Dialysis Centers
Vanetta Denise Scandrick R. n.	2410 Heartsoul Dr	(937) 657-3995	0.59	Nurses, Registered And Pr actical
Genoa Healthcare Of Ohio, L LC	1520 Germantown St	(937) 401-0849	0.79	Blood Related Health Servi ces
Sunlight Village, Inc.	3320 W 3rd St	(937) 640-1679	0.87	Mental Health Clinic, Outpa tient
Ambulance Billing Network L LC	2360 W Dorothy Ln Ste 101	(937) 435-1767	0.93	General Medical And Surgi cal Hospitals
Beard, Ericka Nicole S T N A	200 Westdale Ct	(937) 559-0825	0.94	Offices And Clinics Of Med ical Doctors

## SHOPPING

	Address	Phone #	Distance	Description
K J's Carryout	2119 Germantown St	(937) 262-5505	0.13	Grocery Stores
Dearborn Market, Inc.	601 Dearborn Ave	(937) 263-9231	0.37	Grocery Stores, Independe nt
Westside Supermarket	2813 Germantown St	(937) 263-3832	0.5	Grocery Stores, Independe nt
Super K. Brothers, Inc.	2903 W 3rd St	(937) 263-4488	0.79	Convenience Stores
King's Paint LLC	636 La Salle Dr	(937) 951-1666	0.9	Paint