

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

OWNER INFORMATION

Owner Name	Star Path Commercial & Residential Realt	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		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
Asp/Blacktop Paving	S	11,000

9

12

1973

1970

SELL SCORE

Value As Of

2025-06-01 04:40:59

LISTING INFORMATION

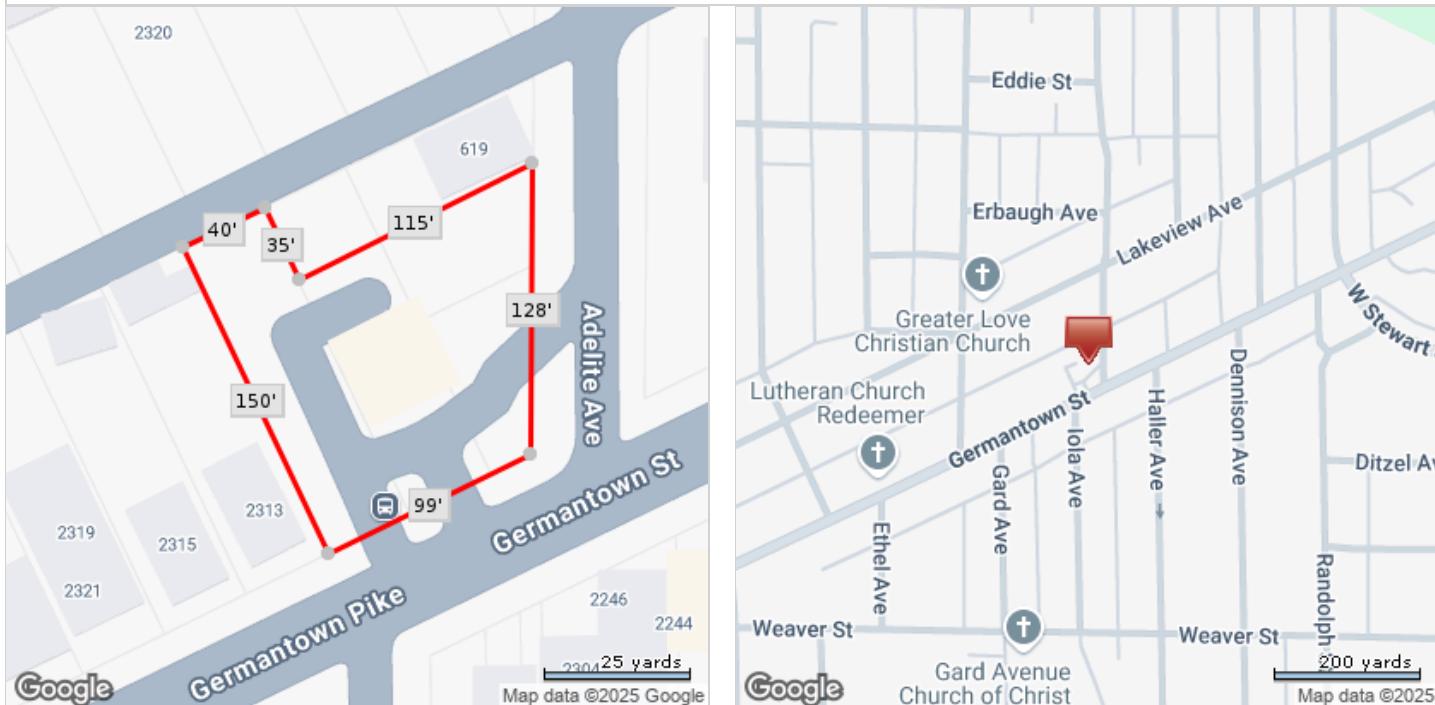
MLS Listing #	742334	MLS Orig. List Price	\$70,000
MLS Status	Expired	List. Agent	Bettecgr109-C Gregory Bettendorf
MLS Listing Date	07/05/2017	List. Broker	HER REALTORS
MLS Current List Price	\$70,000		

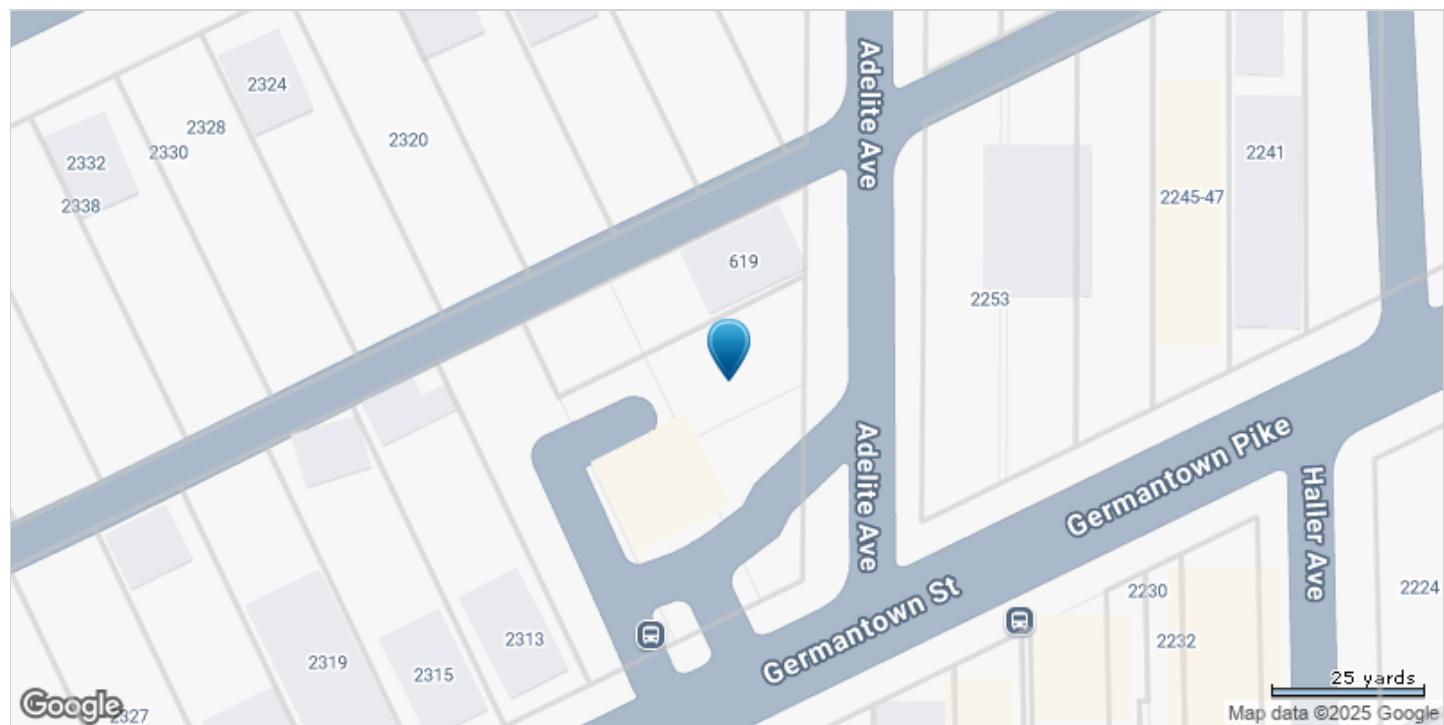
LAST MARKET SALE & SALES HISTORY

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 Realt		

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 Commercial	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





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

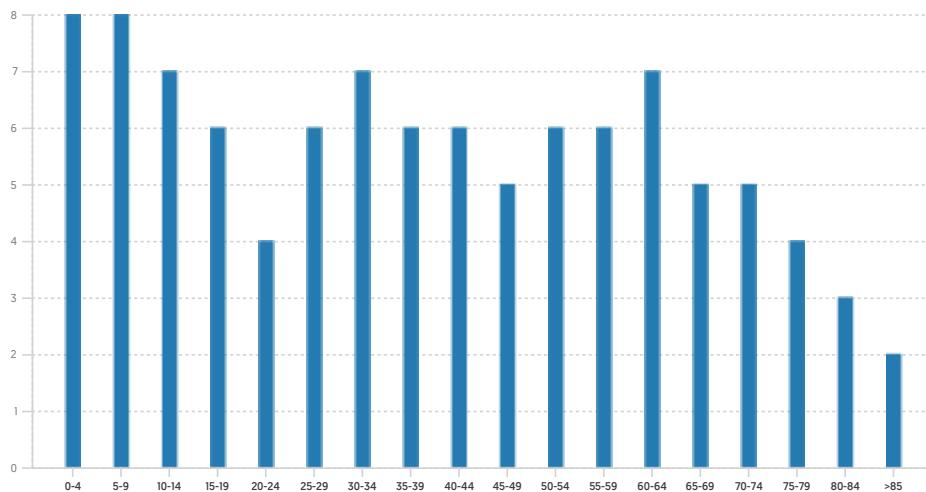
SUMMARY

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

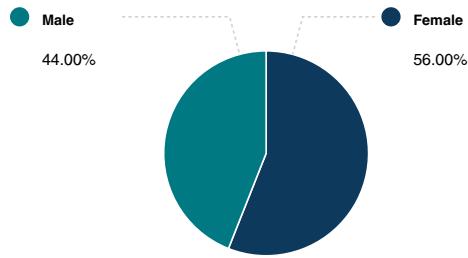
HOUSEHOLD

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

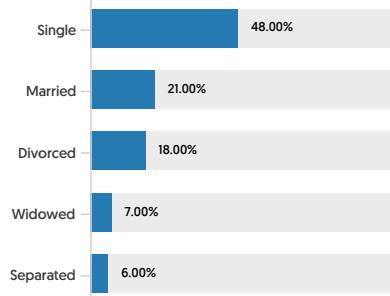
AGE



GENDER



MARITAL STATUS



HOUSING

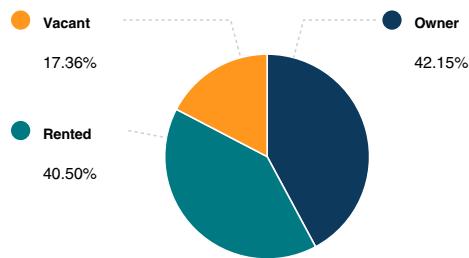
SUMMARY

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

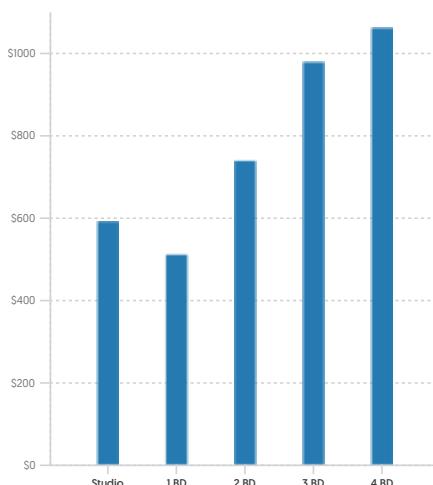
STABILITY

Annual Residential Turnover	15.06%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

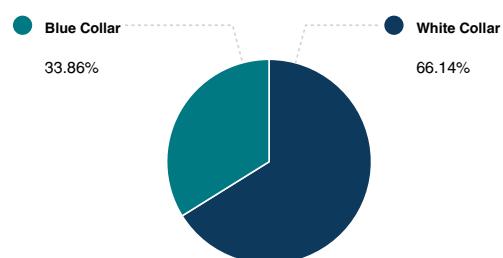


QUALITY OF LIFE

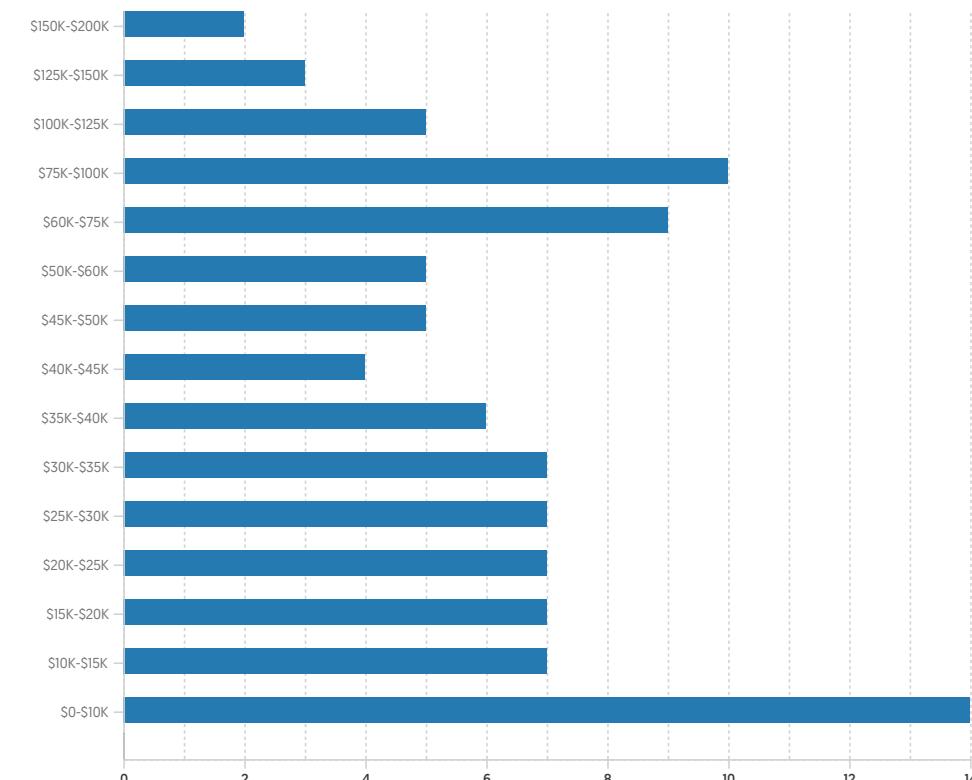
WORKERS BY INDUSTRY

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



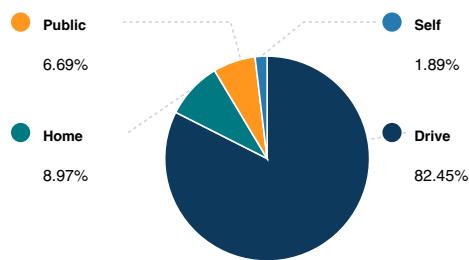
HOUSEHOLD INCOME



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

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

COMMUTE METHOD



WEATHER

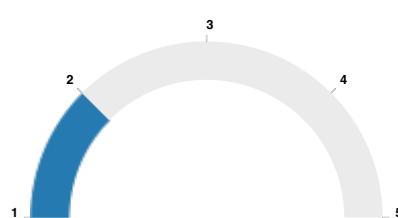
January High Temp (avg °F)	36.2
January Low Temp (avg °F)	21.8
July High Temp (avg °F)	87.4
July Low Temp (avg °F)	66.9
Annual Precipitation (inches)	40.33

Median Travel Time

24 min

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.

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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
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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		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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ATTRACTI0NS - 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 Production
Victoria Theatre	1 W 2nd St	(937) 222-8302	0.88	Legitimate Live Theater Producers
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 Mcarthur 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 Submarines Shop

HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
Catherine Gray	920 Mcarthur 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 Practical
Genoa Healthcare Of Ohio, L LC	1520 Germantown St	(937) 401-0849	0.79	Blood Related Health Services
Sunlight Village, Inc.	3320 W 3rd St	(937) 640-1679	0.87	Mental Health Clinic, Outpatient
Ambulance Billing Network L LC	2360 W Dorothy Ln Ste 101	(937) 435-1767	0.93	General Medical And Surgical Hospitals
Beard, Ericka Nicole S T N A	200 Westdale Ct	(937) 559-0825	0.94	Offices And Clinics Of Medical 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, Independent
Westside Supermarket	2813 Germantown St	(937) 263-3832	0.5	Grocery Stores, Independent
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