



MINI PROPERTY REPORT

# 70 Springwood DR, Springboro, OH 45066



Presented by

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*Here's the closest valuation I can provide without actually seeing your home. Would you like to schedule a time for me to do that? Thanks, Tyler*

*Courtesy of RE/MAX Victory, RE/MAX Victory*

## 70 Springwood DR, Springboro, OH 45066



Legend: 🏠 Subject Property

OFF MARKET

\* Public Record

Current Estimated Value  
**\$172,020**

Last RVM® Update: 3/10/2014

RVM® Est. Range: \$153,098 – \$190,942

RVM® Confidence: ★★★★★

⬆️ RVM® Change - Last 1 Month: \$750

⬆️ RVM® Change - Last 12 Months: 9.56%

Your Comp Analysis  
**\$176,141**

Last Edited: 4/29/2014

\$94 Price per Sq. Ft.

Your Comp Analysis Range  
**\$142,031 – \$204,781**

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*



# Home Facts

## Public Remarks

REDUCED! This gorgeous brick ranch has nearly \$40K in recent updates. From the curb, you appreciate the high-end dimensional roof, windows, exterior doors, insulated garage door & fresh exterior paint. Extensive landscaping surrounds the house, adding to the appeal. The home has a desirable open floor plan that you don't see in similar models in the neighborhood. The large living room is open to the kitchen, dining & family room. It is a perfect space for entertaining. The kitchen has been updated with warm wood cabinets highlighted by decorative & recessed lighting. There's even an island w/ a breakfast bar. Spacious family room w/cozy fireplace for the cool nights. Both bathrooms have been elegantly updated. Newer flooring & paint will go w/ most any decor. A privacy fence encases a park-like area w/ an inviting inground pool and lots of green space for family fun. There's even an expansive covered patio accessible from both the family room & master bedroom. Just move in & enjoy.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	
Property Subtype	Single Family	Single Family	
Bedrooms	3	3	
Total Baths	2	2	
Full Baths	2	2	
Living Area (sq ft)	1,868	1,868	
Lot Dimensions	-	Irregular	
Garage	Yes	-	
Garage (spaces)	2	2	
Year Built	1979	1979	
Total Rooms	-	8	
Heating	Heat Pump	Electric, Heat Pump, Humidifier	
Cooling	Yes	Central	
Fireplaces	1	One, Wood Burning Fireplace	
Foundation	Concrete Block	-	
Construction	Brick	Brick	
Exterior Walls	Masonry	-	
Number of Buildings	0	-	
Number of Stories	1	1 Story	

## Homeowner Facts

Owner Name	Hale, Sandra L
Mailing Address	70 Springwood Dr Springboro OH 45066-1042
Owner Occupied	Y

## Extended Home Facts



Legend: 🏠 Subject Property

### Room Sizes

<b>Bedroom</b>	14x14	<b>Dining Room</b>	12x11
<b>Bedroom</b>	12x11	<b>Kitchen</b>	12x10
<b>Bedroom</b>	13x11	<b>Family Room</b>	17x16
<b>Living Room</b>	17x15		

### Location Details

<b>Directions To Property</b>	From I-75, take the Franklin-Springboro exit and head East towards Springboro. Go North onto Springwood Drive from Franklin Road.
<b>Subdivision</b>	Wood Ridge 1
<b>Zoning</b>	Residential



# Property Photos





## Property History

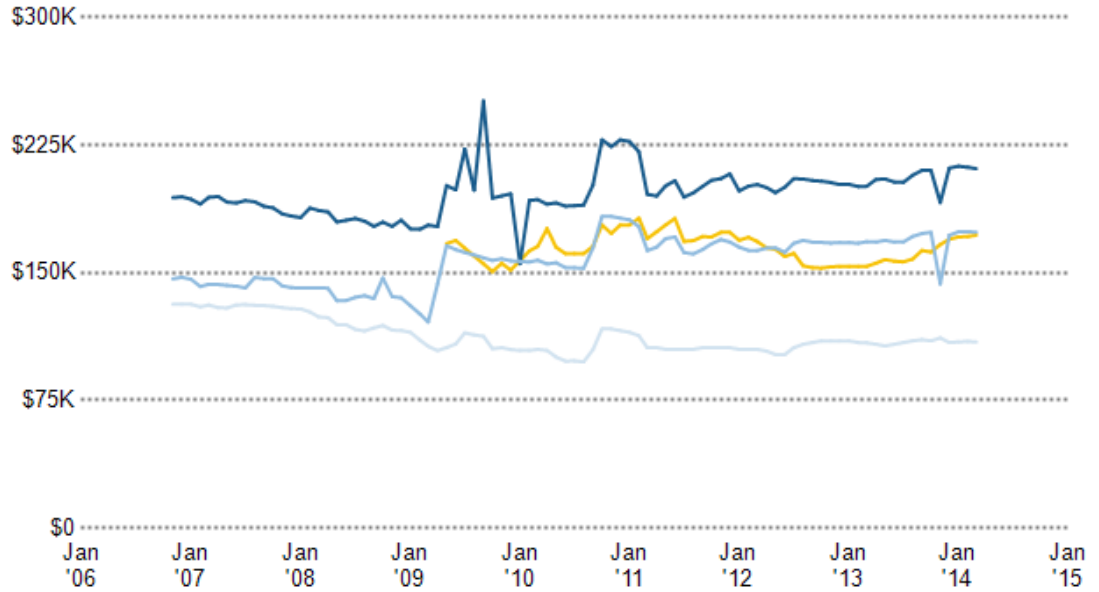
### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations (based on public records where licensed and MLS sources) from Lender Processing Services (LPS)

Update Frequency: Monthly

- This House
- 45066
- Warren County
- Ohio



### Sales History

Sales Date	Sales Amount	Price per sq. ft.
7/27/2012	\$152,000	\$81
7/27/2012	\$152,000	\$81
3/4/2008	\$176,000	\$94
3/16/2005	\$176,000	\$94
8/1/2000	\$140,000	\$75

### Assessed Values

Date	Improvements	Land	Total	Tax
2013	—	—	\$58,900	\$2,401
2012	\$44,900	\$14,000	\$58,900	\$2,464
2011	\$45,120	\$14,000	\$59,120	\$2,538
2010	\$45,120	\$14,000	\$59,120	\$2,483
2008	\$45,120	\$14,000	\$59,120	\$2,599

### Legal Description

<b>Parcel Number:</b> 04-14-379-001-0	<b>Zoning:</b> Residential	<b>Census Tract:</b> 391650305.032009	<b>Abbreviated Description:</b> LOT:21 BLK:379 CITY/MUNI/TWP:SPRINGBORO CORP SEC/TWN/RNG/MER:SEC 14 TWN 2 RNG 5 WOOD RIDGE 1 LOT# 21 MAP REF:PG 04Q-14F	<b>City/Municipality/Township:</b> Springboro, OH 45066
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## Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)

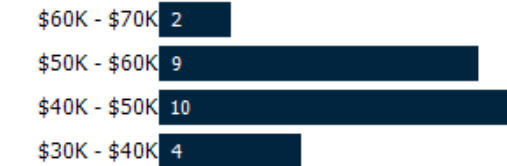
Update Frequency: Monthly



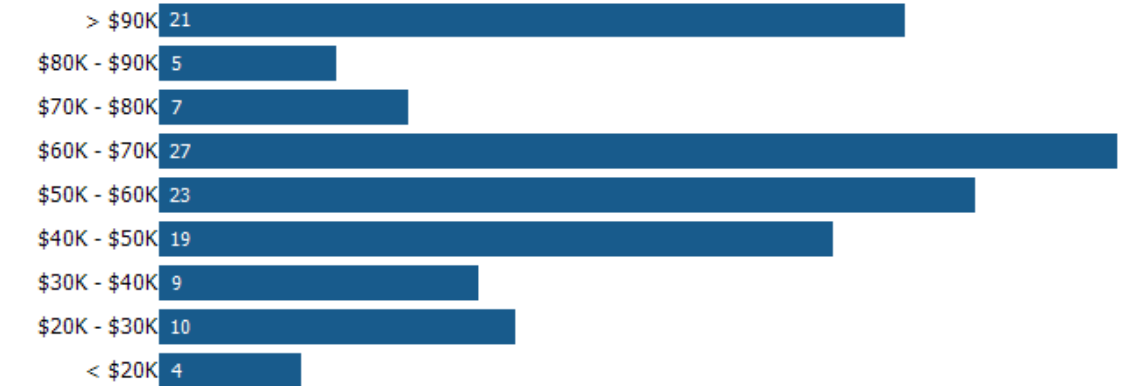
### This House

\$57K **1**

### Comps



### 45066



## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)

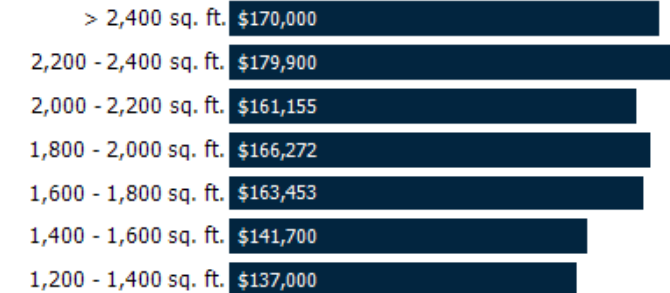
Update Frequency: Monthly



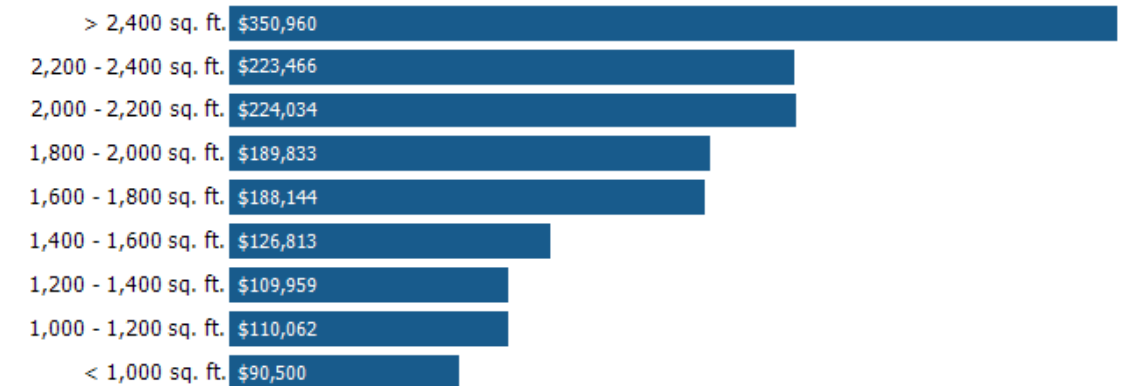
### This House

1,868 sq. ft. **\$170,000**

### Comps



### 45066





## Neighborhood: Housing Stats and Charts

	45066	Springboro	Warren County	Ohio
Median Estimated Home Value	\$211K	\$211K	\$174K	\$109K
Estimated Home Value 12-Month Change	5.1%	5.2%	3.4%	0.5%
Median List Price	\$248K	\$245K	\$195K	\$110K
List Price 1-Month Change	3.3%	2.1%	3.2%	5.2%
List Price 12-Month Change	12.7%	11.4%	11.5%	5.8%
Median Home Age	24	24	29	54
Own	85%	86%	79%	69%
Rent	15%	14%	21%	31%
Vacancy	1.42%	1.82%	2.12%	—
\$ Value of All Buildings for which Permits Were Issued	—	—	\$145M	\$2.3B
% Change in Permits for All Buildings	—	—	-14%	0%
% Change in \$ Value for All Buildings	—	—	-6%	5%

### Median Sales Price vs. Sales Volume

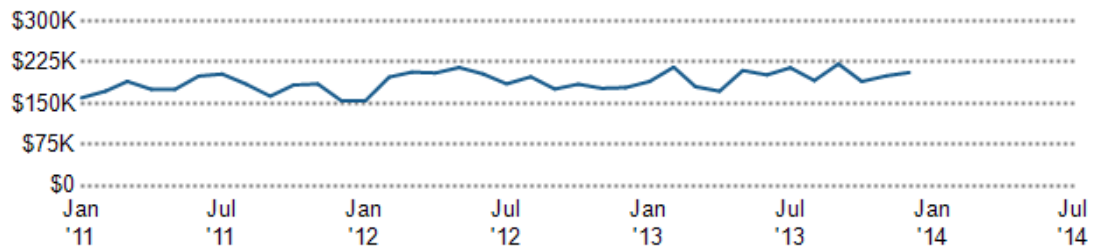
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data where licensed from Lender Processing Services (LPS)

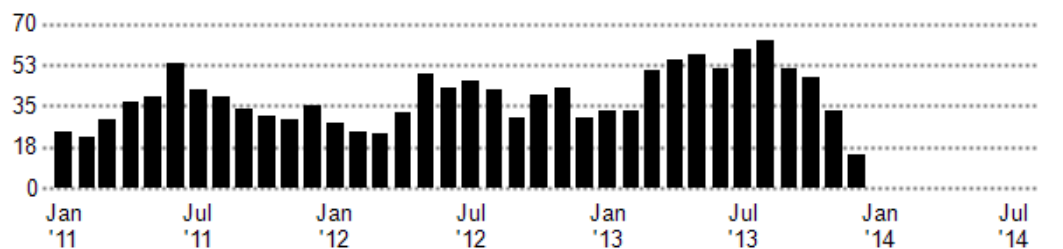
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



## Median Listing Price vs. Listing Volume

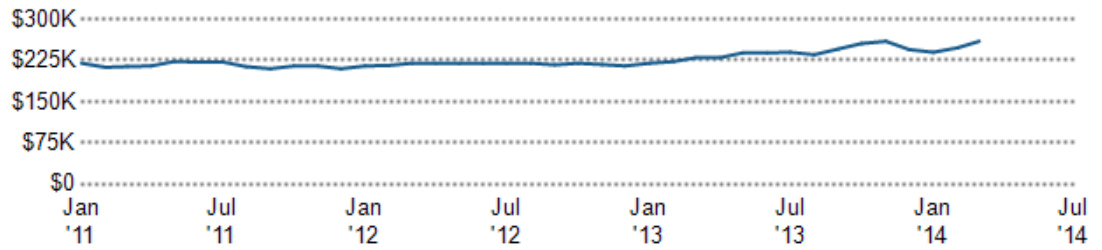
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume

