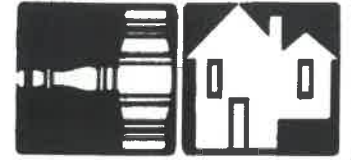


**REAL
ESTATE**

AUCTION



WED., SEPT. 20, 2023
3116 EATON NEW HOPE RD.
EATON, OHIO 45320

Custom Built Colonial Style Brick SITUATED ON Five Acres. This Home Features a Living Room, Family Room, Office, Eat-in Kitchen with Snack Bar, Four Bedrooms, Utility Room, and Two and One-half Baths. There is an Oversized Two and One-half Car Garage and Finished Recreational Area in the Basement. This is a Super Location with the Right Look. There are Barns for Projects and Extra Storage. The Seller has Committed to Installing a New Roof. This Home Needs Some Updating and Your Personal Touch.

OPEN HOUSE

WED., AUGUST 30 · 5-6 PM
SAT., SEPTEMBER 9 · 10-11 AM



**ROBERT "ROB" CHRISTMAN, EXECUTOR for the
ESTATE OF ROBERT CURTIS "CURT" CHRISTMAN**

PREBLE CO. PROBATE CASE 20231108
DIRK EARLEY, ATTORNEY

Muncy
& ASSOCIATES

AUCTIONEERS/REALTORS
937.687.1919 WWW.MUNCYSELLS.COM

REAL ESTATE AUCTION

WELCOME


Dear Prospective Bidder:

It is with much enthusiasm that we approach the upcoming multi-parcel auction of **3116 Eaton New Hope Rd., Eaton, Ohio**. This Stately Colonial Style Home is a Rare Find. Situated on Five Acres this home includes: Four Bedrooms, Two and a Half Baths, Partially Finished Basement, Oversized Garage, Out Buildings and More!

Muncy and Associates - Auctioneers-Realtors, along with Robert Christman, Executor for the Estate of Curtis Christman, has attempted to provide you with adequate inspection times and information contained in this packet to help you make a more informed purchasing decision.

It is with deep respect that we endeavor to auction this property. We have scheduled Open Houses and are available to meet with you on a private basis at most any time you may desire. Whether you are interested in bidding, or are interested in the auction method of marketing, please come be a part of this auction. The auction will be held on site.

Best Regards,


John Muncy

Muncy
& ASSOCIATES

AUCTIONEERS/REALTORS
937.687.1919 WWW.MUNCYSELLS.COM



MUNCY & ASSOCIATES

AUCTIONEERS/REALTORS

937-687-1919



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased that you have selected Muncy & Associates to help you with your real estate needs. Whether you are selling, buying or leasing real estate. Muncy & Associates can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their web-site www.com.state.oh.us.

Representing Sellers: Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "sub-agency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instruction, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Dual Agency: Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller: On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Working With Muncy & Associates: Muncy & Associates does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own Client, but Muncy & Associates and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Muncy & Associates will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent that agent and Muncy & Associates will act as dual agents, but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties Muncy & Associates has listed. In this instance Muncy & Associates will represent the seller and you would represent your own interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working with Other Brokerages: When Muncy & Associates list property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Muncy & Associates does reserve the right, in some instances to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Muncy & Associates shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Muncy & associates will be representing your interests. When acting as a buyer's agent, Muncy & associates also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement: This agreement shall be performed in accordance with the Ohio Fair Housing Law (section 4112.02 (H) of the Ohio Revised Code) and the Federal Fair Housing Law (42 U.S.C.A., Section 3601), pursuant to which it is illegal to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or other wise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, handicap, or national origin; or to so discriminate in advertising the sale or rental of housing, in the finance of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio Law requires that we ask you to sign below, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Signature

Date

Signature

Date



AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 3116 Eaton New Hope Rd., Eaton, Ohio 45320

Buyer(s): _____

Seller(s): Robert Christman, Executor

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) John Muncy and real estate brokerage Muncy and Associates will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD Robert Christman, Executor DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



AUCTION COMMISSION PARTICIPATION

****FOR LICENSED REAL ESTATE AGENTS ONLY****

1. The licensee must be actively licensed in the state in which the Auction takes place. No commission will be shared with a non-licensed individual or firm.
2. The participating licensee must register his/her prospective bidder, on this approved form, prior to the prospective bidder's inspecting the property or making contact concerning the Auction through MUNCY & ASSOCIATES, Auctioneers, Real Estate Broker, Realtors.
3. The participating licensee must attend all viewing of property and the Auction with the prospective bidder and follow through to closing, to share a commission.
4. The participating licensee must register the prospective bidder at least 72 hours prior to the Auction.
5. No commission will be paid to any participating licensee acting as a principal and buying the property for his/her own benefit.
6. The participating licensee acknowledges receipt of this Agreement and of the Auction Bidders Packet.
7. This Agreement must include a signed Agency Disclosure Form showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.
8. The participating licensee must submit on this form on Item 9 below an opening bid on his/her client's behalf. No commissions will be paid to any participating licensee who submits this form without an authorized opening bid.
9. Commission participation on this property will be offered to the successful bidder's representative based on the following scale:

2% OF YOUR BIDDER'S OPENING BID OF \$ _____
[REQUIRED]

1% OF EACH DOLLAR BID THEREAFTER LESS PRORATED SHARE OF ADVERTISING AND PROMOTION EXPENDITURES (CALCULATION TO BE PROVIDED BY MUNCY & ASSOCIATES FOLLOWING AUCTION BASED ON PRORATED PERCENTAGE OF GROSS SALE PRICE OF YOUR BIDDER'S INDIVIDUAL PARCEL(S), IF THE PROSPECTIVE BIDDER BECOMES THE SUCCESSFUL BIDDER AND CLOSSES PROMPTLY SUBJECT TO THE TERMS AND CONDITIONS AS ANNOUNCED OR AMMENDED ON AUCTION DAY.

Curtis Christman Estate
AUCTION NAME

AUCTION DATE: Tue., Sept. 20, 2023

3116 Eaton New Hope Rd./L39822040000003000
ADDRESS & PARCEL #

Prospective Bidder (Print)

Prospective Bidder (Signature)

Prospective Bidder (Print)

Prospective Bidder (Signature)

Participating Licensee (Print)

Participating Licensee (Signature)

Real Estate Company _____

Telephone: _____

Fax: _____

Date: _____

Time: _____

This agreement accepted by MUNCY & ASSOCIATES, Auctioneers, Real Estate Brokers, Realtors, this ____ day of _____,

By: _____, Member.



CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into: On this 20th day of September 2023, by and between:

Owners: ESTATE OF ROBERT CURTIS "CURT" CHRISTMAN, Rob Christman, Executor hereinafter called the Seller,

and (Purchaser(s)): _____ Address: _____

Phone: _____ Email: _____ hereinafter called the Purchaser(s).

WITNESSETH:

THAT WHEREAS, the Seller has offered for sale through **MUNCY AND ASSOCIATES, NEW LEBANON, OHIO** the following described Premises: 3116 Eaton New Hope Rd. Eaton, Ohio 45320 / L3982204000003000 - 5 Acres. Together with all appurtenances and hereditaments thereunto belonging, but subject to all legal highways and existing easements, and WHEREAS, the Purchaser has this day offered to purchase and has purchased this property as set forth above for the sum of \$ _____.

NOW THEREFORE, it is agreed as follows:

1. That the Purchaser agrees to pay the sum of \$ _____ as follows:
 - a. **\$10,000** as down payment, the receipt of which is hereby acknowledged by the Seller;
 - b. The sum of \$ _____ (THE BALANCE DUE) on delivery of deed.
2. Upon presentation of this offer, Purchaser has delivered to **MUNCY AND ASSOCIATES** the sum of **\$10,000** as earnest money, to be deposited in Broker's Trust Account promptly after acceptance of this offer. The earnest money shall be returned to Purchaser(s) or applied to the purchase price at closing. If the closing does not occur because of Seller's default or because any condition if this Contract is not satisfied or waived, Purchaser shall be entitled to the earnest money. If Purchaser defaults, Seller shall be entitled to the earnest money. The parties acknowledge, however, that the Broker will not make a determination as to which party is entitled to the earnest money. Instead, the Broker shall release the earnest money from the Trust Account only (a) in accordance with the joint written instructions of Seller and Purchaser, or (b) in accordance with the following procedure: if the closing does not occur for any reason (including the default of either party), the Broker holding the earnest money will notify the Seller in writing that the earnest money will be returned to the Purchaser unless the Seller makes a written demand for the earnest money within 20 days after the date of the Broker's notice. If the Broker does not receive a written demand from the Seller within the 20-day period, the Broker shall return the earnest money to the Purchaser. If a written demand from the Seller is received by the Broker within the 20-day period, the Broker shall retain the earnest money until (i) Seller and Purchaser have settled the dispute; (ii) disposition has been ordered by a final court order; or (iii) the Broker deposits the earnest money with the court pursuant the applicable court procedures. Payment or refund of the earnest money shall not prejudice the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance against the defaulting party.
3. This agreement shall be performed in accordance with Ohio Fair Housing Law (Section 4112.02 (H) of the Ohio Revised Code) and the Federal Fair Housing Law (42 U.S.C.A., Section 3601), pursuant to which it is illegal to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise make available housing accommodations because of race, color, religion, sex, familial status, ancestry, military status as defined in that section, disability, or national origin; or to so discriminate in advertising the sale of rental of housing, in the finance of housing or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.
4. Property does not sell subject to financing.
5. Taxes and Assessments to be determined by the Short Pro-Ration Method.
6. Should said property be damaged or destroyed prior to date of closing, Purchaser will be released from contract.
7. The closing of this matter shall occur on or about **October 31, 2023**, and the Sellers agree to execute and deliver a good and sufficient **Fiduciary Deed** at said closing.
8. The Seller agrees to give possession of said property **at Closing**.
9. A new roof is in the process of being installed.
10. The Purchaser acknowledges they were permitted access for any desired inspections of property prior to the Auction, that the property is being sold in **"AS IS"** conditions with no expressed or implied warranty whatsoever. The Purchaser acknowledges receipt of copies of the following documents: **1) A Copy of this Agreement, 2) Agency Disclosure Forms, 3) Residential Property Disclosure Exemption Form, and 4) Bidder's Information Packet.**

IN WITNESS THEREOF, the parties hereunto set their hands this 20th day of September 2023.

Seller: _____ Purchaser(s): _____

We acknowledge the receipt and escrow holding of **\$10,000** as indicated in items 1 and 2 above.

MUNCY AND ASSOCIATES By: _____



937.687.1919



AUCTIONEERS/REALTORS



WWW.MUNCYSELLS.COM

WHAT CAN YOU EXPECT AS A BIDDER...

1. How do I bid?

A simple nod of the head, raising of your arm or bid card, or any other intentional movement will be fine. Our best advice is to talk to one of the auctioneers prior to the auction and express your desire to bid.

2. What is the Property Worth?

It is worth what a Buyer with knowledge will pay and a willing Seller will accept. Decide what the property is worth to you and be sure to have access to the funds, with a loan confirmation if necessary. Ultimately the public appraises the property on the day of the sale.

3. What can I expect at a Real Estate Auction?

You can usually expect the property to be sold. We will start the auction at the scheduled time and spend ten to fifteen minutes going over the Bidder's Packet and clarifying any changes. At this time any and all questions will be entertained. If you have a question during the auction, please address one of the auctioneers receiving bids and they will be more than happy to assist you. Buying Real Estate at Auction is very similar to buying pots and pans...just a little more money!



Muncy
& ASSOCIATES
AUCTIONEERS/REALTORS



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Cross Property 360 Property View

3116 Eaton New Hope Road, Eaton, OH 45320

Listing

[3116 Eaton New Hope Rd Eaton, OH 45320](#)

Active 08/29/2023

County: Preble

Listing #: 893650

Cross St:

List Price: \$250,000



Prop Type: Residential

Sub Type: Single Family

Subdivision:

Beds: 4

Baths: 3 (2 1)

Appx SqFt: 2,646/Assessor's Data

Yr Built: 1979

Price/SqFt: 94.48

Parcel ID: [L3982204000003000](#)

Lot SqFt: 49,746

School Dist: [Eaton](#)

Lot Acres: 1.14

CDOM: 0

Lot Sz Src: Assessor's Data

Agent Owned: No

Recent Change: 08/30/2023 : **NEW** : ->A

Upcoming Open House: **Public: Wed Aug 30, 5:00PM-6:00PM**

Remarks

Directions: Located Park Ave. to Eaton New Hope Rd.

Prop Desc: OFFERED AT PUBLIC AUCTION, WED., SEPTEMBER 20, 2023 - 3116 EATON-NEW HOPE RD., EATON and will sell with Owner Confirmation. The "List Price" is a suggested opening bid and does not reflect the property's market value. Custom Built Colonial Style Brick. This Home features a Living Room, Family Room, Office, Eat-in Kitchen with Snack Bar, Four Bedrooms, Utility Room, and Two and One-half Baths. There is an oversized Two and One-half Car Garage and Finished Recreational Area in the Basement. This is a super location with the right look. There are Barns for Projects and Extra Storage. The Seller has committed to installing a new Roof. This Home needs some Updating and Your Personal Touch. REAL ESTATE SELLS AT 5 PM.

Agt Rmrks: Property is being offered at Public Auction on WED., SEPTEMBER 20, 2023 at 5:00 PM and will sell with Seller's Confirmation. Please see all terms, commission participation and property information in the attached Bidders Packet. "List Price" is a suggested starting bid and does not represent the property's fair market value. Don't hesitate to call, we are more than happy to answer any questions you may have.

Legal Desc: EX NE COR SE

Listing Information

Agent: [John G Muncy \(muncyjohg109\)](#)

Primary: (937) 687-1919 **Fax:** (937) 687-3322

Agent Email: john@muncysells.com

Office Ph: (937) 687-1919 **Fax:** (937) 687-3322

Office: [Muncy & Associates \(MNCY01\)](#)

Sub Agency:

Agrmnt Type: Exclusive Right

DOM: 1

Trans Type: Auction

Buyer Broker: 2%

Entry Date: 08/30/2023

CommCode:

Listing Date: 08/29/2023

Expire Date: 11/30/2023

CommCode:

Original Price: \$250,000

Show Instr/Ph:

LockBox

LockBox Location

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	19 x 12	1ST	Family Room	14 x 12	1ST	Kitchen	22 x 12	1ST
Dining Room	12 x 12	1ST	Other	13 x 13	1ST	Entry Room	8 x 5	1ST
Bedroom	17 x 14	2ND	Bedroom	17 x 14	2ND	Bedroom	14 x 13	2ND
Bedroom	14 x 12	2ND						
FB Level 1: 0	FB Level 2: 2	FB Level 3:	FB Level 4:	FB Lower Level: 0	FB Lwr Level/Bsmt: 0			
HB Level 1: 1	HB Level 2: 0	HB Level 3:	HB Level 4:	HB Lower Level: 0	HB Lwr Level/Bsmt: 0			

Miscellaneous Information

Distressed Prop: None

LConditions:

Public Viewable: Yes

Semi Annual Tax: \$2,799

Homestead Exempt: Yes

Assessments: Of Record

Adaptations:

Bus Dist to Trns:

Lot Dim: 5 Acres

Last Remodeled:

Property Information

Age:

Occupancy: At Closing

Construction: Brick, Vinyl

Fireplace: One, Woodburning

Heat System: Forced Air

Style:

Garage: 2 Car, Attached, Opener

Utilities: Septic, Well

Avail Financing: Conventional

Levels: 2 Story

Basement: Full, Semi-Finished

Zoning: Residential

Cooling: Central

Total Rooms: 10 **Flood Insurance:** No



Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2023 Dayton Realtors®. All rights reserved.



Tax

Owner Information

Owner Name: **Christman Robert C**

Owner Occupied: **0**

Tax Billing Address: **15 Fry Ct**

Tax Billing City & State: **Springboro Oh**

Tax Billing Zip: **45066**

Tax Billing Zip+4: **8690**

Mailing Carrier Route: **R006**

Location Information

School District Name:	Eaton SD	Township:	Washington Twp
Neighborhood Code:	L3900	Census Tract:	450100
Topography:	TYPE UNKNOWN	Property Zip Code:	45320
Property Zip+4:	9606	Property Carrier Route:	R002
Spatial Flood Zone Code:	X	Spatial Flood Panel:	39135C0145D
Spatial Flood Zone Date:	03/02/2010		

Estimated Value

RealAVM™:	\$330,300	RealAVM™ Range High:	\$369,800
RealAVM™ Range Low:	\$290,800	Value As Of:	08/21/2023
Confidence Score:	74	Forecast Standard Deviation:	12

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Parcel ID 1:	L39-8220-4-0-00-000-3000	% Improved:	90
Tax Area:	L39		
Legal Description:	EX NE COR SE		
Exemptions:			
Homestead			

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$73,930	\$73,930	\$73,930
Assessed Value - Land	\$7,530	\$7,530	\$7,530
Assessed Value - Improved	\$66,400	\$66,400	\$66,400
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$211,200	\$211,200	\$211,200
Market Value - Land	\$21,500	\$21,500	\$21,500
Market Value - Improved	\$189,700	\$189,700	\$189,700
Tax Year	2022	2021	2020
Total Tax	\$2,798.94	\$2,937.86	\$2,828.24
Change (\$)	-\$139	\$110	
Change (%)	-5%	4%	

Characteristics

Land Use - State:	Sfd To 9.99 Ac	Land Use - CoreLogic:	Sfr
Lot Acres:	1.142	Lot Sq Ft:	49,746
# of Buildings:	1	Stories:	2.0
Year Built:	1979	Building Sq Ft:	2,646
Ground Floor Area:	1,491	Above Grade Sq Ft:	2,646
Gross Sq Ft:	4,377	Bedrooms:	3
Total Baths:	3	Full Baths:	2.000
Half Baths:	1	Total Rooms:	7.000
Basement Type:	Unfinished	Basement Sq Ft:	1,155
Unfinished Basement Sq Ft:	1,155	Other Rooms:	FAMILY ROOM
Fireplace:	Y	Fireplaces:	1
Heat Type:	Baseboard	Cooling Type:	Central
Electric Service Type:	TYPE UNKNOWN	Water:	WELL
Sewer:	Septic Tank	Exterior:	Brick
Condition:	Average	No. of Porches:	1
Porch:	Open Frame Porch	Porch 1 Sq Ft:	165
Patio Type:	Concrete/Masonry Patio	Patio/Deck 1 Sq Ft:	160
Roof Material:	Shingle	Roof Shape:	GABLE
Parking Type:	Attached Brick Garage	Garage Type:	Attached Garage
Garage Capacity:	0	Garage Sq Ft:	576

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Open Frame Porch	S	165	33	5	
Concrete Patio	S	160	16	10	

Photos







Information Deemed Reliable But Not Guaranteed

John Muncy | Muncy & Associates | John@muncysells.com | Ph: (937) 687-1919

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address: 3116 Eaton New Hope Rd.
Eaton, Ohio

Owner's Name(s): Estate of Robert Curtis Christman

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement. The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: Robert Christman as Executor Date: 7-17-23

Owner: for the estate of Curtis Christman Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.



Eaton New Hope Rd

Preble

Preble County, Ohio - Property Record Card, Page 1
Parcel: L39822040000003000
Map Number: L39-20-400

GENERAL PARCEL INFORMATION

Owner: CHRISTMAN ROBERT C
Property Address: 3116 EATON NEW HOPE RD
Mailing Address: CHRISTMAN ROBERT C
15 FRY CT
Springboro OH 45066
Land Use: 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES
Legal Description: EX NE COR SE
School District: EATON SD
Tax District: L39 Washington Twp. - Eaton City School District

VALUATION

Land Value	Appraised	Assessed
Improvements Value	\$23,700.00	\$8,300.00
Total Value	\$238,700.00	\$83,550.00
	\$262,400.00	\$91,850.00
Taxable Value		\$91,850.00
Net Annual Tax:		\$2,699.60
Tot Amt Collected:		(\$2,798.94)

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
------	------	-------	------	-----------	----------	-----------	------------	---------

Totals:

LAND Code	Frontage	Depth	Rate	Total	Value	Acres
HS - HOME SITE	0	0/0	23700	\$23,700.00	\$23,700.00	1
RD - ROAD	0	0/0	0	\$0.00	\$0.00	0.142

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
7/21/2023	\$0.00	CHRISTMAN, ROBERT C	930	
1/2/2007	\$0.00	CHRISTMAN, CURTIS	3	
7/1/1979	\$0.00	CHRISTMAN CURTIS &	0	

COMMENTS

Type

Transfer

Administrative

Transfer

Front of Card

Number of parcels this sale: 0

OFC DC 2007 PER CONVEYANCE 0003-07 AND TAX MAP-CORRECT ACREAGE ON PARCEL FROM 1.42 TO 1.142. 1 ACRE HOMESITE AND .142 AC ROAD RW. REPRICE LAND.
RECORD: 257-1674

REVAL 17 CHG PP TO SHED, PER PARCEL LAYER GARAGE LISTED ON L3982204000002000 SITS HERE (SAME OWNER)

Preble County, Ohio - Property Record Card, Page 3
 Parcel: L3982204000003000
 Map Number: L39-20-400

GENERAL PARCEL INFORMATION

Owner: CHRISTMAN ROBERT C
 Property Address: 3116 EATON NEW HOPE RD
 Mailing Address: CHRISTMAN ROBERT C
 15 FRY CT
 SPRINGBORO OH 45066
 Land Use: 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES
 Legal Description: EX NE COR SE
 School District: EATON SD
 Tax District: L39 Washington Twp. - Eaton City School District

VALUATION

	Appraised	Assessed
Land Value	\$23,700.00	\$8,300.00
Improvements Value	\$238,700.00	\$83,550.00
Total Value	\$262,400.00	\$91,850.00

Taxable Value: \$91,850.00
 Net Annual Tax: \$2,699.60
 Tot Amt Collected: (\$2,798.94)

RESIDENTIAL

Number Of Stories: 2
 Year Built: 1979
 Year Remodelled:
 Grade: C+
 Condition: A
 Occupancy: SINGLE FAMILY
 Construction: BRICK
 RoofType: GABLE
 RoofMaterial: SHINGLES
 Total Area: 2646
 Living Area: 2646
 Finished Basement Area:
 Air Conditioned Area:
 Unheated Area:
 Total Rooms: 7
 Total Bedrooms: 3
 Total Full Baths (Including Base Plumbing): 2
 Total Half Baths: 1
 Extra Plumbing Fixtures: 0
 Value: \$238,200.00

SKETCH



RESIDENTIAL DETAIL

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
1	1491	BRK	7	3	2	1	1
2ND	1155	BRK	0	0	0	0	0
BSMT	1155		0	0	0	0	0

IMPROVEMENTS

Description	Stories	Area	Grade	Year Built	Value
SD FRAME SHED		256	C	1979	\$500
SPP PP SHED		200	C		\$0

Tax Distribution

Owner: Christman Robert C
Property Address: 3116 Eaton New Hope Rd
Total Appraised Value: \$211,200
Total Assessed Value: \$73,930
Estimated Yearly Taxes: \$3,436.30

Total Yearly Property Tax

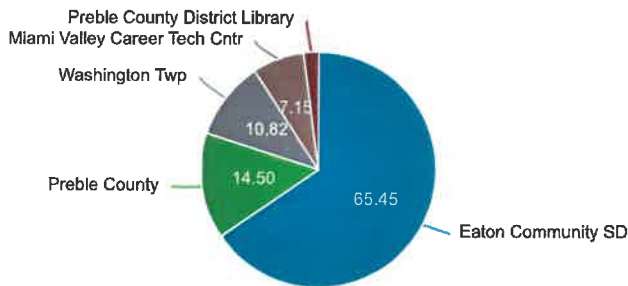
Service	% Total	Per Year	Per Half Year	Per Day
Eaton Community SD:	65.45%	\$2,248.93	\$1,124.47	\$6.16
Preble County:	14.50%	\$498.28	\$249.14	\$1.37
Washington Twp:	10.82%	\$371.69	\$185.85	\$1.02
Miami Valley Career Tech Cntr:	7.15%	\$245.54	\$122.77	\$0.67
Preble County District Library:	2.09%	\$71.86	\$35.93	\$0.20
Total	100%	\$3,436.30	\$1,718.15	\$9.41

County Government Taxes

Service	% Total	Per Year	Per Half Year	Per Day
GENERAL FUND:	41.54%	\$207.00	\$103.50	\$0.57
2022 SENIOR CITIZENS*:	22.25%	\$110.89	\$55.45	\$0.30
2008 MRDD:	11.79%	\$58.75	\$29.38	\$0.16
2019 MENTAL HEALTH (648 BOARD)*:	9.33%	\$46.47	\$23.24	\$0.13
2016 CHILDREN SERVICES*:	8.61%	\$42.89	\$21.45	\$0.12
2001 HEALTH:	2.93%	\$14.60	\$7.30	\$0.04
1989 CHILDREN SERVICES:	2.33%	\$11.62	\$5.81	\$0.03
1976 HEALTH:	1.22%	\$6.06	\$3.03	\$0.02
Total	100%	\$498.28	\$249.14	\$1.37

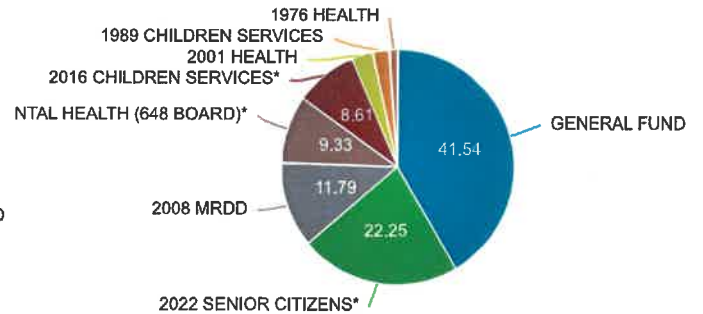
*The tax distribution amounts may not be exact.

Total Yearly Property Tax: \$3,436.30



County Government Taxes: \$498.28

(14.5% of Total Property Tax)



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Loan Application Checklist

When you apply for a loan, have the following information with you will speed the processing of your loan:

1. A legible copy of the purchase agreement and addendum's signed by the Buyers and Sellers.
2. An application fee. (Call Lender for amount.)
3. A complete legal description (a copy of the last deed is preferred), also lot dimensions.
4. Social Security number(s) of all borrowers.
5. Your base annual salary. List overtime or bonus separately.
6. If you receive social security, disability income, or pension income bring a copy of a check and award certificate from that agency.
7. Borrower and co-borrower are to provide copies of past two years W-2 and a copy of most recent pay stubs.
8. Two (2) years' profit and loss statements, tax returns, and W-2's (or 1099's) are required if you are self-employed. A year-to-date profit and loss statement may be required. Where employment is commissioned (seasonal or irregular) two (2) years' tax returns and W-2's (or 1099's) are also required.
9. Bank names and addresses for each savings and checking account including amount numbers and balance in ach account.
10. Names and addresses of all employers for the past two (2) years.
11. Present housing expenses (i.e. monthly mortgage or rental payment, maintenance, all utilities).
12. List all stocks, bonds and/or certificates of deposit, etc., including their cash value on today's market. Include copies of statements.
13. Face amount and cash value of all life insurance.
14. If you presently own any real estate, please supply the following: name, address of lender, account number, original loan amount, balance on loan today. Provide same information for previously owned and paid off.
15. Complete list of all debts including auto, furniture, education loans, and charges such as department stores, bank credit cards, etc. List balance owing, monthly payment, and account - with address of lending institution.
16. If you have been divorced, provide a complete copy of your divorce decree and separation agreement.
17. A complete copy of discharge of bankruptcy, if applicant has filed for bankruptcy in the past seven years.
18. Proper documentation and information concerning current or previous suits, foreclosures, bankruptcies, etc.
19. If the property is being sold from an estate, the name and phone number of the representative and attorney handling the estate is helpful.
20. When a property is being sold through a relocation service company, supply the name and phone number of the contact agent and copies of authorization documents.
21. If applying for a VA-guaranteed loan, your discharge (Form DD-214) and Certificate of Eligibility is required. If VA and still on active duty, a statement of service and an off-base authority.
22. Some lenders require copies of cancelled checks of previous 12 mortgage payments or rental payments.



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NOTES

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