

6880 Somerset Dr. Finneytown OH, 45224

CORE  GROUP



Price: \$37,900

Rehab: \$26,000

ARV: \$90,000

Gross ROI: 28.8%

Features

- Close to Xavier HS
- Big addition off back
- Full basement
- Garage
- Good backyard space

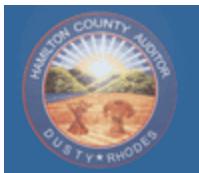
Description

This cape in Finneytown is very close to Xavier High School. It is a straightforward rehab with nothing major to do. The master BR sits in a big addition off the back of the house. This house has potential to get more than the ARV.

Core is a company by investors, for investors. Our mission is; to provide investors with the resources they need to become successful in today's real estate market, while preparing for the market of tomorrow.

6058 Montgomery Rd.
Cincinnati OH, 45213

Jiries Dawaher
513.709.7000



Dusty Rhodes, Hamilton County Auditor

Summary

Street Address
1 of 1

Parcel Info

Summary

- Printable Tab

Residential Levy Info
Improvements Commercial Transfer
Value History Payments Image
Assessment Payoff Map
Property Report

Search By

Parcel ID
Owner
Street Address
Sales
New
Advanced Search

Site Functions

Comments1
On Line Help
Home
Auditor's Home

1

Parcel ID	Address	Index Order	Card
590-0211-0139-006880	SOMERSET DR	Street Address	1 of 1

Tax Dist	032 SPRINGFIELD-FINNEYTOWN-00740	Year Built	1940	 Courtesy of Hamilton County Auditor  www.HamiltonCountyAuditor.org 5900211013900 09/30/2008
School Dist	3 FINNEYTOWN LSD	Total Rooms	4	
Land Use	510 Single family Dwlg	# of bedrooms	3	
Finished Square Ft.	1188	Full Bathrooms	1	
Acreage	0.143	Half Bathrooms	0	
Appraisal Area	SPRINGFIELD TWP 59006 SPRINGFIELD 06			

Sales

Property Information	Owner Information	Mail Information
138 SOMERSET AVE 45 X	Call 946-4015 if Incorrect	Call 946-4800 if Incorrect
138	SECRETARY OF HOUSING AND	NATIONAL SERVICING CENTER
PTS LOTS 127-128 PARKVIEW	HTS PARS 139-140 CONS URBAN DEVELOPMENT	500 W MAIN ST #400
	500 W MAIN ST #400	OKLAHOMA CITY, OK
	OKLAHOMA CITY, OK	73102 USA
	73102 USA	

Board of Revision	No	Other Assessments	Yes
Rental	Front Ft.	0.00	
Registration	No	Mkt Land Value	22,950
Homestead	No	Cauv Value	0
2.5% / Stadium	No	Mkt Impr Value	60,930
Credit	No	Mkt Total Value	83,880
Divided Property	No	Total TIF Value	0
New Construction	No	Abated Value	0
Foreclosure	No	Exempt Value	0
Date	3/26/2012	Taxes Paid	\$1,640.04
Conveyance #		(See Payments Tab For Details)	
Sale Amount	\$0		
# of Parcels	1		

18 WE-Warranty Tax as % of Total Value 2.891%

Print This Page

Old 09/01/11 **CD** 10/13/11
73085 W02FT 6848 Somerset Dr
ty/Municip Springfield Twp. **Cnty** Hamilton
ibd Twp Springfield

DOM	80	SO	SIBC07	FHA	SP\$	89,50
Unit#		Subu	Finneytown		LP\$	89,90
State	OH	Zip	45224		OP\$	94,90

ngle Family **Rooms** 7 **Bedrms** 3 **Baths** 2-1



[Map](#) [Click here for Additional Information](#) [See Virtual Tour](#)

ington Rd East onto Northbend, L on Northern Pkwy, R on Somerset Drive

Cross Street Northbend & Northern Pkwy.

Open House

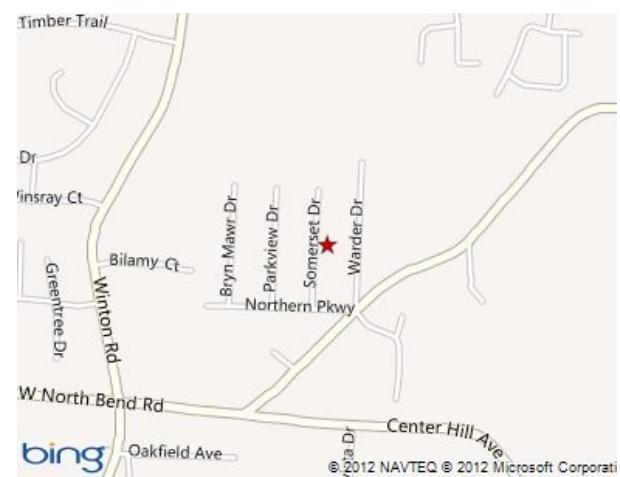
Site **Time**

This Listing Courtesy of Huff Realty

arming Cape Cod on quiet st w/modern, open floor plan w/hearth room off gorgeous kitchen, gleaming hdwd floors & tilework, huge mstr, tons of storage, breezeway back porch w/fenced yd for doggie. Spectacular-move in right now! Agent/Owner.



6848 Somerset Dr



This listing is Sold - Report Prepared by

Louis T Parker
Lou Park Realty
3546 Lobelia Dr, OH 45241
Cincinnati, OH 45241
<http://www.loupark.com>

Contact Phone 513-388-6088
Office Phone 513-428-9798
Preferred FAX 513-297-5986
Cell Phone 513-388-6088
Tyler@loupark.com

Information has not been verified, is not guaranteed and subject to change.

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Sold 05/14/12 CD 06/22/12
04609 W02FT 7605 View Place Dr
 ty/Municip Springfield Twp. Cnty Hamilton
 ibd Galbraith Trail Twp Springfield

DOM	60	SO	SHEL09	CONV	SP\$	92,00
Unit#		Subu	Finneytown		LP\$	99,00
State	OH	Zip	45224		OP\$	105,00

ngle Family Rooms 7 Bedrms 3 Baths 2-0



[Map](#) [Click here for Additional Information](#) [See Virtual Tour](#)

North Bend Rd to View Pl, near St. X high school
 ross Street

Open House

ite Time

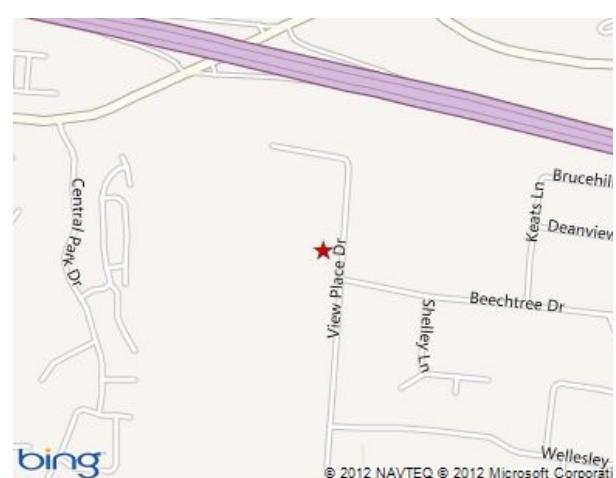
	Dim	Lev	Dim	Lev
Living	22 X 13	1	Mbed	13 X 11
Dining	1 X 0		Bed2	12 X 10
Kitchen	18 X 11	1	Bed3	14 X 13
FamRm	19 X 19	L	Bed4	
Study	14 X 11	1	Bed5	
Lev	1 Story		BthLev1	Y
Const	Brick,Wood		Bsmt	Full
Found	Poured		Garage	1 Carport
Roof	Shingle		Firepl	1 Gas,Brick
Heating	Gas,Forced Air		Gas	Natural
Cooling	Central Air		Water	Public
Age	56		Sewer	Public
Occupy	At Closing		School	Finneytown Local SD
Lot	80 x 250		District	Call SD 513-728-3700
Acreage	0.450		Type	Single Family
Sa-Tax	TBD		Available for Lease	No
Spec Fin	No			
HOA Fee	N Amt\$	N/A	Disability Access	Yes

This Listing Courtesy of Coldwell Banker West Shell

reat location near St. X! Park-like lot, must see updates, finished LL, new windows, furnace, H2O heater, flooring, baths & kitchen! see the hidden secret room!



7605 View Place Dr



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Old 02/15/12 CD 03/15/12
 78739 W02FT 7932 Burgundy Ln
 ty/Municip Springfield Twp. Cnty Hamilton
 ibd Twp Springfield

DOM 204 SO ADVS01 FHA SP\$ 95,000
 Unit# Subu Finneytown LP\$ 97,900
 State OH Zip 45224 OP\$ 112,000

ngle Family Rooms 7 Bedrms 3 Baths 2-0



[Map](#) [Click here for Additional Information](#)

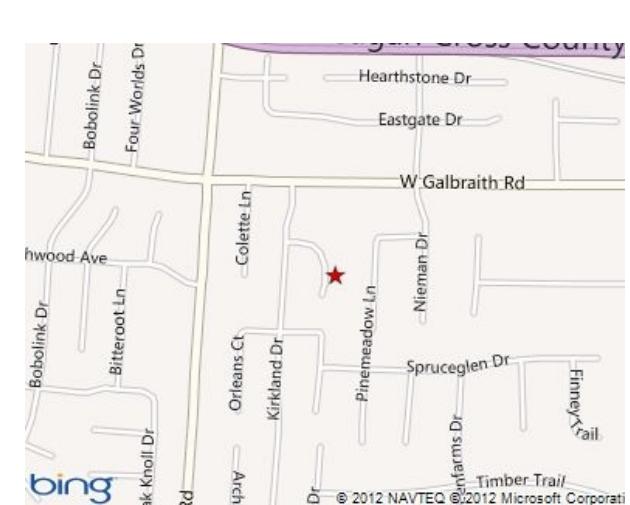
albraith to Kirkland to Burgundy
 Ross Street Galbraith

Open House
ite Time

	Dim	Lev	Dim	Lev
Living	14 X 13	1	Mbed	13 X 11
Dining	13 X 9	1	Bed2	12 X 11
Kitchen	14 X 9	1	Bed3	11 X 10
FamRm			Bed4	
Study			Bed5	
Lev	1 Story		BthLev1	Y
Const	Brick,Wood		Bsmrt	Partial
Found	Poured		Garage	1 Attached,Side,Carport
Roof	Shingle		Firepl	None
Heating	Gas,Forced Air		Gas	Natural
Cooling	Central Air		Water	Public
Age	56		Sewer	Public
Occupy	At Closing		School	Finneytown Local SD
Lot	60x136		District	Call SD 513-728-3700
Acreage	0.190		Type	Single Family
Sa-Tax	1619.95		Available for Lease	No
Spec Fin	Yes Other			
HOA Fee	N Amt\$	N/A	Disability Access	

This Listing Courtesy of Star One Real Estate, Inc.

spectacular ranch home on a no outlet street-open flr plan-remodeled gourmet equipped kit w/planning center-great rm/din rm combo w/hdwd flrs & all of windows looking out to gorgeous pvt rear wooded yrd w/deck & shed-mst bdr w/full bth



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