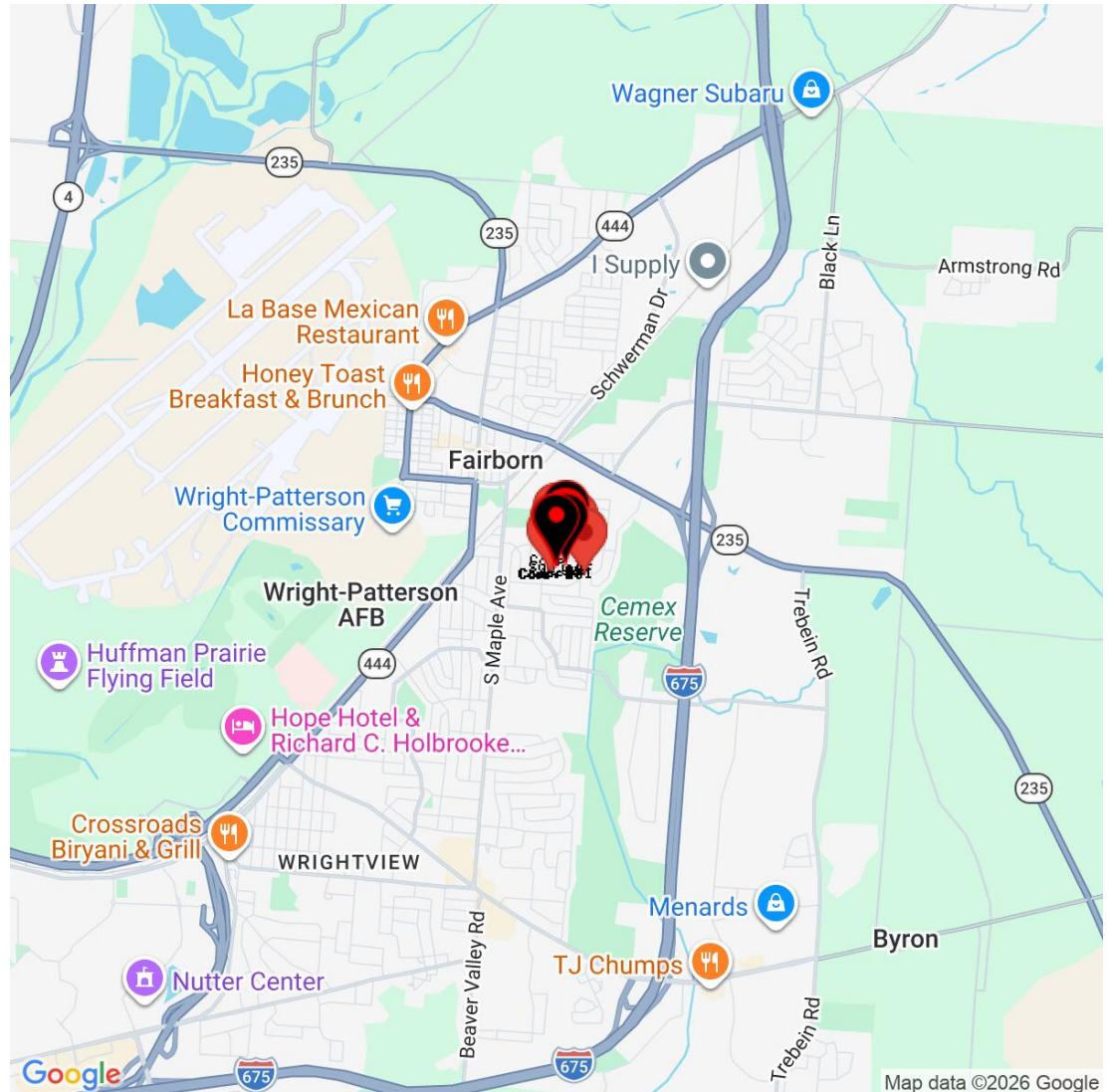




Avm Min: \$128,700 Avm Max: \$157,300	Avm: \$143,000 Confidence: 90	Property Type: Single Family Residence	Property Location: 249 Pat Ln Fairborn, OH 45324
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MISC - for 249 Pat Ln

- ★ Last Sale Amount
\$0
- ★ Year Built
1953
- ★ Days Since Last Sale
723
- ★ Basement
NO BASEMENT
- ★ Last Sale Date
06-17-2024
- ★ Building Square Feet
744
- ★ Lot Square Feet
0
- ★ Bedrooms
2
- ★ Bathrooms
1
- ★ Stories
1



PROPHOG SUGGESTED SOLD & ACTIVE COMPARABLES (3)

- [PropHog Suggested Sold & Active Comparables \(1 of 3\)](#)
- [PropHog Suggested Sold & Active Comparables \(2 of 3\)](#)
- [PropHog Suggested Sold & Active Comparables \(3 of 3\)](#)

SINGLE PAGE VALUATION REPORTS (11)

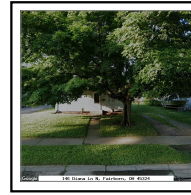
- [Single Page Valuation Report for Subject Property](#)
- [Single Page Valuation Report for Comp 1](#)
- [Single Page Valuation Report for Comp 2](#)
- [Single Page Valuation Report for Comp 3](#)
- [Single Page Valuation Report for Comp 4](#)
- [Single Page Valuation Report for Comp 5](#)
- [Single Page Valuation Report for Comp 6](#)
- [Single Page Valuation Report for Comp 7](#)
- [Single Page Valuation Report for Comp 8](#)
- [Single Page Valuation Report for Comp 9](#)
- [Single Page Valuation Report for Comp 10](#)



Address	249 Pat Ln	250 Pat Ln	849 Flintridge Dr Fl Intridge	230 Pat Ln	224 Pat Ln
City, State, Zip	Fairborn OH 45324	Fairborn OH 45324	Fairborn OH 45324	Fairborn OH 45324	Fairborn OH 45324
SchoolDistrict	Fairborn City School District	Fairborn City School District	Fairborn City School District	Fairborn City School District	Fairborn City School District
Distance	0	0.03	0.03	0.06	0.07
LastSaleAmount	0	149,000	145,000	115,000	105,000
LastSaleDate	06-17-2024	09-11-2025	04-08-2026	02-03-2026	06-24-2025
DaysSinceLastSale	723	272	63	127	351
PendingListing					
CurrentListing					
Stories	1	1	1	1	1
SquareFeet	744	744	792	744	744
Bedrooms	2	2	2	2	2
Bathrooms	1	1	1	1	1
YearBuilt	1953	1953	1952	1953	1953
Basement					
LotSquareFeet	0	8,096	6,549	6,311	6,093
Acreage		0.19	0.15	0.14	0.14
GarageAvailable	false				
GarageSquareFeet	0				
GarageType					
PropertyType	SFR	SFR	SFR	SFR	SFR
AirConditioningAvailable		true	true	true	
MlsListingDate	05-05-2021	07-07-2025	10-27-2025	12-16-2025	04-11-2025
MlsLastStatusDate	10-05-2024	12-08-2025	03-26-2026	01-12-2026	12-08-2025
Owner1FirstName		Roberto	Nicholas	Henry	Madelyn
Owner1LastName	Hfre Holdings Llc	Ramos	Williams	Mak	Rockwell
AbsenteeOwner	false	false	false	true	false
CorporateOwned	true	false	false	false	false
OutOfStateAbsenteeOwner	false	false	false	true	false
InStateAbsenteeOwner	false	false	false	false	false
Vacant	false	false	false	true	false
EstimatedEquity	49,019	33,543	3,959	114,000	5,717
EquityPercent	35	22	2	100	5
OpenMortgageBalance	98,188	119,200	140,650	0	103,098
EstimatedMortgageBalance	88,981				
PreForeclosure	false	false	false	false	false
CashBuyer	false	false	false	true	false
PrivateLender	false	false	false	false	false
LenderName		Jpmorgan Chase Bank Na	Wright-Patt Credit Union Inc	Fifth Third Mortgage Co	American Financial Resources Inc
LandUse	Residential	Residential	Residential	Residential	Residential



Address	249 Pat Ln	44 Galewood Dr	213 Pat Ln	79 Galewood Dr	128 Diana Ln E
City, State, Zip	Fairborn OH 45324	Fairborn OH 45324	Fairborn OH 45324	Fairborn OH 45324	Fairborn OH 45324
SchoolDistrict	Fairborn City School District	Fairborn City School District	Fairborn City School District	Fairborn City School District	Fairborn City School District
Distance	0	0.08	0.08	0.08	0.09
LastSaleAmount	0	115,000	146,000	60,500	150,000
LastSaleDate	06-17-2024	05-15-2026	09-29-2025	11-05-2025	09-15-2025
DaysSinceLastSale	723	26	254	217	268
PendingListing					
CurrentListing					
Stories	1	1	1	1	1
SquareFeet	744	744	744	744	744
Bedrooms	2	2	2	2	2
Bathrooms	1	1	1	1	1
YearBuilt	1953	1952	1952	1952	1952
Basement					
LotSquareFeet	0	6,092	6,078	5,932	6,040
Acreage		0.14	0.14	0.14	0.14
GarageAvailable	false				
GarageSquareFeet	0				
GarageType					
PropertyType	SFR	SFR	SFR	SFR	SFR
AirConditioningAvailable			true		
MlsListingDate	05-05-2021				
MlsLastStatusDate	10-05-2024				
Owner1FirstName		Kenneth	Brayden		Madison
Owner1LastName	Hfre Holdings Llc	Langford	Kennedy	Real Estate Reborn Llc	Randolph
AbsenteeOwner	false	false	false	true	false
CorporateOwned	true	false	false	true	false
OutOfStateAbsenteeOwner	false	false	false	false	false
InStateAbsenteeOwner	false	false	false	true	false
Vacant	false	false	false	false	false
EstimatedEquity	49,019	35,095	6,528	0	8,628
EquityPercent	35	27	4	0	5
OpenMortgageBalance	98,188	94,040	143,355	90,000	145,500
EstimatedMortgageBalance	88,981				
PreForeclosure	false	false	false	false	false
CashBuyer	false	false	false	false	false
PrivateLender	false	false	false	false	false
LenderName		Wright-Patt Credit Union Inc	Crosscountry Mortgage Llc	Octagon Holdings Llc	Crosscountry Mortgage Llc
LandUse	Residential	Residential	Residential	Residential	Residential



Address	249 Pat Ln	136 Diana Ln E	146 Diana Ln N
City, State, Zip	Fairborn OH 45324	Fairborn OH 45324	Fairborn OH 45324
SchoolDistrict	Fairborn City School District	Fairborn City School District	Fairborn City School District
Distance	0	0.09	0.11
LastSaleAmount	0	73,000	60,000
LastSaleDate	06-17-2024	08-20-2025	12-30-2025
DaysSinceLastSale	723	294	162
PendingListing			
CurrentListing			
Stories	1	1	1
SquareFeet	744	744	744
Bedrooms	2	2	2
Bathrooms	1	1	1
YearBuilt	1953	1952	1953
Basement			
LotSquareFeet	0	6,048	6,079
Acreage		0.14	0.14
GarageAvailable	false		
GarageSquareFeet	0		
GarageType			
PropertyType	SFR	SFR	SFR
AirConditioningAvailable			true
MlsListingDate	05-05-2021		
MlsLastStatusDate	10-05-2024		
Owner1FirstName			
Owner1LastName	Hfre Holdings Llc	Fairborn Real Estate Investments Llc	Odd Investments Llc
AbsenteeOwner	false	true	true
CorporateOwned	true	true	true
OutOfStateAbsenteeOwner	false	false	false
InStateAbsenteeOwner	false	true	true
Vacant	false	false	false
EstimatedEquity	49,019	0	59,000
EquityPercent	35	0	100
OpenMortgageBalance	98,188	79,000	0
EstimateedMortgageBalance	88,981		
PreForeclosure	false	false	false
CashBuyer	false	false	true
PrivateLender	false	false	false
LenderName		Advanta Ira Services Llc	
LandUse	Residential	Residential	Residential

Valuation Report for Subject Property



Hfre Holdings Llc
249 Pat Ln, Fairborn, OH 45324

Year Built: 1953	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 249 Pat Ln, Fairborn, OH 45324	Lot Square Feet: 0

Address:	249 Pat Ln	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0 mi
Last Sale Amount:	\$0	Last Sale Date:	06-17-2024
Days Since Last Sale:	723	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	0
Acreage:		Price Per Sqft:	\$185.48
Pending Listing:		Current Listing:	
Owner1 Name:	Hfre Holdings Llc	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	false	Adjustable Rate:	false
Air Conditioning Available:		Air Conditioning Type:	
Assumable:	true	Attic:	false
Auction:	false	Bank Owned:	false
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:	false	Corporate Owned:	true
Death:	false	Death Transfer:	false
Deed In Lieu:	false	Equity:	\$39,812
Equity Percent:	35	Estimated Equity:	\$49,019
Estimated Mortgage Balance:	\$88,981	Estimated Mortgage Payment:	\$589
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	false
Inherited:	false	Investor Buyer:	false
Judgment:	false	Last Sale Price:	\$0
Last Update Date:	06-03-2026	Lien:	false
Loan Type Code First:	FHA	Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	08-01-2025
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:	1250	MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	true
MLS Last Sale Date:	2024-10-05T00:00:00.000Z	MLS Last Status Date:	10-05-2024
MLS Listing Date:	05-05-2021	MLS Listing Price:	94900
MLS Listing Price Per Sqft:	127.55	MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	94900
MLS Status:	Closed	MLS Total Updates:	1
MLS Type:	ForSale	Mobile Home:	false
Notice Type:		Open Mortgage Balance:	\$98,188
Out Of State Absentee Owner:	false	Owner Occupied:	false
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:	false	Reapi Loaded At:	
Sheriffs Deed:	false	Spousal Death:	false
Tax Lien:	false	Trustee Sale:	false
Vacant:	false	Warranty Deed:	false

Valuation Report for Comp 1



Roberto Ramos
250 Pat Ln, Fairborn, OH 45324



Year Built: 1953	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 250 Pat Ln, Fairborn, OH 45324	Lot Square Feet: 8,096

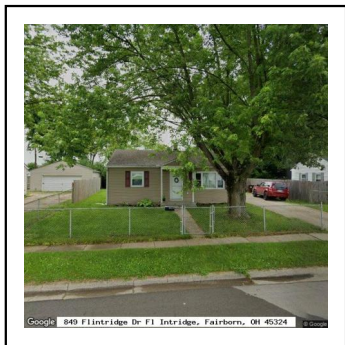
Address:	250 Pat Ln	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.03 mi
Last Sale Amount:	\$149,000	Last Sale Date:	09-11-2025
Days Since Last Sale:	272	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	8,096
Acreage:	0.19	Price Per Sqft:	\$202.96
Pending Listing:		Current Listing:	
Owner1 Name:	Roberto Ramos	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	false	Adjustable Rate:	false
Air Conditioning Available:	true	Air Conditioning Type:	
Assumable:	false	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:		Corporate Owned:	false
Death:	false	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	22	Estimated Equity:	\$33,543
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$715
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	false
Inherited:	false	Investor Buyer:	false
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	09-01-2055
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:	338	MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	true
MLS Last Sale Date:	2025-12-08	MLS Last Status Date:	12-08-2025
MLS Listing Date:	07-07-2025	MLS Listing Price:	145000
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	145000
MLS Status:	Closed	MLS Total Updates:	
MLS Type:	ForSale	Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$119,200
Out Of State Absentee Owner:	false	Owner Occupied:	true
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	

Valuation Report for Comp 2



Nicholas Williams


849 Flintridge Dr Fl Intridge, Fairborn, OH 45324



Year Built: 1952	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 792	Mailing Address: 849 Flintridge Dr, Fairborn, OH 45324	Lot Square Feet: 6,549

Address:	849 Flintridge Dr Fl Intridge	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.03 mi
Last Sale Amount:	\$145,000	Last Sale Date:	04-08-2026
Days Since Last Sale:	63	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	792	Lot Sqft:	6,549
Acreage:	0.15	Price Per Sqft:	\$181.82
Pending Listing:		Current Listing:	
Owner1 Name:	Nicholas Williams	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	false	Adjustable Rate:	false
Air Conditioning Available:	true	Air Conditioning Type:	
Assumable:	false	Attic:	
Auction:	true	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:		Corporate Owned:	false
Death:	false	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	2	Estimated Equity:	\$3,959
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$844
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	false
Inherited:	false	Investor Buyer:	false
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	04-01-2056
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:	226	MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	true
MLS Last Sale Date:	2026-03-26	MLS Last Status Date:	03-26-2026
MLS Listing Date:	10-27-2025	MLS Listing Price:	149900
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	149900
MLS Status:	Closed	MLS Total Updates:	
MLS Type:	ForSale	Mobile Home:	
Notice Type:	FOR	Open Mortgage Balance:	\$140,650
Out Of State Absentee Owner:	false	Owner Occupied:	false
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	

Valuation Report for Comp 3

 **Henry Mak**
230 Pat Ln, Fairborn, OH 45324



Year Built: 1953	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 5891 Shirl St, Cypress, CA 90630	Lot Square Feet: 6,311

Address:	230 Pat Ln	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.06 mi
Last Sale Amount:	\$115,000	Last Sale Date:	02-03-2026
Days Since Last Sale:	127	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	6,311
Acreage:	0.14	Price Per Sqft:	\$153.23
Pending Listing:		Current Listing:	
Owner1 Name:	Henry Mak	Owner2 Name:	Binh My Sy
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	true	Adjustable Rate:	false
Air Conditioning Available:	true	Air Conditioning Type:	
Assumable:	false	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	true
Cash Sale:		Corporate Owned:	false
Death:	false	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	100	Estimated Equity:	\$114,000
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$0
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	true	In State Absentee Owner:	false
Inherited:	false	Investor Buyer:	true
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:	176	MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	true
MLS Last Sale Date:	2026-01-12	MLS Last Status Date:	01-12-2026
MLS Listing Date:	12-16-2025	MLS Listing Price:	123000
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	123000
MLS Status:	Closed	MLS Total Updates:	
MLS Type:	ForSale	Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$0
Out Of State Absentee Owner:	true	Owner Occupied:	false
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	true	Warranty Deed:	

Valuation Report for Comp 4



Madelyn Rockwell
224 Pat Ln, Fairborn, OH 45324



Year Built: 1953	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 224 Pat Ln, Fairborn, OH 45324	Lot Square Feet: 6,093

Address:	224 Pat Ln	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.07 mi
Last Sale Amount:	\$105,000	Last Sale Date:	06-24-2025
Days Since Last Sale:	351	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	6,093
Acreage:	0.14	Price Per Sqft:	\$143.82
Pending Listing:		Current Listing:	
Owner1 Name:	Madelyn Rockwell	Owner2 Name:	Aaron Rockwell
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	false	Adjustable Rate:	false
Air Conditioning Available:		Air Conditioning Type:	
Assumable:	true	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:		Corporate Owned:	false
Death:	false	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	5	Estimated Equity:	\$5,717
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$619
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	false
Inherited:	false	Investor Buyer:	false
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	07-01-2055
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:	425	MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	true
MLS Last Sale Date:	2025-12-08	MLS Last Status Date:	12-08-2025
MLS Listing Date:	04-11-2025	MLS Listing Price:	110000
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	110000
MLS Status:	Closed	MLS Total Updates:	
MLS Type:	ForSale	Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$103,098
Out Of State Absentee Owner:	false	Owner Occupied:	true
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	

Valuation Report for Comp 5




Kenneth Langford
44 Galewood Dr, Fairborn, OH 45324

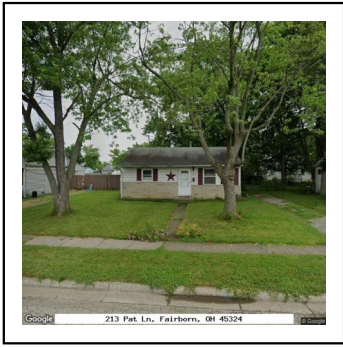


Year Built: 1952	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 44 Galewood Dr, Fairborn, OH 45324	Lot Square Feet: 6,092

Address:	44 Galewood Dr	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.08 mi
Last Sale Amount:	\$115,000	Last Sale Date:	05-15-2026
Days Since Last Sale:	26	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	6,092
Acreage:	0.14	Price Per Sqft:	\$173.39
Pending Listing:		Current Listing:	
Owner1 Name:	Kenneth Langford	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	false	Adjustable Rate:	false
Air Conditioning Available:		Air Conditioning Type:	
Assumable:	false	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:		Corporate Owned:	false
Death:	true	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	27	Estimated Equity:	\$35,095
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$564
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	false
Inherited:	false	Investor Buyer:	false
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	06-01-2056
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:		MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	false
MLS Last Sale Date:	2026-05-15	MLS Last Status Date:	
MLS Listing Date:		MLS Listing Price:	
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	
MLS Status:		MLS Total Updates:	
MLS Type:		Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$94,040
Out Of State Absentee Owner:	false	Owner Occupied:	false
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	

Valuation Report for Comp 6

 **Brayden Kennedy**
213 Pat Ln, Fairborn, OH 45324



Year Built: 1952	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 213 Pat Ln, Fairborn, OH 45324	Lot Square Feet: 6,078

Address:	213 Pat Ln	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.08 mi
Last Sale Amount:	\$146,000	Last Sale Date:	09-29-2025
Days Since Last Sale:	254	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	6,078
Acreage:	0.14	Price Per Sqft:	\$198.92
Pending Listing:		Current Listing:	
Owner1 Name:	Brayden Kennedy	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	false	Adjustable Rate:	false
Air Conditioning Available:	true	Air Conditioning Type:	
Assumable:	true	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:		Corporate Owned:	false
Death:	false	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	4	Estimated Equity:	\$6,528
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$860
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	false
Inherited:	false	Investor Buyer:	false
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	10-01-2050
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:		MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	false
MLS Last Sale Date:	2025-09-29	MLS Last Status Date:	
MLS Listing Date:		MLS Listing Price:	
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	
MLS Status:		MLS Total Updates:	
MLS Type:		Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$143,355
Out Of State Absentee Owner:	false	Owner Occupied:	true
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	

Valuation Report for Comp 7



Real Estate Reborn Llc
79 Galewood Dr, Fairborn, OH 45324



Year Built: 1952	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 35 Country Place Ct, Xenia, OH 45385	Lot Square Feet: 5,932

Address:	79 Galewood Dr	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.08 mi
Last Sale Amount:	\$60,500	Last Sale Date:	11-05-2025
Days Since Last Sale:	217	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	5,932
Acreage:	0.14	Price Per Sqft:	\$81.99
Pending Listing:		Current Listing:	
Owner1 Name:	Real Estate Reborn Llc	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	true	Adjustable Rate:	false
Air Conditioning Available:		Air Conditioning Type:	
Assumable:	false	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:		Corporate Owned:	true
Death:	true	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	0	Estimated Equity:	\$0
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$540
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	true
Inherited:	false	Investor Buyer:	true
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	05-30-2026
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:		MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	false
MLS Last Sale Date:	2025-11-05	MLS Last Status Date:	
MLS Listing Date:		MLS Listing Price:	
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	
MLS Status:		MLS Total Updates:	
MLS Type:		Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$90,000
Out Of State Absentee Owner:	false	Owner Occupied:	false
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	

Valuation Report for Comp 8



Madison Randolph
128 Diana Ln E, Fairborn, OH 45324



Year Built: 1952	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 128 Diana Ln E, Fairborn, OH 45324	Lot Square Feet: 6,040

Address:	128 Diana Ln E	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.09 mi
Last Sale Amount:	\$150,000	Last Sale Date:	09-15-2025
Days Since Last Sale:	268	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	6,040
Acreage:	0.14	Price Per Sqft:	\$204.30
Pending Listing:		Current Listing:	
Owner1 Name:	Madison Randolph	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	false	Adjustable Rate:	false
Air Conditioning Available:		Air Conditioning Type:	
Assumable:	false	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:		Corporate Owned:	false
Death:	false	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	5	Estimated Equity:	\$8,628
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$873
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	false
Inherited:	false	Investor Buyer:	false
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	09-01-2055
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:		MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	false
MLS Last Sale Date:	2025-09-15	MLS Last Status Date:	
MLS Listing Date:		MLS Listing Price:	
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	
MLS Status:		MLS Total Updates:	
MLS Type:		Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$145,500
Out Of State Absentee Owner:	false	Owner Occupied:	true
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	

Valuation Report for Comp 9

 **Fairborn Real Estate Investments Llc**
136 Diana Ln E, Fairborn, OH 45324



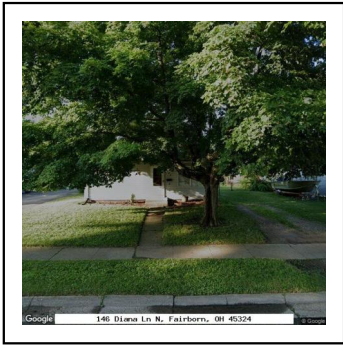
Year Built: 1952	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 420 Kirkwood Dr, Fairborn, OH 45324	Lot Square Feet: 6,048

Address:	136 Diana Ln E	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.09 mi
Last Sale Amount:	\$73,000	Last Sale Date:	08-20-2025
Days Since Last Sale:	294	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	6,048
Acreage:	0.14	Price Per Sqft:	\$99.46
Pending Listing:		Current Listing:	
Owner1 Name:	Fairborn Real Estate Investments L	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	true	Adjustable Rate:	false
Air Conditioning Available:		Air Conditioning Type:	
Assumable:	false	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	false
Cash Sale:		Corporate Owned:	true
Death:	false	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	0	Estimated Equity:	\$0
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$474
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	false	In State Absentee Owner:	true
Inherited:	false	Investor Buyer:	true
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:		MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	false
MLS Last Sale Date:	2025-08-20	MLS Last Status Date:	
MLS Listing Date:		MLS Listing Price:	
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	
MLS Status:		MLS Total Updates:	
MLS Type:		Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$79,000
Out Of State Absentee Owner:	false	Owner Occupied:	false
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	

Valuation Report for Comp 10



Odd Investments Llc
146 Diana Ln N, Fairborn, OH 45324



Year Built: 1953	Property Type: Single Family Residence	County: Greene County
Bedrooms: 2	Bathrooms: 1	Stories: 1
Square Feet: 744	Mailing Address: 1156 Beech St, Fairborn, OH 45324	Lot Square Feet: 6,079

Address:	146 Diana Ln N	City State Zip:	Fairborn OH 45324
School District:	Fairborn City School District	Distance:	0.11 mi
Last Sale Amount:	\$60,000	Last Sale Date:	12-30-2025
Days Since Last Sale:	162	Bedrooms:	2
Bathrooms:	1	Stories:	1
Sqft:	744	Lot Sqft:	6,079
Acreage:	0.14	Price Per Sqft:	\$79.30
Pending Listing:		Current Listing:	
Owner1 Name:	Odd Investments Llc	Owner2 Name:	
M F H2to4:	false	M F H5plus:	false
Absentee Owner:	true	Adjustable Rate:	false
Air Conditioning Available:	true	Air Conditioning Type:	
Assumable:	false	Attic:	
Auction:	false	Bank Owned:	
Basement Finished Percent:		Cash Buyer:	true
Cash Sale:		Corporate Owned:	true
Death:	false	Death Transfer:	
Deed In Lieu:		Equity:	\$0
Equity Percent:	100	Estimated Equity:	\$59,000
Estimated Mortgage Balance:		Estimated Mortgage Payment:	\$0
Flood Zone:	true	Flood Zone Description:	AREA OF MINIMAL FLOOD HAZARD
Flood Zone Type:	X	Free Clear:	false
High Equity:	true	In State Absentee Owner:	true
Inherited:	false	Investor Buyer:	true
Judgment:	false	Last Sale Price:	
Last Update Date:	06-03-2026	Lien:	
Loan Type Code First:		Loan Type Code Second:	
Loan Type Code Third:		Maturity Date First:	
MLS Active:	false	MLS Cancelled:	false
MLS Days On Market:		MLS Failed:	false
MLS Failed Date:		MLS Has Photos:	false
MLS Last Sale Date:	2025-12-30	MLS Last Status Date:	
MLS Listing Date:		MLS Listing Price:	
MLS Listing Price Per Sqft:		MLS Pending:	false
MLS Sold:	true	MLS Sold Price:	
MLS Status:		MLS Total Updates:	
MLS Type:		Mobile Home:	
Notice Type:		Open Mortgage Balance:	\$0
Out Of State Absentee Owner:	false	Owner Occupied:	false
Pre Foreclosure:	false	Private Lender:	false
Quit Claim:		Reapi Loaded At:	
Sheriffs Deed:		Spousal Death:	
Tax Lien:	false	Trustee Sale:	
Vacant:	false	Warranty Deed:	