



2019 CHAMPAIGN COUNTY FAIR NEWSLETTER,

Dear Friends, Customers, and Clients,

It is time again
again and again.
continuing to



for our bi-annual **HLIC** Newsletter. We thank **you** for allowing us to serve **you**
We are pleased to share with you that real estate sales in Champaign County are
improve. It is now a seller's market.

The availability of listings in Champaign County has been increasing in **2019** compared to **2018**.
Presently there are 148 listings on the market in May compared to 127 listings on the market in May 2018.

More MLS data from WRIST for Champaign County real estate for **2018** is: average size home is 1702
square feet; average sold price is \$137,053; average price per square foot is \$81.00; and average days on
market (DOM) is 100.

Now in **2019** in Champaign County the average size home is 1637 square foot; the average sold price is
\$139,438; the average cost per square foot is \$83.76; and average days on market (DOM) is 101.

Interestingly, reviewing 2018 with 2019 the home sale data is comparable

Come to our fair booth office in the merchant building
happy clients' board, both sides, and submit your num-
ber in our "house" box. The numbers
will be viewed after the fair. The person who comes the
wide screen TV.



August 2-9 and count faces on our
ber in our "house" box. The numbers
closest to counting the faces will win a

After counting faces view our listings of homes and land on our display boards. You may go home with a
new property.

Search and find 7 county MLS listings at
www.gohendersonland.com

Market Trends

The sales for 2019 number of real estate
when compared with 2018 sales for
the first half of the year. There were
382 conveyances in 2019 compared to 407 in
2018 or 7% less transactions. This is a surprise.
However, the total real estate sales amount was
\$61,963,322 in first half of 2019 and was
56,991,832 in the first half of 2018 or 8% more
sales volume in 2019. According to the Cham-
paign County Auditor's records the average trans-
action sale was \$162,207 in first half of 2019 com-
pared to \$140,029 in 2018.



The Ohio Association of REALTORS May sales
data for WRIST, our regional 7 county MLS, on

the other hand shows a 6.7% increase in number
of sales and an 11.8% increase in the average
sale value to \$158,008 for first half
2019. FYI, the Ohio Association
of REALTORS May records show the
average home sale price in Ohio for
first half of 2019 was \$200,777 or
7.1% higher than 2018. The number of Ohio
sales was at 15,567 or 3.5% higher and the total
sale amount increased 10.8% in first half of 2019
to \$3,125,502,004 compared to 2018. Our local
WRIST sales data reflects more market strength
than Ohio statewide.



**WE NEED LISTINGS, and we know where
the buyers are.!!!**

New Construction

The 19 County permits in Champaign
construction and for new home construc-
tion and modular homes in 2019
are nearly equal with 20 per-
mits for the first half of 2018.
These numbers are for January through June.
The 2019 estimated permits total about
\$5,028,000 or \$264,000 average per residence.
The first half 2018 estimated permits total about
\$4,281,000 or \$214,000 average per residence.













The total commercial building permits for 2019
were 3 according to records for the Building
Regulations Department with David Vernon
Crematorium being the principal with a permit
value of \$500,000.

In U.S. construction of single family homes fell
6.4% in May while construction of apartments
rose 10%.












Real Estate News

Local Real Estate News



- Mortgage interest rates are slightly lower than this past spring. Fixed interest rates between 3.70% and 4.5% are available for personal residences at many banks and mortgage companies for 10 to 30 year conventional loans. Variable rates can be secured between 4% and 4.5% for 1 to 7 year terms. Variable rate mortgage loan interest rates are nearly equal to conventional loan rates today. 2019 is a **super** time to buy a  home!!!! Mortgage interest rates are **affordably** low.
- Unemployment for 2019 has decreased in Ohio. The unemployment rate for **Champaign County** is 2.9% for May 2019 compared to **4.7%** in January 2019. The unemployment rate in Clark County is 3.3%, Logan County is 2.8%, Madison County is 3.1%, Miami County is 3.1%, Shelby County is 2.9%, and Union County is 2.6%. **Ohio's** and the U.S. unemployment rate for May 2019 were respectively **3.5%** and 3.6% and were respectively **4.7%** and 4.0% in January 2019. 
- The first half of 2019 sales tax revenue  increased 9% to \$2,824,724 for Champaign County from first half of 2018 sales tax revenue according to Auditor Karen Bailey. **This is positive.** Sales tax revenue makes up 50% of Champaign County's budget and is an important revenue source balancing reductions in state funding.
- The five highest Champaign County real estate tax delinquencies are: John Stamper Jr. \$38,049. (Property was offered at tax foreclosure sale but did not sell due to EPA issues. This is old Roberts Refuge dump on North Ludlow Road); Bodey & Son Limited Partnership \$30,724; Village of Mechanicsburg \$17,632; and David Pierce \$15,703. (Property was offered at tax foreclosure sale but did not sell. It will go to Auditor's sale in November/December); John Holbrook \$13,786. 303 delinquent tax payers on a payment plans are not included.
- The Treasurer's office continues to aggressively work the delinquencies. Since November 2018 the Champaign County Treasurer has begun the foreclosure process on 55 properties. 5 have sold, 8 property owners entered into a payment plans, and 22 properties are scheduled to sell this winter.
- In  first half 2019 Champaign County had 32 sheriff sales compared to 35 sheriff sales in first half of 2018. This represents a 10% reduction in sheriff sales.
 - Casino tax revenue collected for Champaign County was approximately \$236,324 in first  half of 2019 and was 2% higher than the collected tax in first half 2018.
- Urbana City purchased the Fifth Third Bank building adjacent to the Municipal Building on South Main. This building will be used for city business offices - utility billing, income tax, and human resources.
- The Urbana Champaign County Senior Center obtained a conditional building permit for its new property at 150 Patrick Avenue. The approximate size of the new 1 story building is 8400 square feet according to Mary Lee Gecowets, Senior Center Vice President.
- Old and in  Souls Farm on Smith Road plans a 10 acre greenhouse building expansion to grow more basil, arugula, spring lettuce, and the future possibly tomatoes, peppers, cucumbers, and strawberries. Can you imagine a building 10 acre in size? Ethan Snyder, owner, says the greenhouse will probably be the most diverse in Ohio.
- A new winery, Dragonfly Vineyard, opened this summer on West Herr Road. Connie and Kent Eichenauer are the proprietors..
- Champaign County may now be known as "wine country". We now have 3 wineries: Dragonfly Vineyard, Follock Winery, and St. Ives Winery. Interestingly, guess the latitudinal coordinate for Champaign County? 40 degrees. The great vineyards in California and France are in the belts between the 30th and 50th parallels. Champaign County lies right near the "sweet spot" of those two parallels. 
- Hiking is one of the fastest growing outdoor activities in U.S. Luckily, here in Champaign County we have 4 terrific hiking areas. They are 1. Siegenthaler-Kaestner Esker State Nature Preserve on Couchman Road, 2. Tall-grass Prairie trail at Cedar Bog, 3. Kiser Lake State Park with 7 trails including the Wetlands trail, and 4. Davy Woods an Ohio State Nature Preserve on Smith Road. 
- On May 17, many areas in Champaign County had flooding conditions that closed roads and schools. The Village of West Liberty was severely flooded.
- Monument Square "redo" roundabout construction began in early May. This project involves laying new sewer, water, and gas lines north, east, west, and south of Monument Square. This project is costing \$1.33 million dollars.
- Construction of Mercy Health's \$14 million medical campus in Enon has begun.
- Marcia Bailey, Director of Champaign Economic Partnership (CEP), notes that major 2019 projects include 1) The 51 room Cobblestone Hotel, 2) Completion of cleanup of the former Q3/Johnson Manufacturing site, 3) Development of the proposed Legacy Place projects to transform the former Urbana North and South Elementary schools and the Douglass Hotel into 51 affordable senior living apartments.
- Ground  was broken in May at the 3 acre site near the intersection of U.S. 68 and State Route 55 for the new 51 room Cobblestone Hotel.
- Ohio Development Services Agency awarded \$988,058 in tax credits for Legacy Place. Legacy Place is eligible for an additional tax credit allocation up to \$1,315,118 as it becomes available.
- ODSA estimated the cost of Legacy Place at \$13,164,335.
- Champaign County Health Department announced that it will be checking septic systems to determine if they are up to  code.
- Excavation started in April for 34 townhouse units on corner of Center and Columbia Streets in Springfield. Units will be 1300 square feet and cost about \$200,000. Completion is expected in 2021.

Real Estate News

Local Real Estate News continued



- Urbana's Mumford's Potato Chips is for sale. The relationship with Shearers  Snack has terminated.
- The low inventory of available homes for sale is driving home values higher.
- Upper Valley Mall owned by Clark County Land Bank is being considered by Home Plate Sports Academy for a multipurpose sports complex—baseball, pickleball, basketball, go karts, volleyball, and competitions for various things. Trampoline center, movie theater, restaurants, hotels are speculated. Clark County Land Bank bought the 40 acre mall site exclusive of Sears for about \$3 million in May 2018.
- South High  Street in Urbana is targeted for future improvement upgrades including pavement, drainage, bicycle, pedestrian, and parking.
- Champaign and local counties have been focused on the weather this year. Presently we are 6" above average precipitation at 28 inches. (Cincinnati is 12.9 inches above normal). 15 tornados touched down in Miami Valley doing substantial damage in the Dayton area. Flooding has occurred in several areas. Farmers are late planting crops.
- 8 apartments at Settlers Ridge at 941 State Route  29 West were flooded and temporarily condemned.
- Monument Square is expected to have rest rooms  in Legacy Park to serve the public.
- In February, Jason Dagger of Innogy (new owner  of EverPower) said construction of the Buckeye Wind Project  would begin this Spring and full construction will commence in 2020. We have not read news of any new construction.
- Columbus is ranked 11th in bedbug infested cities by Terminix and 5th by Orkin.
- The F-35 Lighting II management program will be based at Wright-Patt. The F-35 is the  country's most expensive weapons system. It has a projected operating cost of more than \$1 trillion. The program  could bring 400 jobs to the base.
- Hutton Tower, formerly the Credit Life Building, is being foreclosed upon by Peer Street Financing for delinquent mortgage payments of \$4.65 million. Hutton Tower owes Springfield Forward \$7.5 million and \$67,000 in real estate taxes. Hutton Tower is one of the largest buildings in downtown Springfield.
- Terrapin Ridge Farms, a newer business in Urbana operating out of Damewood Enterprises warehouse at 700 West Court Street, markets gourmet foods. Mary O'Donnell is CEO.
- Downsize Farms, originated in Cable to help local residents with developmental disabilities maximize their potential, has expanded into Clark County. It is leasing 4815 Urbana Road, a former car dealership. Director Bob Custer reports that the plan is to operate a shred mill and wood shop.
- Urbana East Elementary School was razed and is now a large vacant lot.
- Urbana's Department of Zoning and Compliance launched their Vacant Building Enforcement Program in March which requires owners of all vacant structures to register their properties. There are approximately 70-75 residential vacant properties and an unknown number of commercial properties. The owners of vacant properties will be required to pay an annual registration fee that incrementally increases. This fee is expected to motivate vacant property owners to improve their properties for occupancy.
- Springfield Sears closed in March. It was Upper Valley Mall's last surviving anchor.
- Speedway generates the greatest revenue for a local company and is one of the largest local employers  with 1200 people.
- Scenic Clifton Mill  is one of the largest water powered grist mills still in existence. During the Christmas holidays 4 million lights illuminate  the Mill and gorge and landscape attracting spectators from near and far.

State Real Estate News

- Ohio has lost 25% of its dairy farmers since 2017. In January 2017 there were 2647 dairy farms in Ohio compared to 2045 in January 2019. Profit margins have narrowed, and mega dairy farms in Michigan have generated a glut of milk coming into Ohio. 
- Algae blooms (blue-green algae) continue to be identified and presents a problem for water treatment plants. 
- The College of Food, Agricultural and Environmental Services (CFAES) at OSU is launching a program to help improve Ohio's water issues including algae blooms and urban stormwater runoff.
- Scioto Ridge wind farm broke ground in Logan and Hardin Counties in June. This is a project of Innogy Renewables, a company based in Essen, Germany. The project will erect 75 Siemens Gamesa turbines—a \$300 million total investment.
- A US District Judge ruled against Toledoans for Safe Water who recently passed the Lake Erie Bill of Rights. This bill would have allowed Toledo to be proactive in suing the land owner contributing to watershed runoff into Lake Erie, as we understand the Bill.










Real Estate News

State Real Estate News continued

- Residents in Warren County filed a lawsuit against the county commissioners approval of a 60 home development north of Lebanon. The lawsuit names the developer and the neighbors selling 70 acres. The lawsuit claims the county commissioners violated the county's open-space requirements.
- Columbus investors are searching for deals in hopes of capitalizing on a federal program that could save significant tax money. There are 52 "opportunity zones" in central Ohio - neighborhoods that local and state officials have identified as blighted and in need of investment. Urbana has one of these "opportunity zones."
- The Great Lakes region is warming more quickly than the rest of U.S. according to a study. The region has become wetter and has more storms.
- Local governments will no longer be able to ban residents from raising chickens, goats, rabbits, and  other animals in their back yard unless neighbors file a complaint about the noise or smell they create. This is covered under House Bill 124.
- Xenia is considering a change in the city code that would eliminate notifying property owners each time their grass gets higher than 10 inches. A one time warning would be issued and fee increased from \$100 to \$150.
- Want to grow strawberries, tomatoes, peppers, and leafy greens year around? Using various season-extending techniques including hoop houses, high tunnels, and green houses, the OSU Extension educators work with consumers to help them grow more food locally when production outdoors is not feasible. 
- The owner of Steam Plant Dayton agreed to plead by bill of information to failing to inspect the building for **asbestos** before its renovation which is a violation EPA rules.
- The  owner of a historic Dayton home—once the residence of former Governor James E. Cox—is willing to give the mansion away to the right buyer according to the president of the Dayton View Historic District.
- Ohio is set to receive nearly \$6.2 million in affordable housing grants from the U.S. Department of Housing and Urban Development. The purpose of the grants are to help create and preserve safe, affordable housing for low-income households and those who are homeless.
- Investment in the energy rich shale sector in eastern Ohio continues to grow reaching \$74 billion since 2011 according to a report commissioned by **JobsOhio**.
- IHS Markit released estimates that show by 2040 the Utica and Marcellus shale regions of Ohio, West Virginia, and Pennsylvania will supply 45% of U.S. natural gas production.
- West End residents in Cincinnati are being displaced by a new \$200 million soccer stadium. FC Cincinnati general manager alleges that City Council's request that the team provide "safe, quality, and affordable housing" to displaced residents is outside the law.
- Ohio has reclaimed its identity as the  country's Number 4 craft beer producer behind Pennsylvania, California, and Colorado. Ohio has almost 300 craft breweries.
- Correcting or solving the algae issue for Lake Erie is still unresolved.
- Governor Mike DeWine wants to spend nearly \$1 billion on water quality projects to clean up toxic algae in Lake Erie and to protect other lakes and rivers. This money would also be allocated to other water issues.
- FirstEnergy filed for bankruptcy protection in March and wants out of electric generation and consequently wants to shut down Davis-Besse, a nuclear power plant in 2 years. Full shutdown (decommissioning) could take 60  years. There is pending legislation in Ohio congress to provide for a fee paid by all electric customers to upgrade these power plants.
- Mail-order homes sold by Sears, Roebuck and Company in the early 20th century have proved more durable and enduring than the company itself. Several are in Springfield. The Thornton home at 2847 U.S. 36 West, Urbana is a Sears home.
- A proposed federal law could direct EPA to declare dangerous chemicals found in water supplies in Dayton and at Wright Patterson Air Force Base as hazardous substances under the EPA Superfund law.
- Kettering Tower in downtown Dayton will be rebranded Stratacache Tower and have \$20 million invested in it. Kettering Tower sold for \$13 million.
- 1800 Dayton residents will  receive \$602 for settlement in class action law suit against Stony Hollow Waste Management Landfill because of odor complaints.
- A new study shows three area military installations (Wright-Patterson Air Force Base, Springfield Air National Guard Base, and Dayton VA) provide tens of thousands of jobs and have more than \$16 billion economic impact on the Dayton area.
- iFLY, a \$350 million new indoor  skydiving complex in Cincinnati, was to open this spring. There are 48 locations worldwide and 36 in the U.S. This unique attraction, being first of its kind in Ohio, will attract thousands of new visitors to area.
- The First District Court of Appeals heard arguments in a case that has potential to end Hamilton County's controversial homeless camp ban. Advocates for the homeless say shelters are almost always over capacity.
- Franklin Commissioners agreed to back about \$45 million in debt to finance the expansion of the Hilton Downtown Columbus abutting the Greater Columbus Convention Center.
- General Dynamic Land Systems  in Lima has received \$335 million to deliver 12 prototype military vehicles. These medium-weight, large-caliber combat vehicles will support infantry brigades. The vehicles must be highly lethal, survivable, and mobile.
- Distressed counties co-exist side by side with prosperous counties throughout Ohio. Witness Delaware County with income per person 50% higher than statewide average, and neighboring Marion County with income one half that of Delaware. Poorer counties are affected by factory closings, declining populations, stagnant incomes, and more recently, the opioid crisis.

Real Estate News

National Real Estate News


- Southern banking giants, BB&T and SunTrust, announced they would merge in a merger since the chaos of the 2008 financial crisis. This deal would create the 6th  \$66 billion deal. This is first big bank largest U.S. bank
- Sears is getting ready to open its first batch of smaller stores after its journey through bankruptcy. The smaller stores  will not carry clothing but will focus on appliances, mattresses, and services.
- Yabba Dabba Do, a life-size Fred Flintstone, is a public nuisance according to the town of Hillsborough, a suburb of San Francisco. Another battle in the war between government rules and property rights. The town wants the structure and dinosaurs removed. A property owner plans a lawsuit to counter-claim. 
- Sea rise may be harming home values along the Atlantic Ocean because of eroding and flooding as a result of global warming.
- Long term mortgage rates fell the 2nd week in  May. The 30 year average rate is 4.07%.
- A landlord who would not lease to Muslims in Denver must pay a \$675,000 fine.
- U.S. productivity grew at a solid 3.6% in the first 3 months of 2019, the strongest quarterly gain in more than 4 years.
- In Virginia and in other states a natural gas pipeline company can take possession of land immediately through eminent domain to build the pipeline and pay for the land later. This is accomplished by obtaining a preliminary injunction from judges. Federal law gives energy companies the ability to invoke eminent domain to build pipelines. When judges defer the decision on payment, it deprives landowners of any leverage they might have in negotiations, not to mention delaying the payment. One landowner is petitioning the U.S. Supreme Court to end this practice. Lawyers for the pipeline companies argue that pipeline construction is complex and the delays associated with negotiating price can knock the projects off schedule. Further, the lawyers argue that there is no real harm to the landowner in delaying the payment as long as the pipeline company puts up an appropriate bond to ensure payment later. 
- Marriott Hotels is pushing more heavily into home-sharing, confident that its ties and loyalty points can lure travelers away from rivals like Airbnb. The combination of luxury properties and HomeAway, world's largest hotel company will soon start taking reservations through its website for 2000 homes in 100 markets in the U.S., Europe, and Latin America. The homes in Marriott's program are not exclusive Marriott properties. Marriott is partnering with rental management companies. 
- For its part, Airbnb is encroaching further into hotels.
- State governors helped the U.S. Treasury Department choose 9000 economically distressed "opportunity zones" where people can get a tax break for investing in certain businesses and properties. To get federal tax breaks, people must invest earnings from selling stocks, bonds, or property in a fund, and in turn, invest in businesses or property in an "opportunity zone". Investors who put money into such a fund can defer paying taxes on their gains right away and earn 15% tax cut on the gains after holding their shares for 7 years. There is an Opportunity Zone in Urbana in northeast quadrant. Marsha Bailey at Champaign Economic Partnership can provide extensive information.
- The boom in internet lending is putting small banks in a bind. The smaller traditional lender will have to find ways to adjust to the changes wrought by financial technology. A March study found that 27% of "peer to peer" lending dollars has displaced traditional bank lending. "Peer to peer" or social lending match people who want a steady income through lending to borrowers who want to borrow online.
- HUD has  charged Facebook with discrimination because of its ad-targeting system. The system allows advertisers to exclude people based on their neighborhood. Facebook's ad platform is "encouraging, enabling, and causing high-tech housing discrimination" because it allows advertisers to exclude people who they do not want to see their ads.
- Oakland Athletics badly need a new stadium and Oakland need new housing. The Oakland Athletics have  offered to build 3000 new homes near a proposed waterfront ballpark and another 3000 on the Coliseum site to encourage the City to approve the ballpark site.
- Airbnb will test prototype homes in 2019. The new project called Backyard is an initiative to prototype new ways that homes can be designed, built, and shared by owners or occupants who rent and share living spaces.
- 7 fastest-growing retirement havens are: Punta Gorda, Florida; Cape Coral, Florida; Prescott, Arizona; Santa Fe, New Mexico; Tucson, Arizona; Morehead City North Carolina; and Asheville, North Carolina. 
- Google pledged \$1 billion worth of land and money in June to build affordable housing in the San Francisco and Bay area. This will generate 5000 homes.
- Facebook is building a massive solar farm in West Texas that is believed to be the largest solar project in U.S. This is Facebook's first direct investment in renewable energy.
- U.S. long-term mortgage rates are at historically low levels. Freddie Mac said the average rate on the 30 year fixed-rate mortgage is 3.82%, its lowest point since September 2017. The average rate for 15 year fixed-rate home loans is 3.26%..

Thank You Buyers & Sellers since the Last Newsletter

NEW OWNERS	PROPERTY	SELLERS	NEW OWNERS	PROPERTY	SELLERS
William Brown William & Vicki Brown Jason Yoder Keith&Jessamin Moreland Karla Gilson John & Shirley Steinberger Kyle Toy & Kristin Spencer & Katie Saunders Jenkins & Rodgers Joseph & Marilyn Stanley Tyler Belt Michael & Michele Slone Susan Floyd Brian Erwin Judith Markin Trenton Pugh Lewis & Rhonda Crawford Susan Hanens Steven Klingler & Nichole Dustan&Heather Cramblett Loren Ropp Erick & Dena Eckurd Kenneth & Barbara King Jim & Charlie Reed Bradley & Heidi Singer	208 Dewey 618 S Main 413 Walker 3271 Horseshoe Rd 3025 Bahia 403 S High St 7581 Johnson Rd 3925 Melody Ln 3509 Heck Rd 3414 Dialton Rd 10947 Park Dr 19 A Rwood-Quincy 136 W Poplar St 227 W Poplar 219 Orange 439 S Kenton 501 Loudon 165 Pearce Place 110 Pearce Pl 1.8 Acres Heck Rd 3235 Saint Paris Pk 4591 Maher St 137 W Ward 214 E Church 553 E Court	Marcella Portis Estate Lorrinda Saxby Harold Brown Christian & Amy Friesen Michael Clemens Estate Robin Pauly Chris & Jessica Anders Jared Siri Estate of Joydean Boitnott Estate of Joydean Boitnott Weldon & Sharon Potts John & Eileen Gaier Ruth Dickerson Chris & Melissa Kleinhans Cyndi Rosales The Peoples Savings Bank Frank & Andrea Morrow John & Barbara Ashbaugh Favian Eckstein Brian & Pam Dershem Wayne & Gina Marsh Susan Freyhoff Pemberly Investment Co Estate of Phyllis Ford Jessamin Watson-Moreland	Grant & Demora Holcomb ChampaignCommissioners Karen Saum Shari Rowe Troy & Tracy Teepee Christian & Kelly Callison Taelor Cox Reinaldo & Rosa Resto Janalee Black Geoffrey&Chelsie Trolinger David & Kacey Moore Robert Johnson David & Kimberly Lewis Tess Howard Scott Hill Kelsi Sue's Playhouse, LLC Emily Heater Christy Bayham Tia Spriggs Martin & Cindy Rodriguez Tim & Noelia Taynor Julie Brown Ryan Ruhe & Brooke	123 E Church 326 Miami St 1327 Kingsgate 5700 St Rt 55 11287 Runkle Rd 3930 Dowds 906 Wooddale 160 Eastview Dr 202 W Poplar 214 N High St 1460 W Michaels Rd 11296 Elm, GVH 4055 Lawrenceville Dr 1494 Grimes Ave 350 Boyce 62 Oakland 209 W Newell 7385 Ballentine Pk 364 W Main 4545 S Dayton Brandt 3422 Heck Rd 553 E Court 12612 Christiansburg-Jackson	Ren Ovations LLC MTGLQ Investors Ronald Riley Robert & Linda Dover Mike&Sandra Thomuseitt Fannie Mae Charles Revocable Trust Ann Levings Beau Drum Monty & Kathy Fent Doug Schroeder Oscar & Lori Puterbaugh Kenneth & Nancy Murphy Y'vonne Berryman Joshua Mayse & Rebecca Theresa Cox Sirva Relocation Credit HUD William & Sharon Hanlin Elvis Kidd Lou Ward Estate Bradley & Heidi Singer Kenneth & Susan Hazlett

Real Estate News

Miscellaneous Real Estate News

- Average U.S. household wealth is \$96,679. The highest 1% holds about 40% of the nation's wealth.
- Apartment demand in second quarter 2019 spiked 11% from 2018 pushing rent up an average of 3% nationally to \$1390 per month according to RealPage, a real estate software firm. Some of this apartment demand results from the severe weather on the east coast this spring.
- Jackie Kennedy's 340 acre farm in Martha's Vineyard, Massachusetts is listed for sale at \$65 million.
- New York City in July imposed a mansion tax on sales over \$1 million. This is motivation for buying in Florida.
- Rent versus buy is a matter of finances and emotion. 
- Small business owners are upbeat about their companies' prospects even as they have a harder time getting bank loans. This is from a survey of owners by researchers at Pepperdine University Business School and Dun & Bradstreet Corp.
- Millennials in the U.S. are struggling to afford homes. Nearly half who want to buy homes have no savings for a down payment. Stagnant wage growth, growing student debt, and rapidly rising home values have compounded their problem.

"Please Help Us Find The Perfect Buyers For These."



Built in 2006, this "big box" @ **701 East Main, St. Paris** has 8,000 sf, a 3 phase 400 amp service and extra room on the 2.26 acre lot for expansion. Now! \$440,000 or Lease for \$2000/mo. Please call Stephen @ 206-7281



302 Kite Road, St. Paris has it all. This rural retreat within walking distance of Graham has a 4 bedroom 2 bath updated classic farm home and a well maintained bank barn on 2.4 man cured acres. \$249,900 Please call Gina @ 206-7029



38 Lynn, Mechanicsburg is a gardener's dream. Create projects in the private studio off the detached garage of this charming 3 bedroom, 1.5 bath home. \$146,900 Please call Lee @ 206-4648



This home @ **4751 Cemetery Road, St. Paris** offers craftsmanship and unique features. Along with 3 bedrooms and 3 baths this 3 acre homestead has a 56 x36 barn and a detached 2 car garage and fenced pasture. \$380,000 Please call Karen @ 215-0251



Surround yourself with nature @ **3862 Creek Road, St. Paris**. This 3 bedroom 2 bath Manufactured home and it's pole barn are surrounded by trees. \$149,900 Please call Stephen @ 206-7281



This amazing 3 story commercial brick @ **114 Cleveland, Piqua** provides 40,000 sq.ft., 2 half baths, 2 heated display areas and office space. \$300,000 or Auction August 17 at noon. Please call Joe @ 606-0334



787 Terry Lane, Urbana is on a quiet street and provides 3 bedrooms, hard wood floors and a huge family room on one level. Pets will love the fenced back yard. \$139,000 Please call Judy @ 207-8929



Move your large family to the farm at **5733 Willowdale Rd, Springfield** (Graham Schools) with 5 bedrooms, 4.5 baths plus a full basement. This 53 acre farm has 22 acres of woods, a stocked pond and 2 horse barns. \$599,000 Please call Gina @ 206-7029



There is absolutely nothing mini about this almost 27 acre farm @ **5387 SR55, Urbana**. It's got a 3 bedroom 2 bath home, 20 tillable acres, a 60x40 barn and 4+ acres of fenced pasture. \$350,000 call Melisa @ 308-6856



"Country living" with the latest conveniences lives @ **3557 Ballentine Pike, Springfield**. This 3 bedroom 2 bath one story sits on 1+ acres. \$167,000 Please call Melissa @ 658-2462



Go fishing every day of the week on Kiser Lake. **4096 Park Street, St. Paris** in Grandview Heights offers move in ready 2 bedrooms and 2 full baths plus a partially finished basement. \$159,900 Please call Gina @ 206-7029



The layout of **1407 Grimes Circle, Urbana** makes it feel like a great home for entertaining with 3 bedrooms and 2 baths and a full basement with a wet bar. \$164,900 Please call Gina @ 206-7029



Another prime condo @ **125 Pearce Place, Urbana** has been upgraded to a T and offers 2 bedrooms and 1.5 baths with a 2 car garage. \$134,900 Please call Lee @ 206-4648



Sellers have priced below market in exchange for repairs and decorating to your taste. This 3 bedroom, 2 bath one story @ **172 Longbay Drive, Urbana** is priced @ \$139,900. Please call Lee @ 206-4648



Great mini-farm location or invest in the 35 tillable acres on **Old Troy Pike, St. Paris** (near Heck Road) for \$263,400. Please call Gina @ 206-7029



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of course, we sell homes. **team henderson since 1979**

Our full service real estate company is more than just a tad different. Our web address (www.gohendersonland.com) will hyperlink you to searches of all regional listings including interior photographs and virtual tours.



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mitzy@gohendersonland.com

The agents you see on this page represent at least 272 years of experience. We consider them our greatest assets. One of our 3 full time brokers is in both the St. Paris and Urbana offices most every day assuring that you receive the highest level of service possible.

We get the job done with the highest level of integrity, adding a little fun to the mix whenever possible.



karen metz
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Veteran  and woman owned!



tom judy
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HLIC has experienced an active and prosperous year. We know that much HLIC Over the years HLIC has supported many local Simon Kenton Bike Tour, Farm Bureau Free 4H displays for Saint Paris and Urbana, Messiah scrambles, and multiple school fund raisers. For the Champaign County Opiate Task Force program we have distributed Detera bags which enable people to safely dispose of unused drugs during their moving experience. We have participated in the current Housing Coalition resulting from efforts of the Champaign Economic Partnership. We have sponsored homes in the Champaign County Home and Garden Tour. Most recently, we pulled together many donors for used soccer equipment resulting in more than 50 pairs of soccer shoes, 30 soccer balls, several chin guards and lots of clothing to be shared in Nicaragua by the Dunham family. As always, we appreciate you allowing us to serve you again and again and we thank you for your support.



2019. Homes in all price ranges that are move-in-ready and priced right success in 2019 can be attributed to our support of our local community. programs and projects and people. Recently some of those include the T-shirts at the County Fair, Youth Soccer Team sponsorship, Firework Lutheran Church School supplies, Our Town Saint Paris Activities, golf

- Bob and Barbara were able to spend a week in Leesburg Florida with friends Terry and Greta Black. ry and Bob crappie fished, Greta and Barbara did lots of garage "sailing". The Jordans were also able days with granddaughter Katie in North Carolina. They are planning a trip to South Dakota in Sep-
 While Ter- to spend 4 tember to visit their two youngest grandsons.
- Mitzy and Tom have been quite busy since the beginning of the year. They have traveled to Florida twice to visit their oldest son Brad and his family. Their grandson, Kayden spent a week with them recently during which they went to a Reds game, the Co- lumbus Zoo and COSI. A good time was had by all. This spring, their youngest son Wes graduated from the University of Toledo Medical School. That was an exciting time for the entire family. Wes will do his residency in Orlando at Nemours Children's Hospital. Mitzy and Tom have been enjoying serving their real estate clients needs this spring and summer. The Judys wish everyone a happy and safe season.

- Tim and Karen have several camping trips planned for this summer and fall. Their annual garden adventure was severely delayed by our Ohio water deluge. The Champaign County Fair will be special to them this year because 2019 will be the last year their grand- daughter Zoe will be eligible to participate.

- Melisa and Jim are looking forward to relaxing on their new and glorious deck this summer. Melisa is spending time with family remodeling an apartment in her mom's home. She is grateful for the new listings and sales that are hap- pening in her life.

- Gina is on pace for her best year in real estate thanks to some great referrals and a few new clients. On the front the kids and grandkids are coming to enjoy the farm when possible. Peyton will show a pig at the Clark Fair in her 1st year of 4-H. Gina escaped to Florida in May for a week with her sisters Lori and Teena and home County brother- in-law Greg in a May R&R. She is feeling blessed!!

- Like everyone else, Judy is grateful to be outside again. She and Linda Pastori are growing vegetables in the Urbana com- munity gardens. Judy is working in her yard, riding her bike, getting together with family at her son Scott and daugh- ter-in-law Cindy's lake home, and, she is selling real estate. Her son Scott is being treated for colon cancer. Their whole family will welcome prayers for his complete recovery.

- In June, Susan had the pleasure of assisting her youngest daughter Julie in purchasing her first home! She is ex- cited that another daughter Erin and her family recently moved back to Urbana after living in Virginia for 5 years. Holidays will be more fun with six more!

- Lee is interacting with her largest yoga class ever in the Graham High School Gym with the Volleyball team. She is involved in several adviso- ry boards representing HLIC. She, too, is grateful to be assisting several customers and clients. After writing this section of the Newsletter she is flying to Arkansas where she will meet daughter Dagny and visit grandson James. While in Arkansas Lee will deliver "Christmas in July" for the Dun- hams' and 250 pounds of used soccer equipment donated by generous Champaign County people for the Nica- raguan youth soccer players who interreact with the Dunham children in Managua. We are looking forward to enjoy- ing Troy, Jade and Chase's visit to the Farm during Fair week.


- Stephen and Lee have a trip planned to Costa Rica in November. We are hosting a small family reunion with Troy and his chil- dren, Jade and Chase, and with the Dunham family from Nicaragua. Stephen is planning to shuffle an unscheduled half marathon with 5 Dunhams in Santa Rosa. This year has been a challenge to keep Old Green run- ning as well as his Cub Cadet lawn mower and chainsaws. He should have majored in engine repairs in school. Mowing our yard, lots and lanes, and right-of-ways consumes the week day free time. Stephen believes his shuffling days are theless, is registered to shuffle diminishing. He struggled finishing the Flying Pig this spring and, never- the Air Force half Marathon in September. He has noticed a weakness in his knees this year.



Hendersons purchased 48 feet of 6 foot diameter concrete culvert from Dave Bacher to replace the crumbling poured concrete bridge that crosses the creek in front of their home. Tom Moore has promised to do the bridge excavation when the water level in the creek becomes a trickle this summer. Tim West has promised to do a restoration staining and painting of their home this summer when the rains allow.

From all of us at **team henderson**
937-652-1974 Urbana

Enjoy a prosperous Year!
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Tom

This Newsletter is not a solicitation for a listing in the event your property is presently listed with another REALTOR

**If you've received more than one of our newsletters, it means
that you're important to more than one of us.**



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