

Exterior-Only Residential Rentals

City of Oxford Approved Rentals – Listing #2

The following rental listing is one of two documents provided by the Community Development Department on a monthly basis. This is a listing of residential rental properties that have not had full interior inspections for the most recent required inspection (once every 18-24 months). This list does not include properties that do not have any rental permit (renting without a permit) or that have had a full interior inspection (Listing #1).

Why are there two lists?

- In 2015, a United States District Court judge found that unwarranted residential rental inspections were taking place in conflict of the 4th Amendment of the United States Constitution.
- In 2016, after legal review, the City of Oxford revised its Property Maintenance Code to provide an option for a property owner to opt-out of the full interior inspection. As part of the revisions, the City reserved the right to obtain a search warrant from a court.

Who may be interested in this reviewing this list?

- Tenants looking to educate themselves before signing a lease
- Family members, caregivers or other agents acting on behalf of tenants
- Rental agents, property owners or prospective buyers interested in knowing current status
- Appraisers or bankers compiling information for financial assessments
- Neighbors interested in the status of a property before reporting it to the City

What kinds of properties could or should these lists include?

- Any property within the City that is utilized as a residential rental property, such as but not limited to:
 - House, Duplex, Triplex
 - Lodging house
 - Multi-family building / Apartment building (also inspected by Oxford Fire if contains commercial space in same building)
 - Fraternity/Sorority house (also inspected by Oxford Fire Department)

What these listings do not include:

- Commercial properties inspected by Oxford Fire Department
- Properties outside of the Oxford Corporate Limits which may have an Oxford zip code address
- Miami University-owned facilities
- Inspection date of the residential rental
- Actual occupancy of each residential rental (only includes the maximum permitted occupancy)

City of Oxford, Ohio Approved Rentals - Exterior-Only Inspections

Friday, May 1, 2020

Questions? Call 513-524-5209

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Use: SF = 1-family MF = multi-family (4 or more units)	2F = 2-family FH = fraternity house	3F = 3-family LH = lodging house	Inspection: EO = Exterior-only Inspection- exterior only (property owner refuses to consent to full inspection.) EO* = Most recent Exterior-only Inspection failed.
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Address	Occup	Use	Inspection	Agent	Agent Phone	Owner	Owner Phone
10 N Beech St Unit 201	4	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 202	4	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 203	4	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 204	4	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 301	3	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 302	4	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 303	4	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 304	4	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 401	4	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
10 N Beech St Unit 402	2	MF	EO	Red Brick Property Management	(513) 524-9340	Rodbro Myers Rodbro Wood LLC	(513) 524-9340
115 S Beech St	10	LH	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
220 S Beech St	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
610 S Beech St	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Terry & Kathy Dudley	(513) 523-1800
14 N Campus Ave Unit A	4	2F	EO	Red Brick Property Management	(513) 524-9340	Danmark Investment Group LLC	(513) 524-9340
14 N Campus Ave Unit B	4	2F	EO	Red Brick Property Management	(513) 524-9340	Danmark Investment Group LLC	(513) 524-9340
207 N Campus Ave	4	2F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
209 N Campus Ave	4	2F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
218 N Campus Ave Unit A	4	3F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
218 N Campus Ave Unit B	4	3F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
218 N Campus Ave Unit C	4	3F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
307 N Campus Ave	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
320 N Campus Ave Unit 1	4	MF	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
320 N Campus Ave Unit 2	2	MF	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
320 N Campus Ave Unit 3	2	MF	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
320 N Campus Ave Unit 4	2	MF	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
505 N Campus Ave	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
507 N Campus Ave Unit A	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
507 N Campus Ave Unit B	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
200 S Campus Ave	5	2F	EO	David Kellems	(513) 505-4918	Go Irish LLC, Thomas Conrad	(847) 274-6600
98 E Chestnut St	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
114 E Church St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Valhalla Hall Investment Group	(513) 524-9340
114 E Church St Unit 1/2	2	SF	EO	Red Brick Property Management	(513) 524-9340	Valhalla Hall Investment Group	(513) 524-9340
101 W Church St Unit A	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Terry & Kathy Dudley	(513) 523-1800
101 W Church St Unit B	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Terry & Kathy Dudley	(513) 523-1800
231 W Church St	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
231 W Church St Unit 1/2	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
311 W Church St	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
311 W Church St Unit 1/2	2	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
211 N College Ave	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Rodbro Investments	(513) 524-9340
219 N College Ave	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Rodbro Investments	(513) 524-9340
222 N College Ave	4	SF	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
512 S College Ave	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800

City of Oxford, Ohio Approved Rentals - Exterior-Only Inspections

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Address	Occup	Use	Inspection	Agent	Agent Phone	Owner	Owner Phone
514 S College Ave	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
618 S College Ave	4	SF	EO	Austin Parker	(513) 623-0774	Parker Rentals, Austin Parker	(513) 623-0774
816 S College Ave	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
816 S College Ave Unit 1/2	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
818 S College Ave	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
7 E Collins St	4	SF	EO	David Kellems	(513) 505-4918	Smellek LLC, David & Pam Kellems	(513) 505-4918
21 E Collins St	4	SF	EO	David Kellems	(513) 505-4918	PJ Kellems Consulting LLC, David & Pam Kellems	(513) 505-8238
23 E Collins St Unit A	4	2F	EO	David Kellems	(513) 505-4918	PJ Kellems Consulting LLC, David & Pam Kellems	(513) 505-8238
23 E Collins St Unit B	4	2F	EO	David Kellems	(513) 505-4918	PJ Kellems Consulting LLC, David & Pam Kellems	(513) 505-8238
127 E Collins St	5	2F	EO	David Kellems	(513) 505-4918	Go Irish LLC, Thomas Conrad	(847) 274-6600
17 W Collins St	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
18 W Collins St Unit 101	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
18 W Collins St Unit 102	4	2F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
18 W Collins St Unit 201	4	3F	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
6101 Contreras Rd Unit 1	4	2F	EO	Red Brick Property Management	(513) 524-9340	North Sea Investment Group LLC	(513) 524-9340
6101 Contreras Rd Unit 2	4	2F	EO	Red Brick Property Management	(513) 524-9340	North Sea Investment Group LLC	(513) 524-9340
190 Foxfire Dr	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
24 W High St Unit 201	4	2F	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
24 W High St Unit 202	4	2F	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
117 W High St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Nordjylland Investment Group LLC	(513) 524-9340
117 W High St Unit 1/2-A	4	MF	EO	Red Brick Property Management	(513) 524-9340	Nordjylland Investment Group LLC	(513) 524-9340
117 W High St Unit 1/2-B	3	MF	EO	Red Brick Property Management	(513) 524-9340	Nordjylland Investment Group LLC	(513) 524-9340
117 W High St Unit 1/2-C	2	MF	EO	Red Brick Property Management	(513) 524-9340	Nordjylland Investment Group LLC	(513) 524-9340
117 W High St Unit 1/2-D	1	MF	EO	Red Brick Property Management	(513) 524-9340	Nordjylland Investment Group LLC	(513) 524-9340
317 W High St	8	LH	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
321 W High St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
426 Jacob Dr	4	SF	EO	G Coe Potter	(513) 839-1344	G Coe Potter	(513) 839-1344
6102 Joseph Dr Unit 1	4	2F	EO	Red Brick Property Management	(513) 524-9340	North Sea Investment Group LLC	(513) 524-9340
6102 Joseph Dr Unit 2	4	2F	EO	Red Brick Property Management	(513) 524-9340	North Sea Investment Group LLC	(513) 524-9340
105 Linnwood Ln	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
333 N Locust St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
102 S Main St	4	3F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
215 S Main St Unit B	4	2F	EO	David Kellems	(513) 505-4918	Smellek LLC, David & Pam Kellems	(513) 505-4918
215 S Main St Unit K	4	2F	EO	David Kellems	(513) 505-4918	Smellek LLC, David & Pam Kellems	(513) 505-4918
305 S Main St	4	SF	EO	David Kellems	(513) 505-4918	Smellek LLC, David & Pam Kellems	(513) 505-4918
418 S Main St	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
19 N Poplar St Unit 1/2	4	2F	EO	Red Brick Property Management	(513) 524-9340	Valhalla Hall Investment Group	(513) 524-9340
304 N Poplar St	4	2F	EO	David Kellems	(513) 505-4918	Smellek LLC, David & Pam Kellems	(513) 505-4918
401 N Poplar St Unit 101	4	2F	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
401 N Poplar St Unit 102	4	2F	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
414 N Poplar St Unit 101	4	3F	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
414 N Poplar St Unit 201	4	3F	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340

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414 N Poplar St Unit 202	4	3F	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
420 N Poplar St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
19 E Rose Ave	4	SF	EO	Dan Purcell	(513) 314-6444	Dan Purcell	(513) 314-6444
6 E Spring St	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
101 E Spring St Unit 1	4	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
101 E Spring St Unit 2	3	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
101 E Spring St Unit 3	3	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
101 E Spring St Unit 4	3	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
103 E Spring St Unit 5	4	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
103 E Spring St Unit 6	3	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
103 E Spring St Unit 7	3	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
103 E Spring St Unit 8	3	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
103 E Spring St Unit 9	4	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 01	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 10	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 11	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 12	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 13	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 14	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 02	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 03	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 04	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 05	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 06	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 07	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 08	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit 09	2	MF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
107 E Spring St Unit House	7	LH	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
105 E Sycamore St	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Terry & Kathy Dudley	(513) 523-1800
120 E Sycamore St	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Dudley Prime Properties, Terry & Kathy Dudley	(513) 523-1800
114 University Ave	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
216 University Ave	4	SF	EO	David Kellems	(513) 505-4918	Smellek LLC, David & Pam Kellems	(513) 505-4918
100 E Vine St	2	3F	EO	Red Brick Property Management	(513) 524-9340	North Sea Investment Group LLC	(513) 524-9340
102 E Vine St	2	3F	EO	Red Brick Property Management	(513) 524-9340	North Sea Investment Group LLC	(513) 524-9340
200 E Vine St	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
219 E Vine St	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
222 E Vine St	4	SF	EO	David Kellems	(513) 505-4918	PJ Kellems Consulting LLC, David & Pam Kellems	(513) 505-8238
224 E Vine St	4	SF	EO	David Kellems	(513) 505-4918	PJ Kellems Consulting LLC, David & Pam Kellems	(513) 505-8238
316 E Vine St	4	2F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
318 E Vine St	4	2F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
17 W Vine St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
21 W Vine St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340

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25 W Vine St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
100 W Vine St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Rodbro & Myers LLC	(513) 523-9340
110 W Vine St Unit A	4	2F	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
110 W Vine St Unit B	2	2F	EO	Red Brick Property Management	(513) 524-9340	Mile Square Preservation LLC	(513) 257-7237
220 W Vine St	4	SF	EO	Terry & Kathy Dudley	(513) 523-1800	Terry & Kathy Dudley	(513) 523-1800
117 E Walnut St	4	2F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
117 E Walnut St Unit 1/2	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
3 W Walnut St	2	3F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
5 W Walnut St	3	3F	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
9 W Walnut St	4	SF	EO	David Kellems	(513) 505-4918	Schmates Rentals, Thomas Conrad	(847) 274-6600
117 W Withrow St	4	SF	EO	Red Brick Property Management	(513) 524-9340	Nordjylland Investment Group LLC	(513) 524-9340
23 Woodruff Ct	4	SF	EO	David Kellems	(513) 505-4918	Smellek LLC, David & Pam Kellems	(513) 505-4918
33 Woodruff Ct	4	2F	EO	David Kellems	(513) 505-4918	Smellek LLC, David & Pam Kellems	(513) 505-4918

Total Number of Permits: 139

Total Maximum Occupancy: 509

Average Occupancy: 3.662