



- Absolutely Move-In Ready!
- Fabulous Floor Plan w/4 Bedrooms and 2 1/2 Baths
- Large Fenced in Backyard
- Family Room Features: Hardwood Floors, Built-in Bookshelves, Wood Burning Fireplace and Walkout to the Patio and Backyard
- Located in "Excellent With Distinction" Forest Hills School District (per ODE)
- New Carpet, New Paint, New Windows
- 1 Year Home Warranty
- Updates Throughout
- Call 1-888-766-0647 Ext.# 757 24/7 to hear a recorded message or Text "12928" to 79564 for additional information about this wonderful home.



**Jason Bowman**  
CRS® CDPE® GRI® ABR®  
ePRO®  
Re/Max Elite

Cell: (513) 766-0647  
Fax: (513) 766-0627  
Jason@JJBowman.com  
www.JJBowman.com



## Additional Home Details

Visit: [www.8551DenallenDr.com](http://www.8551DenallenDr.com)

You'll fall in love with this beautiful 4 bedroom, 2.5 bath home situated on a fabulous lot with a great floor plan! This friendly neighborhood is conveniently located just minutes from Union Twp. and Woodland Mound parks, Eastgate Mall, I-275 and nearby schools.

The welcoming porch with pretty columns greets you as you enter this warm and cozy home. The spacious formal living room with large windows is off to the right. Filled with natural sunlight, this is the perfect space to curl up with a good book or enjoy visiting with family and friends. Adjoining the living area is an elegant formal dining room with a nice view of the beautiful backyard.

Entertaining is a breeze as the kitchen is just a few steps away. The eat-in kitchen boasts updated appliances, plenty of counter space and a large pantry. Just wait until you see the warm and inviting family room in this home! It features hardwood floors, a beautiful brick wood burning fireplace, ceiling beams and sliding patio doors that walk out into the private patio area. Perfect for family fun and entertaining!

A spacious master bedroom upstairs features a large walk-in closet and dressing area with adjoining bath. The other secondary rooms also feature nice sized bedrooms and closets.

You'll love spending time outdoors as you enjoy the mature trees, fenced-in large backyard and private patio with beautiful landscaping surrounding it. The welcoming front porch is the perfect spot to relax and enjoy the view of this pretty neighborhood after a long day. You'll love everything about this home and its desirable neighborhood and convenient location. Hurry!

For additional details or financing information call 1-888-766-0647 Extension # 7573 for a recorded message 24/7.

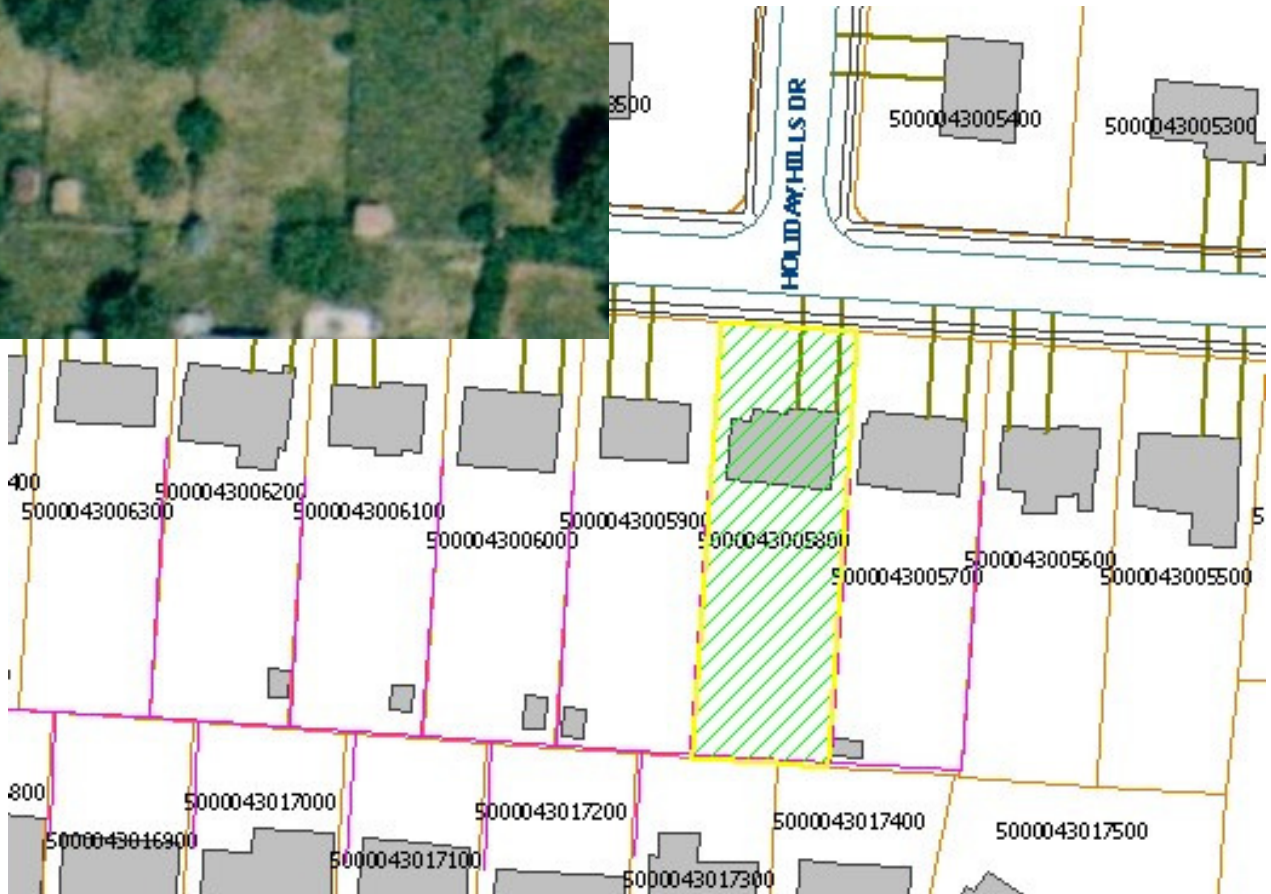
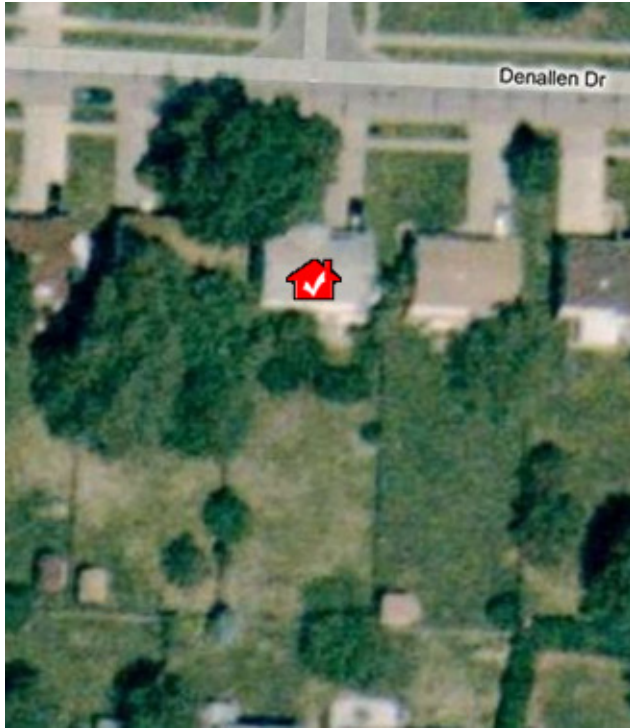


**Jason Bowman**  
CRS® CDPE® GRI® ABR®  
ePRO®  
Re/Max Elite

Cell: (513) 766-0647  
Fax: (513) 766-0627  
Jason@JJBowman.com  
www.JJBowman.com



Plat & Aerial Photograph



**Jason Bowman**  
CRS® CDPE® GRI® ABR®  
ePRO®  
Re/Max Elite

Cell: (513) 766-0647  
Fax: (513) 766-0627  
Jason@JJBowman.com  
www.JJBowman.com



All information is believed to be correct, but its correctness is not guaranteed.



## Home Warranty



**First American**  
Home Buyers Protection Corporation

### Benefits of a Home Warranty

**A First American Home Warranty** is a residential service contract that provides repair and replacement coverage for many of the home's most essential systems and appliances. With a home warranty, sellers, buyers and agents can all be protected against costly breakdowns before, during, and after the sale of the home.

Additionally, **home buyers** can move in with confidence knowing that their budget and new home is protected against unexpected mechanical failures. They'll also get the convenience of having live service representatives available to them 24 hours a day, 365 days a year.

**First American Home Buyers Protection** believes buying and selling a home should be a rewarding experience for everyone involved.

*The seller's of this home are offering a  
1 Year Home Warranty at no cost to the buyer.*



**Jason Bowman**  
CRS® CDPE® GRI® ABR®  
ePRO®  
Re/Max Elite

Cell: (513) 766-0647  
Fax: (513) 766-0627  
Jason@JJBowman.com  
www.JJBowman.com



# Anderson Township

EST. 1793

*Named as one of the Great Cincinnati area's most livable neighborhoods . . .*

Anderson Township is conveniently located less than 15 minutes from downtown Cincinnati. Superior neighborhoods, excellent schools, preserved green spaces and diverse park and recreational offerings make this community unique. It's also easily accessible to the Greater Cincinnati-Northern Kentucky International Airport, 25 minutes away.

Bound on three sides by both the beauty of the Ohio River and the Little Miami Scenic River, Anderson Township enjoys more than 16 miles of riverfront. The historic Coney Island entertainment center, Riverbend and River Downs are but a few minutes from the heart of the community. Come learn more about the vitality and desirability of Anderson Township's residential and business community.

Information Compliments of: [www.andersontownship.org](http://www.andersontownship.org)  
Please visit their site for additional information and details about Anderson Township.



**Jason Bowman**  
CRS® CDPE® GRI® ABR®  
ePRO®  
Re/Max Elite

Cell: (513) 766-0647  
Fax: (513) 766-0627  
Jason@JJBowman.com  
[www.JJBowman.com](http://www.JJBowman.com)



Listings as of 07/20/10 at 12:36pm

**Active**

[S1231457p+vt](#) E07AN 8551 Denallen Dr  
**City/Municip** Anderson **Cnty** Hamilton  
 Twp  
**Subd** Forest Hill **Twp** Anderson

**Unit#** Subu Anderson Twp.  
**State** OH **Zip** 45255

**LP\$** 179,900

**Rooms** 8 **Bedrms** 4 **Baths** 2-1



<b>Family Rm</b>	Y	<b>BedRm Lev1</b>	N
<b>Formal Din</b>	Y	<b>BthRm Lev1</b>	Y Partial
<b>Type</b>	Single Family	<b>Bsmt</b>	Full
<b>Lev</b>	2 Story	<b>Garage</b>	2 Attached, Front
<b>Arch</b>	Traditional	<b>Parking</b>	Driveway
<b>Const</b>	Brick, Vinyl	<b>Firepl</b>	Wood, Brick
<b>Found</b>	Poured	<b>Gas</b>	Natural
<b>Roof</b>	Shingle	<b>Water</b>	Public
<b>Windows</b>	Insulated, Vinyl, Do	<b>Sewer</b>	Public
<b>Heating</b>	Gas, Forced Air	<b>Zoning</b>	Residential
<b>Cooling</b>	Central Air	<b>Sa-Tax</b>	1528.00
<b>Age</b>	39	<b>TxRate</b>	N/A
<b>New</b>	No Existing Structure	<b>Asmnt</b>	Of records
<b>Lot</b>	63 X 201	<b>Occupy</b>	Negotiable
<b>Acreage</b>	0.290	<b>Transp</b>	
<b>Lev Condo</b>	HOA Fee No	<b>School</b>	Forest Hills Local S
<b>HOA Amt\$</b>	N/A	<b>District</b>	Call SD 513-231-3600

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

N. on 8 Mile, R. on Clough, R. on Muskegon Dr., R. on Denallen.

**Open House**

<b>Date</b>	<b>Time</b>	<b>Auction</b>	N	<b>Disability Access</b>
<b>TaxID</b> 5000043005800	<b>Other</b>	<b>Spec Fin</b>	N	

**This Listing Courtesy of RE/MAX Elite**

Get Ready To Fall In Love! Beautiful home w/fabulous FLRPLN, Lrg.fenced BCKYRD! Terrific FR w/ hrdwd flrs & built in bookshelves, lg. master w/bath & w/l closet. Many updates incl. new carpet/paint/windows. Perfect location! Move-In Ready!

	Dim	Lev	Features
<b>Entry</b>	13 X 8	1	Vinyl Floors, Closet, Transom/Sidelit
<b>Living/Great</b>	17 X 12	1	Wall-to-Wall Carpet, Window Treatment
<b>Dining</b>	11 X 10	1	Wall-to-Wall Carpet, Chair Rail
<b>Kitchen</b>	13 X 11	1	Vinyl Floor, Eat-In, Wood Cabinets, Pantry
<b>FamRm</b>	19 X 13	1	Wood Floors, Fireplace, Walkout, Bookcase
<b>MasterBd</b>	17 X 12	2	Wall-to-Wall Carpet, Bath Adjoins, Walk-in Closet, Window Treatment, Dressing Area
<b>BedRm2</b>	12 X 11	2	
<b>BedRm3</b>	11 X 11	2	
<b>BedRm4</b>	11 X 10	2	
<b>Bath #1</b>	Full		Shower, Window Treatment
<b>Bath #2</b>	Full		
<b>Bath #3</b>	Partial	1	
<b>LaundryRm</b>	0 X 0	L	
<b>Basement</b>	Unfinished, Concrete Floor		
<b>Applia</b>	Oven/Range, Dishwasher, Garbage Disposal, Refrigerator		
<b>Miscel</b>	Cable TV, Ceiling Fan, Garage Door Opener, 220 Volt, Home Warranty		
<b>Outside</b>	Patio, Porch, Metal Fence, Wood Fence		
<b>Land Desc</b>	Less than .5 Acre		

**This listing is Active - Report Prepared by**



**Jason J Bowman CRS**  
 RE/MAX Elite  
 201 Rivers Edge Drive  
 Milford, OH 45150  
<http://www.JJBowman.com>

**Contact Phone** 513-766-0647  
**Office Phone** 513-248-3660  
**Preferred Fax** 513-766-0627  
**Cell Phone** 513-766-0647  
**E-Mail** eTeam@JJBowman.com

*Information has not been verified, is not guaranteed and subject to change.  
 Copyright ©2010 Rapattoni Corporation. All rights reserved.*

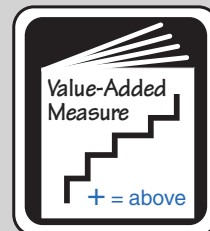
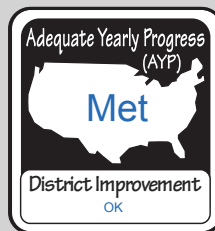
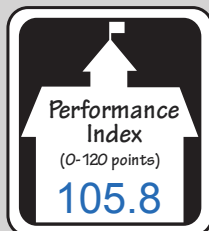
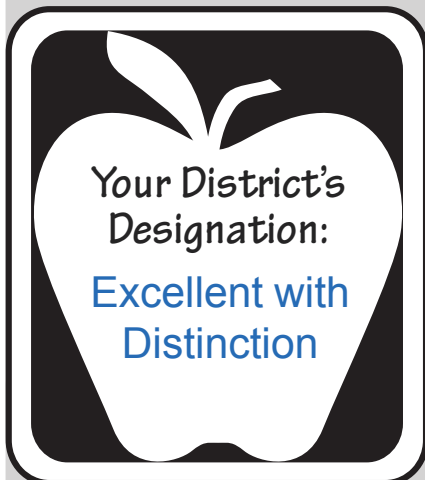


# Forest Hills Local School District

7550 Forest Rd, Cincinnati, OH 45255-4307 - Hamilton County

## 2008-2009 School Year Report Card

Current Superintendent: John B. Patzwald (513) 231-3600



The District Report Card for the 2008-2009 school year shows the progress districts have made based on four measures of performance.



Indicators



Performance Index



Adequate Yearly Progress



Value-Added

The combination of the four measures is the basis for assigning state designations to districts, buildings and community schools.

- The six designations are
- Excellent with Distinction
  - Excellent
  - Effective
  - Continuous Improvement
  - Academic Watch
  - Academic Emergency



### State Indicators

### Percentage of Students at and above the Proficient Level

	Your District 2008-2009	Similar Districts* 2008-2009	State 2008-2009
<b>3rd Grade Achievement</b>			
<i>The state requirement is 75 percent</i>			
1. Reading	91.3 % ✓	90.5 %	77.4 %
2. Mathematics	92.8 % ✓	91.2 %	81.3 %
<b>4th Grade Achievement</b>			
<i>The state requirement is 75 percent</i>			
3. Reading	90.8 % ✓	92.7 %	82 %
4. Mathematics	90.5 % ✓	90.1 %	78.4 %
5. Writing	93.4 % ✓	94.0 %	84.4 %
<b>5th Grade Achievement</b>			
<i>The state requirement is 75 percent</i>			
6. Reading	88.1 % ✓	88.1 %	72 %
7. Mathematics	84.8 % ✓	80.8 %	62.3 %
8. Science	89.9 % ✓	87.6 %	70.6 %
9. Social Studies	83.0 % ✓	81.4 %	61.6 %
<b>6th Grade Achievement</b>			
<i>The state requirement is 75 percent</i>			
10. Reading	94.1 % ✓	93.7 %	81.3 %
11. Mathematics	91.4 % ✓	91.3 %	75.2 %
<b>7th Grade Achievement</b>			
<i>The state requirement is 75 percent</i>			
12. Reading	91.9 % ✓	91.7 %	76.6 %
13. Mathematics	91.4 % ✓	89.5 %	74.3 %
14. Writing	94.2 % ✓	93.9 %	80.5 %
<b>8th Grade Achievement</b>			
<i>The state requirement is 75 percent</i>			
15. Reading	89.9 % ✓	88.9 %	72.4 %
16. Mathematics	92.3 % ✓	88.8 %	70.6 %
17. Science	84.6 % ✓	83.7 %	62.8 %
18. Social Studies	79.9 % ✓	76.7 %	51.1 %
<b>Ohio Graduation Tests (10th Grade)</b>			
<i>The state requirement is 75 percent</i>			
19. Reading	97.3 % ✓	95.0 %	84.5 %
20. Mathematics	95.2 % ✓	94.3 %	81.4 %
21. Writing	98.3 % ✓	97.3 %	89.7 %
22. Science	93.5 % ✓	92.4 %	76 %
23. Social Studies	95.7 % ✓	94.6 %	81.6 %
<b>Ohio Graduation Tests (11th Grade)**</b>			
<i>The state requirement is 85 percent</i>			
24. Reading	99.3 % ✓	98.4 %	92.8 %
25. Mathematics	98.1 % ✓	97.3 %	88.4 %
26. Writing	99.1 % ✓	98.3 %	93.2 %
27. Science	96.7 % ✓	95.6 %	84.2 %
28. Social Studies	98.6 % ✓	97.2 %	88.6 %
<b>Attendance Rate</b>			
<i>The state requirement is 93 percent</i>			
29. All Grades	96.4 % ✓	96.2 %	94.3 %
<b>2007-08 Graduation Rate</b>			
<i>The state requirement is 90 percent</i>			
30. District	95.3 % ✓	96.4 %	84.6 %

Any result at or above the state standard is indicated by a ✓.  
 -- = Not Calculated/Not Displayed when there are fewer than 10 in the group.  
 \*Similar Districts are based on comparing demographic, socioeconomic and geographic factors. \*\*Cumulative results for students who took the tests as 10th or 11th graders.



To meet a test indicator for grades 3-8 and 10, at least 75% of students tested must score proficient or higher on that test. Other indicator requirements are: 11th grade Ohio Graduation Tests, 85%; Attendance Rate, 93%; Graduation Rate, 90%.

On the Web: [reportcard.ohio.gov](http://reportcard.ohio.gov)