

Tax year 2023

BOR no. 0036

FILED ON

DTE 1
Rev. 08/21

County ASHTABULA

Date received FEB 01 2024

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	MANVID INVESTMENTS LLC	6626 LAKE RD W, ASHTABULA OH 44004	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 813-2409		
5. Email address of complainant	MANDAJAN@WINDSTREAMNET		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
48-005-00-008-00	6626 LAKE RD W, ASHTABULA OH 44004		
8. Principal use of property	INVESTMENT PROPERTY-RENTAL		
9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
48-005-00-008-00	180,000.00	224,000.00	44,000.00
10. The requested change in value is justified for the following reasons: Purchased property 12/15-2023 for 180,000.00			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12/15/2023 and sale price \$ 180,000.00 ; and attach information explained in "Instructions for Line 11" on back.
12. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.
- The property was sold in an arm's length transaction. The property lost value due to a casualty.
- A substantial improvement was added to the property. Occupancy change of at least 15% had a substantial economic impact on my property.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 02/01/2024 Complainant or agent Amanda Janowski Title (if agent) Member, Manvid Investments LLC
Signature

Situs : 6626 LAKE (SR 531) RD W

Map ID: 48-005-00-008-00

LUC: 511

Card: 1 of 2

Tax Year: 2023

Printed: 02/01/24

CURRENT OWNER
THIS TOO REALTIES INC
2921 CHAPEL RD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 005-00 008-00
Class Residential
Living Units 1
Neighborhood 68302
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13 SEC 3

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0734		0			
A	S	35000	.2984	90	0	6	-45	5,380
A	H	35000	1.0000	100	0			45,500
								50,880

Total Acres: 1.3718 Legal Acres: 1.37 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,820	50,900	50,900	0	0
Building	60,590	173,100	173,100	0	0
Total	78,410	224,000	224,000	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2020	39,100	138,500	177,600
2021	39,100	138,500	177,600
2022	39,100	138,500	177,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
09/11/17	R20170098	20,000		Residential Addition/Alteration	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/15/23	180,000	2-Land And Building	0-Validated Sale		WD-Warranty Deed	THIS TOO REALTIES INC
11/08/19		2-Land And Building	R-Related Individuals Or Corporation:		QC-Quit Claim	HUMPHREY JOYCE M
05/05/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	THIS TOO REALTIES INC
01/29/10			U-Not Validated	0468/1896	ET-Temp Exempt	HUMPHREY JOYCE M

Entrance Information

Date	ID	Entry Code	Source
01/29/14	DAA	6-Occupant Not Home	3-Other
07/19/18	KJ	6-Occupant Not Home	3-Other
07/26/19	MB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 6626 LAKE (SR 531) RD W

Parcel Id: 48-005-00-008-00

LUC: 511

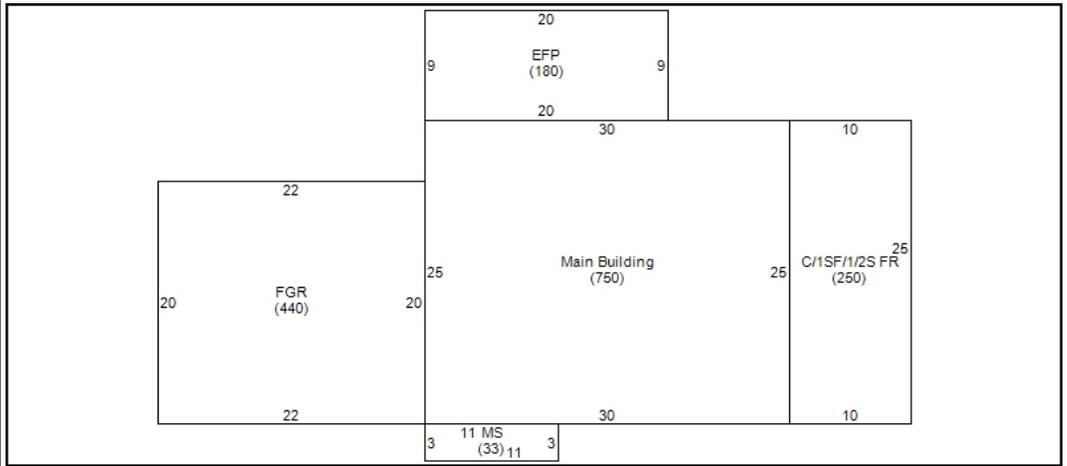
Card: 1 of 2

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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 08-Cape Cod	Full Baths 2
Year Built 1941	Half Baths 0
Eff Year Built 1960	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area 750
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.25
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					750						
1			MS		33						400
2			FGR		440						9,600
3			EFP		180						6,900
4	CSP	1SF	HSF		250	2017			100		19,100

Dwelling Computations

Base Price 86,330	% Good 65
Plumbing 5,600	Market Adj
Basement 15,000	Functional
Heating 3,930	Economic 100
Attic 0	% Complete 100
Other Features 20,475	C&D Factor
	Adj Factor 1.25
Subtotal 131,340	Additions 29,900
Ground Floor Area 750	
Total Living Area 1,500	Dwelling Value 144,060

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 6626 LAKE (SR 531) RD W**Parcel Id: 48-005-00-008-00****LUC: 511****Card: 1 of 2****Tax Year: 2023****Printed: 02/01/24****Comments**

Number	Code	Status	Comment
4	OFC	SS	NEW SURVEY UPDATE NOV 4538 11/8/2019
3	FLD	BP	ADDN ON DWG CARD 1 100% 1-1-19.
1	FLD	BP	ADDN AND REMOD TO DWG ON CARD 2 100% 1-1-18 (ADDN IN 2014).
2	FLD	BP	ADDN TO DWG ON CARD 1 50% 1-1-18; RECK 2019 AND GET ROOM COUNTS.

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Card: 1 of 2

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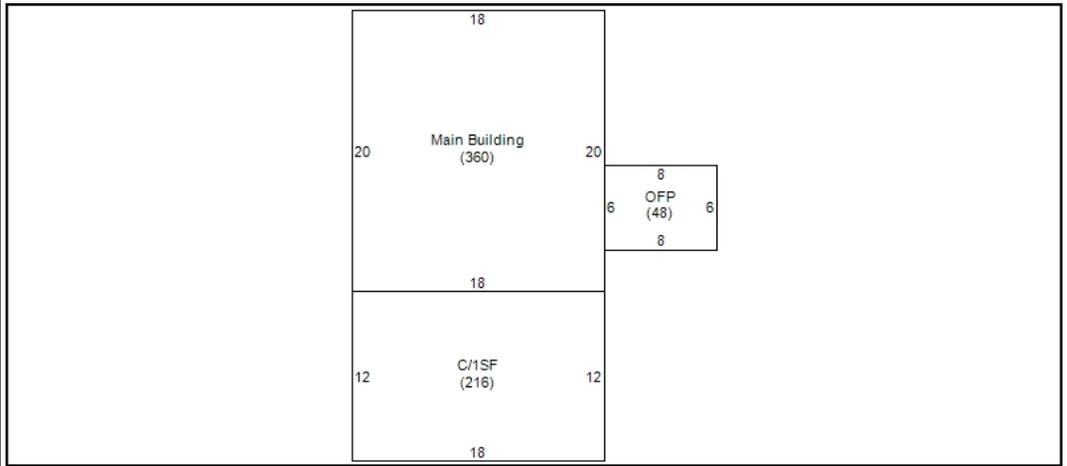
Card: 2 of 2

Tax Year: 2023

Printed: 02/01/24

Dwelling Information

Valuation Method D	Total Rooms 3
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 1
Construction 1-Wood/Vinyl	Family Rooms 0
Style 19-Cabin/Cottage	Full Baths 1
Year Built 1941	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.25
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					360						
1			OFF		48						700
2	CSP	1SF			216	2013					8,000

Dwelling Computations

Base Price	26,750	% Good	50
Plumbing	1,000	Market Adj	
Basement	2,540	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.25
Subtotal	30,290	Additions	8,100
Ground Floor Area	360	Dwelling Value	29,060
Total Living Area	576		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	



BERKSHIRE HATHAWAY HomeServices Professional Realty

PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE



1 BUYER The undersigned (1) Manvid Investments LLC (2) offers to buy the

2 3 PROPERTY located at 6626 Lake Rd City Ashtabula

4 5 Ohio, ZIP 44004 Permanent Parcel No(s) 480050000800

6 7 and further described as being: 2 homes on a 1.37+/- acre parcel The property, which BUYER accepts in its "AS 8 IS" PRESENT PHYSICAL CONDITION, shall include the land, all appurtenant rights, privileges and easements, 9 and all buildings and fixtures, including but not limited to such of the following as are now on the property: 10 all electrical, heating, plumbing and bathroom fixtures, all window and door shades, blinds, awnings, screens, 11 storm windows, curtain and drapery fixtures, all landscaping, smoke and carbon monoxide detectors, garage 12 door opener(s) and controls; and all permanently attached carpeting. The following items 13 shall also remain: [] satellite dish; [] range and oven; [] microwave; [] kitchen refrigerator; [] dishwasher; 14 [] washer; [] dryer; [] radiator covers; [] window air conditioner; [] gas grill; [] fireplace tools; screen, glass 15 doors and grate; [] wood burner stove inserts; [] gas logs; and [] water softener. Also included: 16

17 NOT included: any non-functional appliances, water heaters at the subject site

18 SELLER shall repair any damage from wall-mounted TV brackets that the SELLER is removing.

19 SECONDARY OFFER This [] is [X] is not a secondary offer. This secondary offer, if applicable, will become a 20 primary offer upon BUYER's receipt of a signed copy of the release of the primary offer on or before 21 (date). BUYER shall have the right to terminate this secondary offer at any time prior to 22 BUYER's receipt of said copy of the release of the primary offer by delivering written notice to the SELLER or 23 the SELLER's agent. BUYER shall deposit earnest money within four (4) days of becoming the primary offer.

24 PRICE BUYER shall pay sum of \$ 180,000

25 Payable as follows:

26 Earnest money. Paid to Broker will be deposited in a non-

27 Interest bearing trust account and credited against purchase price.

28 [X] Check to be deposited immediately upon acceptance of the offer.

29 [] Note to be redeemed within four (4) days after the acceptance

30 Of the offer

31 [] Note to be redeemed within four (4) days after removal of all inspection

32 contingencies \$ 3,000

33 Cash to be deposited in Escrow \$ 177,000

34 Mortgage loan to be obtained by BUYER \$ -0-

35 [] CONVENTIONAL, [] FHA, [] VA, [] OTHER

36 37 38

39 **FINANCING** BUYER shall make a written application for the above mortgage loan within N/A days after
40 acceptance and shall obtain a commitment from N/A or such other lending
41 institution chosen by BUYER for that loan on or about N/A. If, despite BUYER's good faith efforts, that
42 commitment has not been obtained, then this AGREEMENT shall be null and void. Upon signing of a mutual
43 release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without any further
44 liability of either party to the other.

45 NOTE: In the event of a dispute between the SELLER and BUYER regarding the disbursement of the earnest
46 money, the Broker is required by Ohio law to maintain such funds in his trust account until the Broker receives
47 (a) written instructions signed by the parties specifying how the earnest money is to be disbursed or (b) a
48 final court order that specifies to whom the earnest money is to be awarded. If within two (2) years from the
49 date the earnest money was deposited in the Broker's trust account, the parties have not provided the Broker
50 with such written release or written notice that such legal action to resolve the dispute has been filed, the
51 Broker shall return the earnest money to the BUYER with no further notice to the SELLER.

52
53 **CLOSING** All funds and documents necessary for the completion of this transaction shall be placed in escrow
54 with the lending institution or escrow agent on or about 11/15/2023 and title shall be transferred on or
55 about 11/17/2023 providing that the property has been vacated by all tenants

56 **POSSESSION** SELLER shall deliver possession to BUYER on 11/17/2023 (date) at 5 (time)
57 AM PM, provided the title has transferred. Subject to BUYER'S rights, if any, the premises may be
58 occupied by the SELLER free for zero days, plus an additional N/A days at
59 a rate of \$ N/A per day to be held in escrow from SELLER's proceeds and distributed to BUYER after
60 closing, with any excess refunded to SELLER if possession is delivered earlier.

61
62 **TITLE** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if
63 required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any
64 mortgage assumed by BUYER, b) such restrictions, conditions, easements (however created) and
65 encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if
66 any, and d) taxes and assessments, both general and special, not yet due and payable. SELLER shall furnish
67 an Owner's Fee Policy of Title Insurance from Venture Land Title - TPG - Escrow (title co.) in the amount of
68 the purchase price with cost of the insuring premium split equally between SELLER and BUYER. If the property
69 is torrenized, SELLER shall furnish an Owner's Duplicate Certificate of Title, and a United States Court Search
70 and Tax Search. SELLER shall have thirty (30) days after notice to remove title defects. If unable to do so,
71 BUYER may either a) accept Title subject to each defect without any reduction in the purchase price or b)
72 terminate this AGREEMENT, in which case neither BUYER, SELLER nor any REALTOR(S) ® shall have any
73 further liability to each other, and both BUYER and SELLER agree to sign a mutual release, whereupon the
74 Broker shall return the earnest money to BUYER.

75
76 **PRORATIONS** General taxes, annual maintenance fees, subdivision charges, special assessments, city and
77 county charges and tenant's rents shall be prorated as of the date of the title transfer. Taxes and assessments
78 shall be prorated based upon the latest available tax duplicate. However, if the tax duplicate is not yet available
79 or the improved land is currently valued as land only, taxes and assessments shall be prorated based upon
80 35% of the selling price times the millage rate. The escrow agent is instructed to contact the local
81 governmental taxing authority, verify the correct tax value of the property as of the date of title transfer and
82 pay the current taxes due to the date of the title transfer. If the property being transferred is new construction
83 and recently completed or in the process of completion at the time the AGREEMENT was signed by the parties,

84 the escrow agent is instructed to make a good faith estimate of the taxes to be owed on the value of the
85 improved property to the date of title transfer and reserve sufficient funds in escrow from SELLER's net
86 proceeds to pay those taxes when they become due and payable after title transfer. The escrow agent is
87 instructed to release the balance of the funds on reserve once they receive notice from the local county auditor
88 that the taxes on the land and improvements have been paid in full to the date of title transfer. BUYER
89 acknowledges that the latest available tax duplicate may not reflect the accurate amount of taxes and
90 assessments that will be owed. SELLER agrees to reimburse BUYER directly outside of escrow for any increase
91 in valuation and the cost of all passed or levied, but not yet certified, taxes and assessments, if any, prorated
92 to the date of title transfer. SELLER is not aware of any proposed taxes or assessments, public or private,
93 except the following:

94 None

95
96 In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.), SELLER
97 agrees to pay the amount of such recoupment.

98
99 **CHARGES/ESCROW INSTRUCTIONS** This AGREEMENT shall be used as escrow instructions subject to
100 the Escrow Agent's usual conditions of acceptance. SELLER shall pay the following costs at closing through
101 escrow: a) real estate transfer tax, b) any amount required to discharge any mortgage, lien or encumbrance
102 not assumed by BUYER, c) title exam and one-half the cost of insuring premium for Owners Fee Policy of
103 Title Insurance, d) proration's due BUYER, e) Broker's commissions, f) one-half of the escrow (unless
104 VA/FHA regulations prohibit payment of escrow fees by BUYER in which case SELLER shall pay the entire
105 escrow fee), g) if SELLER is represented by broker, compensation for brokerage services rendered as
106 defined in Listing Agreement, h) the cost of preparation of the deed, i) Boundary Survey if necessary and, j)
107 _____.

108 SELLER shall pay directly all utility charges to the date of title transfer or date of possession, whichever is
109 later. The escrow agent shall withhold \$ 300 from the proceeds due FOR SELLER for the SELLER's
110 final water and sewer bills. Tenant security deposits, if any, shall be credited in escrow to the BUYER.

111
112 BUYER shall pay the following at closing through escrow (unless prohibited by VA/FHA regulations): a) one-
113 half of the escrow fee; b) one-half the cost of insuring premiums for Owners Fee Policy of Title Insurance; c)
114 all recording fees for the deed and any mortgage; d) If BUYER is represented by Broker, a commission of \$375
115 as broker compensation. BUYER understands that at the closing of any property purchased by BUYER, Broker
116 may receive some of its compensation paid by the listing broker and some of it paid by BUYER.

117 BUYER shall secure homeowners insurance, or other insurance as deemed necessary, on the property as of
118 the Closing, if required by lender or another third party as a condition to this agreement.

119
120 **HOME WARRANTY** A N/A Limited Home Warranty (with a deductible) which will will
121 not be provided at a cost of \$ N/A charged to SELLER BUYER in escrow at closing. SELLER
122 and BUYER acknowledge that this LIMITED HOME WARRANTY will not cover any pre-existing defects in the
123 property. Broker may receive a fee from the home warranty provider.

124 **INSPECTION** This AGREEMENT shall be subject to the following inspection(s) by a qualified inspector of
125 BUYER's choice within the specified number of days after formation of a binding agreement, BUYER assumes
126 sole responsibility to select and retain a qualified inspector for each requested inspection and releases Broker
127 of any and all liability regarding the selection or retention of the inspector(s). If BUYER does not elect
128 inspections, BUYER acknowledges that BUYER is acting against the advice of BUYER's agent and broker. BUYER
129 understands that all real property and improvements may contain defects and conditions that are not readily
130 apparent and which may affect a property's use or value. BUYER and SELLER agree that the REALTORS® and

131 agents do not guarantee and in no way assume responsibility for the property's condition. BUYER
 132 acknowledges that it is BUYER's own duty to exercise reasonable care to inspect and make diligent inquiry of
 133 the SELLER or BUYER's inspectors regarding the condition and systems of the property. INSPECTIONS
 134 REQUIRED BY ANY STATE, COUNTY, LOCAL GOVERNMENT OR FHA/VA DO NOT NECESSARILY ELIMINATE
 135 THE NEED FOR THE INSPECTIONS LISTED BELOW.

136 **WAIVER** (BUYER's initials) BUYER(s) elects to waive each professional inspection to
 137 which BUYER(s) has not indicated "YES." Any failure by BUYER to perform any inspection indicated "YES"
 138 herein is a waiver of such Inspection and shall be deemed absolute acceptance of the Property by BUYER in
 139 its "AS IS" condition.

Choice		Inspection	Expense		
Yes	No		Buyer's	Seller's	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	GENERAL HOME	w/i <u>5</u> days after acceptance of offer ^{*see addendum A}	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC SYSTEM	w/i _____ days after acceptance of offer	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PEST/WOOD	w/i _____ days after acceptance of offer	<input type="checkbox"/>	<input type="checkbox"/>
		DESTROYING INSECTS		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WATER POTABILITY	w/i _____ days after acceptance of offer	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WELL FLOW RATE	w/i _____ days after acceptance of offer	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON GAS	w/i _____ days after acceptance of offer	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any additional deemed _____	w/i <u>10</u> days after acceptance of offer ^{* see addendum A}	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<u>necessary by General Home Inspector</u>			

151 After ALL inspections are complete, Buyer shall have three (3) days to elect one of the Following:
 152 (a) REMOVE the inspection contingency and accept the property in its "AS IS" PRESENT PHYSICAL
 153 CONDITION. If the property is accepted in its "AS IS" PRESENT PHYSICAL CONDITION, then Buyer agrees
 154 to sign a "Removal of Contingency" OR
 155 (b) ACCEPT the property subject to SELLER agreeing to have specific items, that were either previously
 156 disclosed in writing or were first identified in the Buyer's professional written inspection report(s), repaired by
 157 a qualified contractor in a workmanlike manner at SELLER's expense. BUYER shall identify in writing which
 158 items are to be repaired. BUYER and SELLER shall have five (5) days from the SELLER's receipt of BUYER's
 159 written request to agree in writing which items shall be repaired by the Seller. If the parties do not agree in
 160 writing within those five (5) days, the BUYER shall either accept the property in its "as is" condition and release
 161 the inspection contingency or this Agreement shall be null and void, and SELLER and BUYER agree to sign a
 162 mutual release. SELLER agrees to provide reasonable access to the property for BUYER to review and
 163 approve any such repairs: OR
 164 (c) TERMINATE this Agreement based on the findings of the inspection report(s). IF BUYER elects to terminate
 165 this Agreement, both parties agree to promptly sign a mutual release, whereupon any earnest money deposit
 166 shall be returned to the BUYER in accordance with the terms of the mutual release.
 167
 168

169 If the BUYER elects to terminate this AGREEMENT, BUYER shall provide a copy of the written inspection report
 170 to the SELLER. The BUYER and SELLER can mutually agree **IN WRITING** to extend the dates for inspections,
 171 repairs, or to exercise their right to terminate the AGREEMENT. SELLER agrees to provide reasonable access
 172 to the property for BUYER to review and approve any conditions corrected by SELLER.
 173

174 **LEAD-BASED PAINT** BUYER elects does not elect to have the right to conduct a risk assessment or
 175 inspection of the property by a qualified inspector, for the presence of lead-based paint and/or lead based
 176 paint hazards at BUYER's expense within ten (10) days after formation of a binding agreement. (Intact lead-
 177 based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family from
 178 Lead in Your Home" for more information.) In the event existing deficiencies or corrections are identified by
 179 the inspector in its written report, BUYER shall have the right to terminate this AGREEMENT or request that
 180 the SELLER repair the specific existing deficiencies noted on the written inspection report. In the latter event,
 181 BUYER agrees to immediately provide SELLER with a copy of the written inspection and/or risk assessment

182 report. Upon receipt of the inspection report and BUYER's request for repairs, SELLER will have the option to
183 either agree to correct the deficiencies identified in the inspector's written report or decline to do any repairs.
184 If SELLER elects to correct the deficiencies, SELLER agrees to provide BUYER, prior to Title Transfer, with a
185 certificate from a qualified risk assessor or inspector demonstrating that the deficiencies have been remedied.
186 If the SELLER declines to correct the deficiencies, BUYER may elect to terminate this AGREEMENT or accept
187 the property in its "AS IS" condition. BUYER may remove this right of inspection at any time without SELLER's
188 consent.

189
190 BUYER HAS (BUYERs' initials) received a copy of the EPA pamphlet entitled "PROTECT
191 YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR
192 LEAD-BASED PAINT HAZARDS."

193
194 BUYER HAS NOT _____ (BUYERs' initials) received a copy of the EPA pamphlet entitled
195 "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED
196 PAINT AND/OR LEAD-BASED PAINT HAZARDS (disclosure form)." This offer is subject to the SELLER
197 completing the disclosure form and BUYER's review and approval of the information contained on the
198 disclosure form within three (3) business days from receipt.

199
200 **PRECLOSING WALK THROUGH** BUYER has the right to walk through the Property on or about three (3)
201 day prior to the date of title transfer solely for the purpose of verifying that the Property is in the same or
202 similar condition, absent normal wear and tear, that it was at the time of the execution of the Agreement.
203 BUYER acknowledges and agrees that no issues may be raised at the time of the walk-through with respect
204 to any conditions of the Property that were in existence at the time of the BUYER's viewing or inspection of
205 the Property. In the event that the walk-through evidences a material adverse changes in the condition of the
206 Property, then BUYER shall promptly notify the SELLER and the Escrow Agent in writing. Thereafter, the parties
207 shall mutually agree in writing upon an amount to be either: (a) held in escrow from SELLER's proceeds
208 pending correction of the material adverse change; or (b) credited to BUYER through escrow at the time of
209 title transfer. By accepting delivery of the deed at settlement, BUYER is accepting that the premises and
210 contents were in satisfactory condition at the time of closing.

211
212 **MEGAN'S LAW** SELLER warrants that SELLER has disclosed to BUYER all notices received pursuant to Ohio's
213 sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and
214 agrees to inquire with the local Sheriff's office. BUYER agrees to assume the responsibility to check with the
215 local Sheriff's office for additional information. BUYER will rely on BUYER'S own inquiry with the local Sheriff's
216 office as to registered sex offenders in the area and will not rely on SELLER or any real estate agent involved
217 in the transaction.

218
219 **CONDITION OF PROPERTY** BUYER has examined the property and agrees that the property is being
220 purchased in its "AS IS" PRESENT PHYSICAL CONDITION including any defects disclosed by the SELLER on
221 the State of Ohio Residential Property Disclosure Form or identified by any inspections requested by either
222 party. SELLER agrees to notify BUYER in writing of any additional disclosure items that arise between the date
223 of acceptance and the date of recording of the deed. BUYER has not relied upon any representations,
224 warranties or statements about the property (including but not limited to its condition or use) unless otherwise
225 disclosed on this AGREEMENT or on the Residential Property Disclosure Form.

226
227 BUYER HAS (BUYERs' initials) received a copy of the Residential Property Disclosure
228 Form signed by SELLER on 08/22/2023 (date) prior to writing this offer.

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BUYER HAS NOT _____ (BUYERS' initials) received a copy of the Residential Property Disclosure Form. This offer is subject to the SELLER completing the Residential Property Disclosure Form and BUYER's review and approval of the information contained on the disclosure form within three (3) business days from receipt.

BUYER acknowledges _____ (BUYERS' initials) SELLER will not complete or is exempt from completing the Residential Property Disclosure Form pursuant to Ohio Rev. Code Section 5302.30.

SELLER shall pay all costs for the repair of any gas and/or water line leak found between the street and foundation at the time of transfer of utilities. SELLER agrees to comply with any and all local governmental point of sale laws and/or ordinances. SELLER will promptly provide BUYER with copies of any notices received from governmental agencies to inspect or correct any current building code or health violations, If applicable, BUYER and SELLER shall have ^{Five} _____ (5) days after receipt by BUYER of all notices to agree in writing which party will be responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot agree in writing, this AGREEMENT can be declared null and void by either party.

REPRESENTATIONS AND DISCLAIMERS BUYER acknowledges that the SELLER completed the Residential Property Disclosure Form and agrees to hold the Broker(s) and their agents harmless from any misstatements or errors made by the SELLER on the form. BUYER also acknowledges and agrees that the Broker(s) and their agents have no obligation to verify or investigate the information provided by the SELLER on that form. BUYER hereby acknowledges that any representation by SELLER or the real estate agent(s) regarding the square footage of the rooms, structures or lot dimensions, homeowner's fees, public and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed. Please list any and all verbal representations made by Broker(s) or their agents that you relied upon when purchasing this property (if none, write "none"):

None _____

DAMAGE If any building or other improvements are destroyed or damaged in excess of ten percent (10%) of the purchase price prior to title transfer, BUYER may either accept the insurance proceeds for said damage (with SELLER paying any deductible) and complete this transaction or may terminate this AGREEMENT and receive the return of all deposits made. If such damage is less than ten percent (10%) of the purchase price, SELLER shall restore the property to its prior condition.

SETTLEMENT STATEMENTS Buyer and Seller agree that the Listing and Selling Brokers are to receive a copy of the Closing Disclosure(s) and Settlement Statement(s) and authorize the escrow agent to provide each Brokerage with a full and complete copy of the Closing Disclosure(s) and both Buyer's and Seller's settlement(s) promptly after closing.

BINDING AGREEMENT Upon written acceptance and then either written or verbal notice of such acceptance to the last-offering party, this offer and any addenda listed below shall become a LEGALLY BINDING AGREEMENT UPON BUYER AND SELLER and their heirs, executors, administrators and assigns and shall represent the entire understanding of the parties regarding this transaction. All counteroffers, amendments, changes or deletions to this AGREEMENT shall be in writing and be signed by both BUYER and SELLER. Facsimile signatures shall be deemed binding and valid. This AGREEMENT shall be used as escrow instructions

275 subject to the Escrow Agent's usual conditions of acceptance. For purposes of this AGREEMENT, "days" shall
276 be defined as calendar days.

277 **This AGREEMENT is a legally binding contract, if you have any questions of law, consult your**
278 **attorney.**

279
280 **ADDENDA** The additional terms and conditions in the attached addenda are made part of this AGREEMENT:

281 Agency Disclosure Form, Residential Property Disclosure Form, Lead-Base Paint Disclosure VA,
282 FHA, FHA Home Inspection Notice, Condo, House Sale Contingency, House Sale Concurrency,
283 Septic, Other Addendum A

284 **The terms and conditions of any addenda supersede any conflicting terms in this AGREEMENT.**

285 **Additional Terms:**

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290

291 **DURATION OF OFFER** This offer shall be open for acceptance until 10/07/2023 at 12 AM PM

292
293

294 (BUYER Signature) (Date) (BUYER Signature) (Date)

295
296 Manvid Investments LLC

297 (Print BUYER Name) (Print BUYER Name)

298
299 PO Box 60, Rock Creek, OH 44084 440.813.2408

300 (BUYER Address and ZIP Code) (BUYER Phone No.)

301
302 janowski@windstream.net

303 (BUYER Email Address) (BUYER Email Address)

304
305 **DEPOSIT RECEIPT** Receipt is hereby acknowledged of \$ \$3,000 earnest money by check note,
306 subject to terms of the above offer.

307
308 **ACCEPTANCE SELLER** accepts the above offer and irrevocably instructs, the escrow agent to pay from

309
310 SELLER'S escrow funds a commission of in house 50/50 percent (%)

311
312 of the purchase price to **Berkshire Hathaway HomeServices Professional Realty**

313
314 Attn: Commissions, 5700 Gateway, Ste 200, Mason, OH 45040 (Payment Address)

315
316 and percent (%) of the purchase to

317
318 (Broker)

319

320

..... (Address)

321

as the sole procuring agents in this transaction.

322

323

TITLE is presently in the name of (please print): This Too Realities LLC

324

325

326

[Signature Box]

(SELLER Signature)

(Date)

[Signature Box]

(SELLER Signature)

(Date)

327

328

329

330

This Too Realities LLC

331

(Print SELLER Name)

(Print SELLER Name)

332

333

334

(SELLER Address and ZIP Code)

(SELLER Phone No.)

335

336

337

(SELLER Email)

(SELLER Email)

338

339

The following information is provided solely for the Multiple Listing Services' use and will be completed by the Brokers or their agents and is not part of the terms of the Purchase Agreement.

340

341

Multiple Listing Information:

342

[Signature Box]

2011001628

343

344

Sal Jackson

dotloop verified
10/06/23 10:51 AM EDT
7N15-4ILG-LFO2-CQOL

Sal Jackson and Alexis Newsome

2022005398

(Listing agent signature)

(Print listing agent name and license #)

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BHHS Professional Realty

9390

(Listing broker name)

(Listing broker office #)

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Rick Furrage

dotloop verified
10/06/23 10:51 AM EDT
7N15-4ILG-LFO2-CQOL

Rick Furrage

408337

(Selling agent signature)

(Print selling agent name and license #)

351

352

353

Bhhs Professional Realty

Lic# 2011002366

9390

(Selling broker name)

(Selling broker #)

354

[Signature Box]

[Signature Box]

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Title Professionals Group, Ltd to cause the funds to be disbursed in accordance with this statement.

Manvid Investments LLC, an Ohio Limited Liability Company

By: _____
David Janowski, Member Date

Settlement Agent Date

NON-HEARING MINUTES

BOR Case: 2023-0036

Case Name: MANVID INVESTMENTS LLC

Case Type: VL

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$180000

Subject Parcel: 480050000800

Auditor Value: \$224000

ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0036

MANVID INVESTMENTS LLC
 C/O AMANDA JANOWSKI
 6626 LAKE RD W
 ASHTABULA OH 44004

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly.
Result Below.

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
48-005-00-008-00	511-1FMLY UNPL 0-9	48-SAYBROOK TWP-ASHTABULA A CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$50,900	\$173,100	\$224,000	
Adjustment:	\$0	-\$44,000	-\$44,000	
New Value:	\$50,900	\$129,100	\$180,000	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$180,000				



Board of Revision