

4851 N Ridge Rd E, Geneva, OH 44041

MLS#: **4248093**
 Status: **Sold**

Prop Type: **Residential**
 Sub Type: **Single Family Residence**

Close Price: **\$109,000**
 List Price: **\$109,900**
 DOM/CDOM: **31/31**



List Dt Rec: **01/05/2021**
 Unit:
 County: **Ashtabula**

List Date: **01/05/2021**
 Contg Dt:
 Pend Dt: **02/05/2021**
 Off Mkt Dt: **02/05/2021**
 Close Dt: **02/26/2021**
 Exp Dt:

Parcel ID: **TX 170240000800**
 Twp: **Geneva Twp**
 Subdiv:
 School Dist: **Geneva Area CSD - 404**
 Bedrooms: **3**
 Total Baths: **1 (1/0)**
 Yr Built: **1935**
 Liv Area: **1328/NA/1328**
 Acres: **2.04**
 Photo Opt Out: **No**

Stories: **2**
 Tot Stories:
 Levels:
 \$/SqFt: **\$82.08**

Directions: **Home on Rt 20 on north side**

Legal/Taxes

Taxes: **\$971** Tax Year:
 Legal: **SEC 1--15** Assessment: **No** Homestead: **Yes**

Rooms/SqFt Information

Bed:	Main	Upper	Lower
Beds Main:	2		
Full Baths:	1	0	0
Half Baths:	0	0	0
Laundry:	0	0	1

SqFt Approximate FINISHED/Source:
 Above Gr: **1,328/Realist**
 Below Gr: **-**
 TOTAL: **1,328**

Lot Information
 Lot Dim: **163x735**
 Lot Sz Src: **Realist**

Rooms: **6** # FP: **0**

Room	Level	Dimensions	Floors	Features
Living Room	1st		Carpet	Window Treatment
Dining Room	1st		Carpet	Window Treatment
Eat-in Kitchen	1st		Vinyl/LVT	Window Treatment
Master Bedroom.	1st		Carpet	Window Treatment
Bedroom	1st		Carpet	Window Treatment
Bedroom	2nd		Wood	

Features

Architect Style: **Ranch** Year Built: **1935**
 Prop Attached: **Yes** Builder Name:
 Prop Condt: **Actual YBT**
 Basement: **Yes, Full, Unfinished**
 Heating: **Gas, Forced Air** Cooling: **Central Air**
 Appliances: **Dryer, Range, Refrigerator, Washer**
 Fireplace: **No**
 Lot Features: **Irregular Lot**
 Parking: **2.0/Detached Garage, Unpaved**
 Construction: **Vinyl Siding** Garage: **Yes/2.0**
 Roof: **Asphalt/Fiberglass** Carport: **No**
 Water: **Public** Sewer: **Septic**

Remarks: **Adorable Home on 2+ acres with many updates! Newer Siding, Roof, Gutters, Electrical. Some rooms have new paint and carpet. 2 Car Garage. Full Basement. Appliances and Home Warranty Included.**

Agent/Broker Info

List Agent: [Sue A Smith \(2007000840\)](#)
 Contact #: **440-413-1359**
 LA Email: sueasmith@howardhanna.com
 LA License #: **OH SALM.2007000840**
 Buyer Agent: [Katie McNeill \(2015004383\)](#)
 Contact #: **440-796-5506**
 BA Email: katiemcneill@mcdhomes.com
 BA License #: **OH SAL.2015004383**
 Co Buyer Agt: [Ashley A Zeller \(2018000578\)](#)
 Co License #: **OH SAL.2018000578**
 Co BA Email: ashleyzeller@mcdhomes.com

List Office: [Howard Hanna \(2832\)](#)
 Office Phone: **440-428-1818**
 Office Fax: **440-428-7161**
 Brokerage Lic: **189163**
 Buyer Office: [McDowell Homes Real Estate Services \(9545\)](#)
 Office Phone: **440-205-2000**
 Office Fax: **440-528-3569**
 Brokerage Lic: **2014005272**
 Co Buyer Off: **()**
 Brokerage Lic:

Showing

Showing Contact: **440-686-0100** Type:
 Showing Rqmts: **Showing Service, Use Showing Time Link**
 Showing Remarks: **Call showing service or use link**
 Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N:

Listing/Contract Info

Owner Name: **Edwyn & Joann Erb** Owner Phone: Owner Agent: Warranty: **Yes**
 Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
 Listing Contract Date: **01/05/2021** Expiration Date: Purchase Contract Date: **02/05/2021**
 Possession: **Time of Transfer** Orig List Price: **\$109,900**
 Occupant: **Vacant**
 Special Listing Conditions: **Principal/NR**
 Buyer Agency Comp: **3/2**
 Other Comp: **None**
 Comp Explain: **3% first 100k, 2% remainder**
 Online Bidding: **No**
 Court Ordered: **No**
 List Terms: **Cash, Conventional, FHA, USDA, VA**
 Broker Remarks: **East to show. Family in the process of cleaning out the home so don't mind the boxes. Pics to be posted in the next few days. Garage needs some work.**

Comparable Information

Close Date: **02/26/2021** Close Price: **\$109,000**
 Closed By: **Sale** Seller Pd Closing Costs: **\$6,000**
 Buyer Financing: **FHA**

Prepared By: Rick G. Marlowe Information is Believed To Be Accurate But Not Guaranteed Date Printed: 06/12/2024 09:44 AM
 Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4248093

[4851 N Ridqe Rd E , Geneva, OH 44041](#)

Bd:3 Ba:1 (1/0) SqFt: 1328/NA/1328 Gar:2 Bsmt: Yes Yr: 1935 Acres: 2.04 Sold: 02/26/2021 \$109,000



Information is Believed To Be Accurate But Not Guaranteed

1040 Harpersfield Rd, Geneva, OH 44041

MLS#: **4268674**
 Status: **Sold**

Prop Type: **Residential**
 Sub Type: **Single Family Residence**

Close Price: **\$156,000**
 List Price: **\$154,900**
 DOM/CDOM: **3/3**



List Dt Rec: **04/08/2021**
 Unit:
 County: **Ashtabula**

List Date: **04/08/2021**
 Contg Dt:
 Pend Dt: **04/15/2021**
 Off Mkt Dt: **04/15/2021**
 Close Dt: **05/28/2021**
 Exp Dt:

Parcel ID: **TX 220110001902**
 Twp: **Harpersfield Twp**
 Subdiv: **Harpersfield**
 School Dist: **Geneva Area CSD - 404**
 Bedrooms: **3**
 Total Baths: **2 (2/0)**
 Yr Built: **1973**
 Liv Area: **1108/NA/1108**
 Acres: **1.01**
 Photo Opt Out: **No**

Stories: **1**
 Tot Stories:
 Levels:
 \$/SqFt: **\$140.79**

Directions: **Rt 534 to Harpersfield Rd or Rt. 307 to Harpersfield Rd.**

Legal/Taxes

Taxes: **\$1,638** Tax Year:
 Legal: **87** Assessment: **Yes** Homestead: **Yes**

Rooms/SqFt Information

Bed: 3	Main	Upper	Lower
Beds Main:	3		
Full Baths:	2	0	0
Half Baths:	0	0	0
Laundry:	0	0	1

SqFt Approximate FINISHED/Source:
 Above Gr: **1,108/Auditors Website**
 Below Gr: **-**
 TOTAL: **1,108**

Lot Information
 Lot Sz Src: **Auditors Website**

Rooms: **5** # FP: **0**

Room	Level	Dimensions	Floors	Features
Living Room	1st	22 x 12	Wood	
Eat-in Kitchen	1st	25 x 8	Vinyl/LVT	
Master Bedroom.	1st	14 x 12	Wood	
Bedroom	1st	10 x 11	Wood	
Bedroom	1st		Wood	

Features

Architect Style: **Ranch** Year Built: **1973**
 Prop Attached: **No** Builder Name:
 Prop Condt: **Actual YBT**
 Basement: **Yes, Full, Unfinished**
 Heating: **Baseboard, Oil** Cooling: **Central Air**
 Appliances: **Dryer, Range, Refrigerator, Washer**
 Fireplace: **No**
 Patio/Porch: **Porch**
 Parking: **2.0/Attached Garage, Electric, Unpaved**
 Construction: **Vinyl Siding** Garage: **Yes/2.0**
 Roof: **Asphalt/Fiberglass** Carport: **No**
 Water: **Public** Sewer: **Septic**
 Other Struct: **Shed**

Remarks: **This adorable 3 bedroom, 2 bath Ranch is located in the heart of Ohio Wine Country and minutes to Harpersfield Covered Bridge. Beautiful hardwood floors in the living room, hall and all bedrooms. Nice size eat-in kitchen has sliders leading to the peaceful back yard. Master bedroom with private bath. The home has a full basement which could be finished to add additional living space. Conveniently located to Rt. 90, shopping and more!**

Agent/Broker Info

List Agent: **Debbie Lake (2006003295)**
 Contact #: **216-314-3335**
 LA Email: **debbie.lake@cbschmidttohio.com**
 LA License #: **OH SAL.2006003295**
 Co List Agt: **Malcolm A Chafer (220741)**
 Co License #: **OH BRKM.0000220741**
 Contact #: **440-466-9177**
 Buyer Agent: **Ryan Zalimani (2017003868)**
 Contact #: **440-361-0395**
 BA Email: **ryanzrealtor@gmail.com**
 BA License #: **OH SAL.2017003868**

List Office: **Coldwell Banker Schmidt Realty (2133)**
 Office Phone: **440-466-9177**
 Office Fax: **440-466-7478**
 Brokerage Lic: **2015000349**
 Co List Off: **Coldwell Banker Schmidt Realty (2133)**
 Brokerage Lic: **2015000349**
 Co LA Email: **macchafer@yahoo.com**
 Buyer Office: **Century 21 HomeStar (9752)**
 Office Phone: **440-449-9100**
 Office Fax: **440-449-9100**
 Brokerage Lic: **2009004120**

Showing

Showing Rqmts: **Use Showing Time Link**
 Showing Remarks: **24 Hour Notice**
 Show Address to Client: **Yes**

DistributionInternet Listing Y/N: **Yes**Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N:

Listing/Contract InfoOwner Name: **Sandra Trapp**

Owner Phone:

Owner Agent: Warranty: **No**Listing Agreement: **Exclusive Right To Sell**Listing Service: **Full Service**Listing Contract Date: **04/08/2021**

Expiration Date:

Purchase Contract Date: **04/15/2021**Possession: **Negotiable (Possession)**Orig List Price: **\$154,900**Occupant: **Owner**Special Listing Conditions: **Resident Owned**Buyer Agency Comp: **3/2**Other Comp: **Graduated**Comp Explain: **3% on 1st 100,000/2% on remainder**Online Bidding: **No**Court Ordered: **No**

Broker Remarks: **Please follow COVID-19 Showing Guidelines. 24 Hour Notice for showings. The homestead exemption has been added back in. Seller will review all offers at 9:00am on Thursday**

Comparable InformationClose Date: **05/28/2021**Close Price: **\$156,000**Closed By: **Sale**Seller Pd Closing Costs: **\$0**Buyer Financing: **Conventional**

Prepared By: Rick G. Marlowe

Information is Believed To Be Accurate But Not Guaranteed

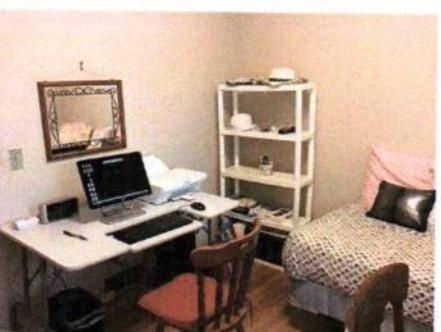
Date Printed: 06/12/2024 09:39 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4268674

[1040 Harpersfield Rd , Geneva, OH 44041](#)

Bd:3 Ba:2 (2/0) SqFt: 1108/NA/1108 Gar:2 Bsmt: Yes Yr: 1973 Acres: 1.01 Sold: 05/28/2021 \$156,000





Information is Believed To Be Accurate But Not Guaranteed

1991 Austinburg Rd, Ashtabula, OH 44004

MLS#: **4305565**
 Status: **Sold**

Prop Type: **Residential**
 Sub Type: **Single Family Residence**

Close Price: **\$162,500**
 List Price: **\$159,000**
 DOM/CDOM: **5/5**



List Dt Rec: **08/05/2021**
 Unit:
 County: **Ashtabula**

List Date: **08/05/2021**
 Contg Dt:
 Pend Dt: **08/10/2021**
 Off Mkt Dt: **08/10/2021**
 Close Dt: **09/01/2021**
 Exp Dt:

Parcel ID: **TX 480260000900**
 Twp: **Saybrook Twp**
 Subdiv:
 School Dist: **Ashtabula Area CSD - 401**
 Bedrooms: **3**
 Total Baths: **1 (1/0)**
 Yr Built: **1961**
 Liv Area: **1266/NA/1266**
 Acres: **3.60**
 Photo Opt Out: **No**

Stories: **1**
 Tot Stories:
 Levels:
 \$/SqFt: **\$128.36**

Directions: **Austinburg Rd can be accessed from Route 45 by Flying J. The property is located on the North side of the road (1st house after the hotel) Austinburg Rd is also accessible from Bunkerhill (Route 84), travel to address**

Legal/Taxes

Taxes: **\$1,412** Tax Year: Assessment: **Yes** Homestead: **Yes**
 Legal: **88**

Rooms/SqFt Information

Beds: **3** **Main Upper Lower**
 Beds Main: **3**
 Full Baths: **1 0 0**
 Half Baths: **0 0 0**
 Laundry: **1 0 1**

SqFt Approximate FINISHED/Source:
 Above Gr: **1,266/Owner**
 Below Gr: **-**
 TOTAL: **1,266**

Lot Information

Lot Dim: **761 x 592**
 Lot Sz Src: **Realist**

Rooms: **6** # FP: **0**

Room	Level	Dimensions	Floors	Features
Living Room	1st	15 x 15	Carpet	Window Treatment
Kitchen	1st	12 x 9	Laminate	Window Treatment
Dining Room	1st	9 x 9	Laminate	Window Treatment
Master Bedroom.	1st	11 x 9	Wood	Window Treatment
Bedroom	1st	11 x 9	Wood	Window Treatment
Bedroom	1st	9 x 9	Wood	Window Treatment
Bathroom	1st	9 x 4	Linoleum	Window Treatment
Breezeway	1st	21 x 7	Carpet	Window Treatment

Features

Architect Style: **Ranch** Year Built: **1961**
 Prop Attached: **No** Builder Name:
 Prop Condt: **Actual YBT**
 Basement: **Yes, Full, Unfinished**
 Heating: **Gas, Forced Air** Cooling: **Central Air**
 Appliances: **Dishwasher, Dryer, Microwave, Range, Refrigerator, Security System, Smoke Detector, Sump Pump, Washer**
 Fireplace: **No**
 Access Feat: **Disability Features**
 Patio/Porch: **Deck, Patio, Porch**
 Direction Faces: **S** Nat Rsrce Rgts:
 Lot Features: **Irregular Lot**
 View Desc: **Trees/Woods**
 Parking: **1.0/Attached Garage, Garage Door Opener, Electric, Paved**
 Construction: **Aluminum Siding** Garage: **Yes/1.0**
 Roof: **Asphalt/Fiberglass** Carpet: **No**
 Water: **Public** Sewer: **Septic**
 Other Struct: **Outbuilding, Shed**

Remarks: **This is a great ranch with 3 bedrooms and 1 bath. The bedrooms have wood floors and there is wood floors under the carpet in the living room per the owner. All appliances stay-dishwasher is 2yrs old, stove 14yrs old, fridge 5 yrs, washer and dryer 6yrs old. 2017 new furnace, septic pumped and new distributor in 2020. City water, roof 10years old, porch is 16x10, deck is 16x20. There are 2 sheds out back and a shop with overhead door on 3.599 acres. There are so many places to to utilize on this property to enjoy. Schedule to see it soon!**

Agent/Broker Info

List Agent: **Jennifer L Bartone (2008002155)** List Office: **Harbor Realty (2385)**
 Contact #: **440-645-6967** Office Phone: **440-964-7142**
 LA Email: **realtorjennb@gmail.com** Office Fax: **440-964-6606**
 LA License #: **OH SAL.2008002155** Brokerage Lic: **2003016657**
 Co List Agt: **Jarrod Dixon (2007001555)** Co List Off: **Harbor Realty (2385)**

Co License #: **OH SAL.2007001555**
Contact #: **440-645-7467**
Buyer Agent: [Carole Stormer-Vaux SFR \(368102\)](#)
Contact #: **440-813-2788**
BA Email: cstormervaux@gwcmail.net
BA License #: **OH SAL.0000368102**

Brokerage Lic: **2003016657**
Co LA Email: jdixonrealty@gmail.com
Buyer Office: [Assured Real Estate \(20059\)](#)
Office Phone: **440-576-7355**
Office Fax: **440-710-0216**
Brokerage Lic: **2017002401**

Showing

Electronic Lock Box: **No** Serial #: _____
Showing Contact: **440-686-0100** Type: _____
Showing Rqmts: **Showing Service, Use Showing Time Link**
Showing Remarks: **Please give a 2 hour lead time for showings. Seller will be there to let you in**
Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: _____

Listing/Contract Info

Owner Name: _____ Owner Phone: _____ Owner Agent: _____ Warranty: **No**
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
Listing Contract Date: **08/05/2021** Expiration Date: _____ Purchase Contract Date: **08/10/2021**
Possession: **Negotiable (Possession)** Orig List Price: **\$159,000**
Occupant: **Owner**
Special Listing Conditions: **Resident Owned**
Buyer Agency Comp: **3**
Other Comp: **None**
Online Bidding: **No**
Court Ordered: **No**
List Terms: **Cash, Conventional, FHA, USDA, VA**
Broker Remarks: **Owner is selling AS-IS, some furnishings will be for sale. Detached barn shed next to the house is currently used as a wood working room. Property tax amount is with the homestead reduction. Please give a 2 hour lead time to request an appointment, the owner will be there to let you in.**
<https://www.dotloop.com/my/loop/p/8CITwq9944m?v=CR5sk> EASY OFFER LINK-copy and paste into your browser for access

Comparable Information

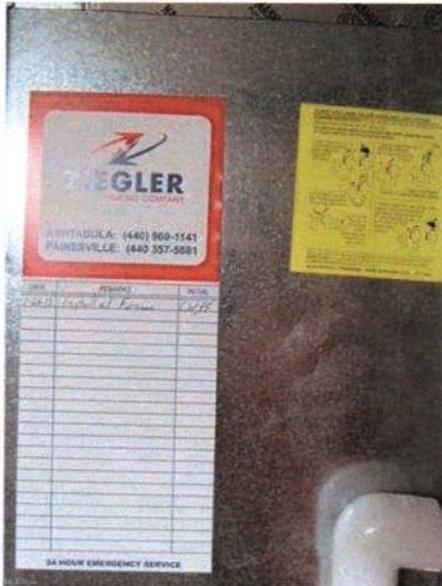
Close Date: **09/01/2021** Close Price: **\$162,500**
Closed By: **Sale** Seller Pd Closing Costs: **\$0**
Buyer Financing: **Cash**

Prepared By: Rick G. Marlowe Information is Believed To Be Accurate But Not Guaranteed Date Printed: 06/12/2024 09:40 AM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4305565 [1991 Austinburg Rd., Ashtabula, OH 44004](#)

Bd:3 Ba:1 (1/0) SqFt: 1266/NA/1266 Gar:1 Bsmt: Yes Yr: 1961 Acres: 3.60 Sold: 09/01/2021 \$162,500







Information is Believed To Be Accurate But Not Guaranteed

1561 Barnum, Harpersfield, OH 44041

MLS#: **4300338**
Status: **Sold**

Prop Type: **Residential**
Sub Type: **Single Family Residence**

Close Price: **\$210,000**
List Price: **\$200,000**
DOM/CDOM: **3/3**



List Dt Rec: **07/20/2021**
Unit:
County: **Ashtabula**

List Date: **07/20/2021**
Contg Dt:
Pend Dt: **07/23/2021**
Off Mkt Dt: **07/23/2021**
Close Dt: **09/03/2021**
Exp Dt:

Parcel ID: **TX 220060001701**

Twp:
Subdiv:
School Dist: **Geneva Area CSD - 404**
Bedrooms: **3**
Total Baths: **2 (2/0)**
Yr Built: **1973**
Liv Area: **1430/NA/1430**
Acres: **2.00**
Photo Opt Out: **No**

Stories:
Tot Stories:
Levels:
\$/SqFt: **\$146.85**

Directions: **House is located off Barnum road off 307 across from Kenisees Campground. Some GPS take you to the other side of Barnum**

Legal/Taxes

Taxes: **\$2,285** Tax Year: Assessment: **Yes** Homestead: **No**

Rooms/SqFt Information

Beds:	Main	Upper	Lower
Beds Main:	3		
Full Baths:	2	0	0
Half Baths:	0	0	0
Laundry:	1	0	1

SqFt Approximate FINISHED/Source:
Above Gr: **1,430/Auditors Website**
Below Gr: **-**
TOTAL: **1,430**

Rooms: # FP: **1**

Features

Architect Style: Ranch	Year Built: 1973
Prop Condt: Actual YBT	
Basement: Yes, Full	
Heating: Fireplace, Hot Water/Steam, Oil	Cooling: None
Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Smoke Detector, Sump Pump, Washer	
Fireplace: Yes/#FP:1	
Direction Faces: E	Nat Rsrce Rgts:
Parking: 4.0/Attached Garage, Detached Garage, None, Electric	Garage: Yes/4.0
Construction: Vinyl Siding	Carpport: No
Roof: Metal	Sewer: Septic
Water: Well	

Remarks: **Beautiful home in Harpersfield! Home owners have done so many updates. New paint and trim throughout the home. New ceiling fans, light fixtures. New carpet in the living room and hallway. Kraft Maid Cherry wood kitchen with pull out shelves. Garden window in the kitchen. New fridge and over the range microwave in July 2021. Newer ceramic cooktop stove with built in convection oven and air fryer. New cabinets in laundry room. Bedroom all have fresh paint. Washer and dryer hookups in both basement and laundry room upstairs. Metal roof with ice guards. Huge deck with 3 gorgeous metal pergolas/gazebos anchored to the deck. 18 foot by 4ft above ground pool new pump, hoses etc. 4 car garage with work shop! All this plus more on 2 acres! You have to see to appreciate!**

Agent/Broker Info

List Agent: Chantel Lovelady (2014002154)	List Office: Howard Hanna (2832)
Contact #: 440-645-5025	Office Phone: 440-428-1818
LA Email: chantellovelady@howardhanna.com	Office Fax: 440-428-7161
LA License #: OH SAL.2014002154	Brokerage Lic: 189163
Buyer Agent: William M Davis (2013004481)	Buyer Office: Century 21 HomeStar (9752)
Contact #: 216-712-1314	Office Phone: 440-449-9100
BA Email: realtorwilldavis@gmail.com	Office Fax: 440-449-9100
BA License #: OH SAL.2013004481	Brokerage Lic: 2009004120
Co Buyer Agt: Donna M Hamblen (2003009364)	Co Buyer Off: Century 21 HomeStar (9752)
Co License #: OH SAL.2003009364	Brokerage Lic: 2009004120
Co BA Email: Luxrealtors@icloud.com	

Showing

Showing Contact: **440-686-0100** Type:
Showing Rqmts: **Showing Service**
Showing Remarks: **atleast 2 hour notice. Call showing service or agent.**
Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N:

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: Warranty: **No**
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**

-Listing Contract Date: **07/20/2021**

Expiration Date:

Purchase Contract Date: **07/23/2021**

Possession: **Time of Transfer**

Orig List Price: **\$200,000**

Buyer Agency Comp: **2.5**

Other Comp: **None**

Comp Explain: **2.5%**

Online Bidding: **No**

Court Ordered: **No**

Broker Remarks: **Please see supplements for all extras seller is leaving! Seller is asking for all highest and best offers by 7 pm on July 22,2021**

Comparable Information

Close Date: **09/03/2021**

Close Price: **\$210,000**

Closed By: **Sale**

Seller Pd Closing Costs: **\$5,250**

Buyer Financing: **Conventional**

Prepared By: Rick G. Marlowe

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 06/12/2024 09:42 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4300338

[1561 Barnum , Harpersfield, OH 44041](#)

Bd:3 Ba:2 (2/0) SqFt: 1430/NA/1430 Gar:4 Bsmt: Yes Yr: 1973 Acres: 2.00 Sold: 09/03/2021 \$210,000

