

Tax year 2023 BOR no. 0075 FILED ON
 County Ashtabula Date received FEB 16 2024

DTE 1
 Rev 12/22
 Ashtabula County
 Board of Revision

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	Matthew S. Kish	5055 N. Ridge Rd. W. Ashtabula OH, 44004
2. Complainant if not owner	/	
3. Complainant's agent	/	

4. Telephone number and email address of contact person
330-752-1404 mkish91@protonmail.com

5. Complainant's relationship to property, if not owner
 If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill	Address of property
<u>480150000900</u>	<u>5055 N. Ridge Rd. W. Ashtabula OH 44004</u>

7. Principal use of property Primary residence / dwelling

8. 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
<u>480150000900</u>	\$108,700 <u>\$53,000</u>	<u>\$108,700</u>	<u>\$55,700</u>

9. The requested change in value is justified for the following reasons:
motel units on structure (approx. 2,700 sqft.) are no longer there (units demolished in 2021)

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 11/15/2023
 and sale price \$135,000 ; and attach information explained in "Instructions for Line 10" on back.

11. 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.

12. If any improvements were completed in the last three years, show date / and total cost \$ /

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 2/16/2024 Complainant or agent (printed) Matthew S. Kish Title (if agent) _____

Complainant or agent (signature) Matthew S. Kish

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

Situs : 5055 N RIDGE RD W

Map ID: 48-015-00-009-00

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: February 16, 2024

CURRENT OWNER
THIS TOO REALTIES LLC
2921 CHAPEL ROAD
ASHTABULA OH 44004

Field Review Flag:

GENERAL INFORMATION
Routing No. 015-00 009-00
Class C-Commercial
Living Units 7
Neighborhood 6840C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF 36,155			36,160
Total Acres: .83		Legal Acres: .838		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	12,670	36,200	36,200	0	0
Building	25,380	72,500	72,500	0	0
Total	38,050	108,700	108,700	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
07/18/16	JA	6-Occupant Not Home	3-Other
09/18/14	MJB	6-Occupant Not Home	3-Other
01/22/14	DWS	6-Occupant Not Home	3-Other
01/15/14	DAA	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
11/18/21	C20210103	200,000	COM BLDG	New Structure	Open Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/20/23	135,000	2-Land And Building	0-Validated Sale		WD-Warranty Deed	THIS TOO REALTIES LLC
12/19/19	140,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	M.S. & R. PROPERTIES LLC
11/09/18	22,210	2-Land And Building	U-Not Validated		SW-Special Warranty	US BANK NATIONAL ASSOCIATION
08/29/18	27,500	2-Land And Building	F-Foreclosure	666/ 1097	DE-Deed	SASSLER SHIRLEY I

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc: 6-Flat

Legal Description
Parcel TieBack:
Legal Descriptions: 34 & 35
Addl.TieBack: N

Inspection Witnessed By _____

Situs : 5055 N RIDGE RD W

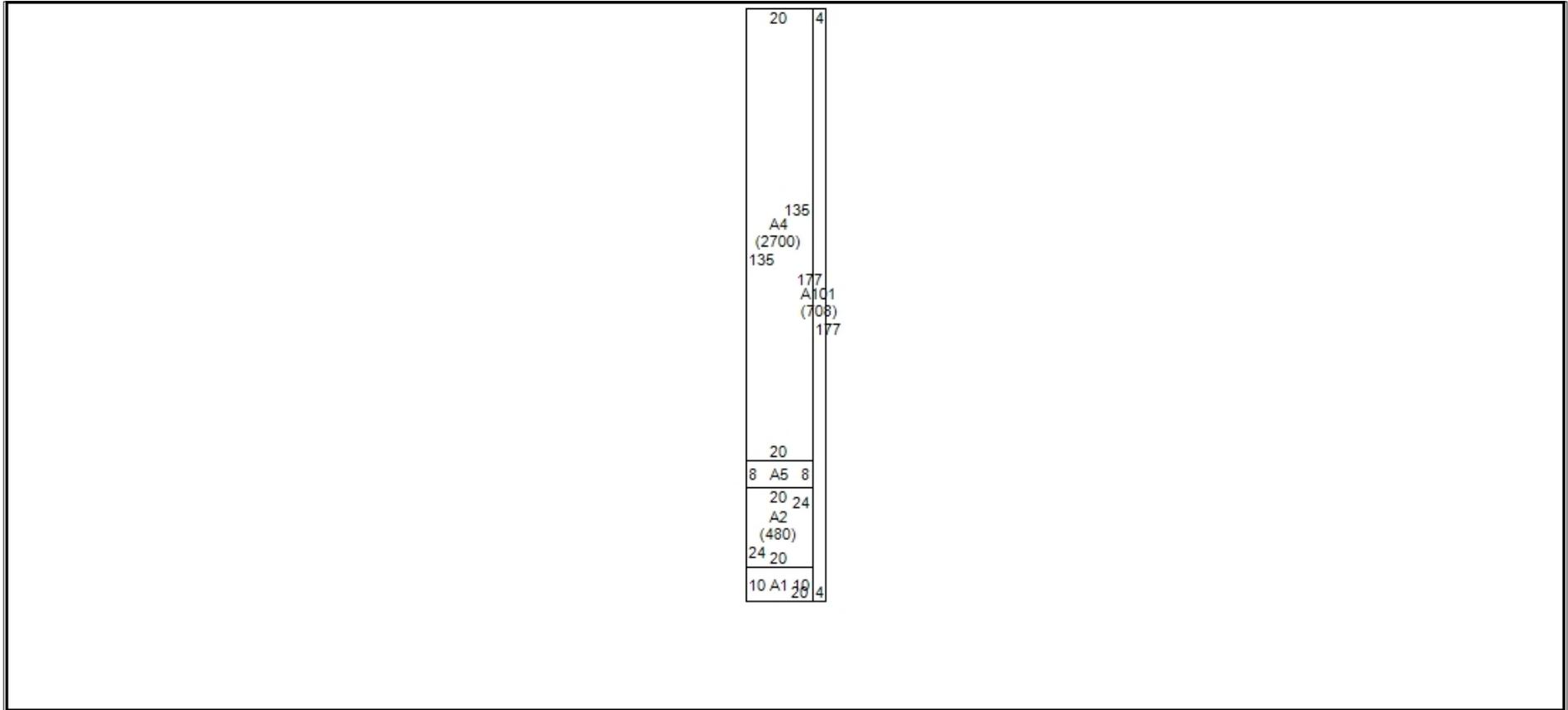
Parcel Id: 48-015-00-009-00

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: February 16, 2024



20	4
135	
A4	
(2700)	
135	
177	
A101	
(708)	
177	
20	
8 A5 8	
20 24	
A2	
(480)	
24 20	
10 A1 20	4

Additional Property Photos

Situs : 5055 N RIDGE RD W

Parcel Id: 48-015-00-009-00

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: February 16, 2024

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod	Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	001	01-Multi Use Apartment	1	1,320		175	5,700	20	50	0	4,560	35			1,596	1,596	2,960
08	S	001	08-Mini Warehouse	0	2,700	5.00	110	13,500	18	225	0	11,070	18			1,993	1,993	9,080

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	081 081-Multi-Use Apartment:	1	3	2\0		1	5,700	5,700

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,020
Replace, Cost New Less Depr	72,470
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	72,470
NBHD Fact	1.0000
Value per SF	18.03

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	12,040
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	4,020
Total Gross Building Area	4,020

Misc & Gross Buiding Values

Misc Building No		Misc Adjusted Value	
Gross Building:			

Situs : 5055 N RIDGE RD W
Parcel Id: 48-015-00-009-00
LUC: 401
Card: 1 of 1
Tax Year: 2023
Printed: February 16, 2024
Comments

Number	Code	Status	Comment
1	FLD	NC	19990720 CG C#01 - DWLG WITH ATTACHED APTS. BELONGS ON THIS PARCEL, (PER OWNER)
2	FLD	NC	19990720 CG C#01 - FROM RTG# 10 SEE LINE ITEM #2 FOR OLD APTS - NOW STGE ONLY -
3	FLD	NC	19990720 CG C#01 - TO BE TORN DOWN (CG 7-19-99)
4	FLD	DC	20010508 C#01 - FORMER MOTEL 10X134 SEC VACATED VP COND
5	FLD	BO	20050610 KO C#01 - 6-9-05:BP#050303-OLD STGE BLDS RAZED 100% 1-1-05
6	FLD	RV	20081108 CG C#01 - 10/15/07 ID #2 = OLD APTS ATT TO REAR OF DWLG, STILL HERE
7	FLD	RV	20081108 CG C#01 - VP CONDITION
8	FLD	RV	20140122 DWS. CHG TO COM, EFF APT BLDG ATTACHED TO HOME, LINE #4 APPEARS TO BE
9	FLD	RV	IN PROCESS OF REMODEL, RECHECK 14 FOR COMPLETION.
10	FLD	DC	REV14 CHG LUC, LVG UNITS, NBHD. CHG RES DWLG TO COM BLDG 1. RMV RES, OBY MV3
11	FLD	NC	9-18-14 MJB- NO REHAB ON REAR UNITS 1/1/14. NVC. RECK 2015
12	FLD	MI	NO REHAB TO REAR UNITS, NVC 1-1-16. NO RECHECK NEEDED.
13	FLD	RV	REV 2019 1320SF APT TOTAL REHAB 2018 RENT 850/M. OLD HOTEL CONVERT TO SELF STG.
14	FLD	RV	REV 2019 CONT.--CORRECTED OVERALL SIZE. F/S ASK \$144000

Situs : 5055 N RIDGE RD W

Parcel Id: 48-015-00-009-00

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: February 16, 2024

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Certificate of Plan Approval (OBC 105.5)

Ashtabula County Building Department

25 West Jefferson Street Jefferson OH 44047
 P: 440-576-3737 F: 440-576-3739

Project Address: Motel & Storage Units 5055 N Ridge West Saybrook Twp. ppn: 480150000900	Owner: Joyce Humphrey 2921 Chapel Road Ashtabula OH 44004	Master Permit No: C-2021-00160 Assoc. Permit No. Plumbing Permit Issued: Plumbing Final Inspection:
Scope of Project: <input type="checkbox"/> New Structure <input type="checkbox"/> Change of Occupancy <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Other		Design Professional: Fire Suppression Designer: Fire Alarm Designer: Commercial Hood Designer: Commercial Hood Suppression: Other:
Project Description: Razed motel & storage units		
Portion of structure for which certificate is issued: Entire structure		
Scope of Plan Approval: FULL approval		
Occupancy Group(s): <input type="checkbox"/> Accessory Occupancies <input type="checkbox"/> Non-Separated Mixed Use <input type="checkbox"/> Separated Mixed Use <input type="checkbox"/> Combination Sep / Non-Sep.		Conditions & Variances: Subject plans were reviewed for conformance with the 2017 Ohio Building Code. Therefore subject plans have been granted FULL APPROVAL for construction subject to compliance with the following condition(s) as noted on the attached plan review letter
Special Provisions: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unlimited Area <input type="checkbox"/> Combustible Storage <input type="checkbox"/> High Rise <input type="checkbox"/> Hazardous Material Storage <input type="checkbox"/> Other <input type="checkbox"/> Aisle Widths		
Commodity, Classification & Storage Method:		
Use Group:	Constr. Type:	Occupant Load:
Fire Protection Systems: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Required <input type="checkbox"/> Not Required <input type="checkbox"/> Sprinkler <input type="checkbox"/> Fire Alarm <input type="checkbox"/> Standpipe Hazardous Classification: Storage Height: Sprinkler System Demand @ Base of Riser: Standpipe System Demand @ Base of Riser:		
Kitchen Hood System: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Type I with Suppression <input type="checkbox"/> Type II		
		This approval is conditional upon proceeding with construction in accordance with the approved construction documents. 1. The building official shall be notified of any changes from the approved construction documents. Such changes shall be submitted and approved by the building department prior to their implementation. 2. This approval is invalid if work has not commenced within twelve months. One extension shall be granted for an additional twelve month period if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee not to exceed \$100.00. 3. If in the course of construction work is delayed or suspended for more than six months, this approval is invalid. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee for each extension of not more than \$100.00
		<div style="text-align: center;"> <hr style="width: 100%; border: 0.5px solid black;"/> Dennis Bowman, P.E. Chief Building Official </div> <div style="text-align: right; margin-top: 10px;"> Date: 3.09.2021 </div>

BUILDING DEPARTMENT

Dennis D. Bowman, P.E.
Chief Building Official
ddbowman@ashtaulacounty.us



Ashtabula

COUNTY, OHIO

Where great things happen.

BOARD OF COMMISSIONERS

Casey Kozlowski
J.P. Ducro IV
Kathryn L. Whittington

March 9, 2021

Joyce Humphrey
2921 Chapel Road
Ashtabula, Ohio 44004

**Re: Motel & Storage Units Razed
5055 North Ridge West
Saybrook Twp
Permit #C-2021-00160**

Subject construction documents for the demolition of an existing building were reviewed for conformance with the 2017 Ohio Building Code. In accordance with OBC Section 107.5, the construction documents are determined to comply with the rules of the board and are granted an approval with the following conditions:

GENERAL REVIEW

- | | |
|----------------|---|
| Section 3303.2 | 1. The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by this chapter. |
| Section 3303.4 | 2. Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority. |
| Section 3303.5 | 3. Provision shall be made to prevent the accumulation of water or damage to any foundation on the premises or the adjoining property. |
| Section 3303.6 | 4. Service utility connections shall be discontinued and capped in accordance with the approved rules and requirements of the applicable governing authority. |
| Section 3303.7 | 5. Fire safety during demolition shall comply with the applicable requirements of this code and the applicable provisions of Chapter 33 of the fire code. |

Pursuant to Ohio Revised Code Chapter 3781 and 3791 owner and owner agents are responsible for compliance with the rule so of the Ohio Board of Building Standards



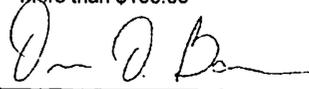
Certificate of Plan Approval (OBC 105.5)

Ashtabula County Building Department

25 West Jefferson Street Jefferson OH 44047

P: 440-576-3737

F: 440-576-3739

Project Address: Motel & Storage Units 5055 N Ridge West Saybrook Twp. ppn: 480150000900		Owner: Joyce Humphrey 2921 Chapel Road Ashtabula OH 44004	Master Permit No: C-2021-00160 Assoc. Permit No.
Scope of Project: <input type="checkbox"/> New Structure <input type="checkbox"/> Change of Occupancy <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Other		Plumbing Permit Issued: Plumbing Final Inspection:	
Project Description: Razed motel & storage units		Design Professional: Fire Suppression Designer: Fire Alarm Designer: Commercial Hood Designer: Commercial Hood Suppression: Other:	
Portion of structure for which certificate is issued: Entire structure		Conditions & Variances: Subject plans were reviewed for conformance with the 2017 Ohio Building Code. Therefore subject plans have been granted FULL APPROVAL for construction subject to compliance with the following condition(s) as noted on the attached plan review letter	
Scope of Plan Approval: FULL approval		This approval is conditional upon proceeding with construction in accordance with the approved construction documents.	
Occupancy Group(s): <input type="checkbox"/> Accessory Occupancies <input type="checkbox"/> Non-Separated Mixed Use <input type="checkbox"/> Separated Mixed Use <input type="checkbox"/> Combination Sep / Non-Sep.		1. The building official shall be notified of any changes from the approved construction documents. Such changes shall be submitted and approved by the building department prior to their implementation.	
Special Provisions: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unlimited Area <input type="checkbox"/> Combustible Storage <input type="checkbox"/> High Rise <input type="checkbox"/> Hazardous Material Storage <input type="checkbox"/> Other <input type="checkbox"/> Aisle Widths		2. This approval is invalid if work has not commenced within twelve months. One extension shall be granted for an additional twelve month period if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee not to exceed \$100.00.	
Commodity, Classification & Storage Method:		3. If in the course of construction work is delayed or suspended for more than six months, this approval is invalid. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee for each extension of not more than \$100.00	
Use Group:	Constr. Type:	Occupant Load:	 Dennis Bowman, P.E. Chief Building Official
Fire Protection Systems: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Required <input type="checkbox"/> Not Required <input type="checkbox"/> Sprinkler <input type="checkbox"/> Fire Alarm <input type="checkbox"/> Standpipe			
Hazardous Classification: Storage Height: Sprinkler System Demand @ Base of Riser: Standpipe System Demand @ Base of Riser:			
Kitchen Hood System: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Type I with Suppression <input type="checkbox"/> Type II			Date: 3.09.2021

BUILDING DEPARTMENT

Dennis D. Bowman, P.E.
Chief Building Official
ddbowman@ashtaulacounty.us



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COUNTY, OHIO

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BOARD OF COMMISSIONERS

Casey Kozlowski
J.P. Ducro IV
Kathryn L. Whittington

March 9, 2021

Joyce Humphrey
2921 Chapel Road
Ashtabula, Ohio 44004

**Re: Motel & Storage Units Razed
5055 North Ridge West
Saybrook Twp
Permit #C-2021-00160**

Subject construction documents for the demolition of an existing building were reviewed for conformance with the 2017 Ohio Building Code. In accordance with OBC Section 107.5, the construction documents are determined to comply with the rules of the board and are granted an approval with the following conditions:

GENERAL REVIEW

- | | |
|----------------|---|
| Section 3303.2 | 1. The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by this chapter. |
| Section 3303.4 | 2. Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority. |
| Section 3303.5 | 3. Provision shall be made to prevent the accumulation of water or damage to any foundation on the premises or the adjoining property. |
| Section 3303.6 | 4. Service utility connections shall be discontinued and capped in accordance with the approved rules and requirements of the applicable governing authority. |
| Section 3303.7 | 5. Fire safety during demolition shall comply with the applicable requirements of this code and the applicable provisions of Chapter 33 of the fire code. |

Pursuant to Ohio Revised Code Chapter 3781 and 3791 owner and owner agents are responsible for compliance with the rule so of the Ohio Board of Building Standards



ASHTABULA COUNTY HEALTH DEPARTMENT
 12 West Jefferson St., Jefferson, Ohio 44047
 440-576-6010 Option 3

CDD Insp. # 6
 Fee Paid 60.00
 Date Paid 3/2/2021
 Receipt # 20210809
 Check # 6732

**Application for Disposal of Construction and Demolition
 Debris (C&DD) Resulting from Demolition of Structure**

60
 on ah

APPLICATIONS WILL ONLY BE TAKEN BETWEEN 8:00 A.M. & 10:00 A.M.

PART 1 Applicant Information

Name of Owner of Structure This Too Realties / Joyce Humphrey
 Address 2921 Chapel Rd Ashtabula, Ohio
 Telephone Number 440-812-1244

PART 2 Location of Structure to be Demolished

Address 5755 North Ridge West
 City, Village or Township Ashtabula (Saybrook)
Rt 45 E R+20 North side of 20
 Distance From and Name of Nearest Intersecting Road

PART 3 Contractor Who Will Dispose of C&DD

Name Steve Davis One Cut Construction
 Address 2971 Chapel Ashtabula
 Telephone Number 440-812-0735 Ohio

PART 4 Description of Structure

Identify the type of structure to be demolished; the age and the historical uses of the structure covering the previous 50 years (e.g. residential or commercial structure, structure was used as a house, apartment or factory etc.).

Gutted to structure of old motel that was being used as storage unit.

PART 5 Describe When the Disposal of C&DD From the Demolished Structure Will Occur. Specify dates and time of removal.

Soon as I get permits

Guidelines for Disposal of C&DD from Demolished Structures

Demolition Materials			
Storage of Material Not to Exceed 2 Years	Scrap Yards	Landfill	Specialized Landfill
Brick, Stone	Hot Water Heater	Roofing Shingles	Friable Asbestos
Asphalt	Boilers	Drywall/Plaster	>50 sq. or lineal feet
Clay Tile	Furnaces	Treated Wood	
Concrete	Sheet Metal	Glass	
	Bathtubs	Furniture	
	Refrigerators	Miscellaneous Material	
	Cast Iron Pipe	Wood ply wood	

PART 6 Identify Name and Location of Temporary Storage Areas, Landfills, Scrap Yards, and Other Facilities Which Will Receive C&DD From Demolition Project.

1. _____
2. _____

Township Trustee/Zoning Approval: Is C&DD material such as brick, asphalt, clay tile and concrete to be stored in Ashtabula County, outside of a licensed landfill? YES ___ NO ___

If yes, a letter of approval must be provided from the appropriate Township Zoning Authority.

PART 7 Describe How You Will Dispose of C&DD Material Removed From Structure. Identify what materials will be recycled, landfilled or disposed of at scrap yards (e.g. drywall, wood, brick, concrete, clay tile, asphalt, water and sewer lines, etc.)

Recycling/ScrapYard _____

Landfill _____

Other _____

PART 8 Commercial Structures - Submit an Ohio Environmental Protection Agency OEPA Notification of Demolition and Renovation Form to OEPA 10 days prior to proposed demolition. Submit copy of OEPA Notification Form to the Ashtabula County Health Department.

PART 9 Asbestos Removal (Applicable to Commercial Structures Only) The Ohio Environmental Protection Agency Air Pollution Regulations require that structures which are to be demolished that contain 260 linear feet of friable asbestos on pipes and/or 160 square feet of friable asbestos on any other components must have the asbestos removed prior to demolition by a licensed asbestos abatement contractor.

Does the structure to be demolished contain 260 linear feet of friable asbestos on pipes or 160 square feet of friable asbestos on any other components? YES ___ NO ___

If answer is yes, please identify the licensed asbestos abatement contractor who will remove the asbestos.

Name _____

Address _____

City, State & Zip Code _____

Telephone Number _____

Date Friable Asbestos Removed from Structure _____

PART 10

I hereby attest that the information in this application is accurate and true. I further pledge to comply with all Solid Waste and C&DD Regulations of the Ashtabula County Health Department.

Eyce Humphre
Printed Name

[Signature]
Signature of Applicant

3/2/21
Date

Sworn and subscribed in my presence this 2 day of March, 2021.

[Signature]
Signature of Notary Public

My Commission Expires 2/25/2024

ANN L. HEGFIELD, Notary Public
State of Ohio, Ashtabula County
My Commission Expires February 25 2024

PART 11 Evaluation of Application

a. Proposed Disposal of C&DD is Approved by the Ashtabula County Health Department:

[Signature] 3/2/21
Sanitarian Date

b. Proposed Disposal of C&DD is Disapproved by the Ashtabula County Health Department:

Sanitarian Date

Reasons for Disapproval



Ashtabula County Health Department
12 WEST JEFFERSON STREET
JEFFERSON, OH 44047

Receipt No.: 20210809

Date: 03/02/2021

Received of: **THIS TOO REALTIES INC.**
Name: **THIS TOO REALTIES**

Description	Address/Comment	#	Quantity	Amount
CDD SITE INSPECTION & APPLICATION	SAYBROOK TWP., 5055 NORTH RIDGE	20210006	1	60.00

Check Number: 6732

TOTAL: 60.00

Visit our website at www.ashtabulacountyhealth.com
Like us on Facebook

By: AH



Search mail

5055 N Ridge RD W 48-015-00-009-00 (Demolition)

Inbox

bcarr@saybrooktownship.org

to me, Cari

Ray,

Thank you for contacting my office concerning the need for a zoning permit for the demolition to be performed and one upon completion; email submittal is fine.

Should you have further questions please do not hesitate to contact me.; I have also sent this email to the

Thanks,

Barb

*Barbara B. Carr
Zoning Inspector
Saybrook Township
7247 Center Road
Ashtabula, OH 44004
bcarr@saybrooktownship.org
440-969-1106, Extension 1*

Thank you for your assistance.

Thank you.

Thank you!

Reply

Reply all

Forward

No re
Start



480150000900 11/06/2012



- Home
- Maps
- Property Search
- 2020 Revaluation
- Real Estate
- Duties
- Licensing
- Financial
- Contact Us

Parcel Summary

PARID: 48015000900
NBHD: 6840C
THIS TOO REALTIES LLC

5055 NORTH RIDGE (I

Values

Land

Sales

CAUV/IAC District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution



RECEIPT FOR PAYMENT



Ashtabula County Building Department
25 W. Jefferson St, Jefferson OH 44047
Ph: (440) 576-3737
www.ashtabulacounty.us/Building

Transaction ID: 17207
Transaction Number:
Transaction Type: Payment
Recipient: This Too Realities Inc
Notes:

\$51.50

Date: 3/4/2021
Method: Check: 6733
Address: 5055 NORTH RIDGE (USR 20) RD W, Ashtabula County, OH 44004
Reference: Permit Number: C-2021-00160 Type: Commercial Demolition for Joyce Humphrey

Fees

Product:	Status:	Quantity:	Price:	Total Amount:
Commercial - Demolition	Paid	1.00	\$50.00	\$50.00
3% State Assessment Fee	Paid	1.00	\$1.50	\$1.50
				Total Amount: \$51.50

CERTIFICATION: I certify that I am the owner or owner authorized agent. All information contained in this application is true, accurate, and complete to the best of my knowledge.

Signature

Date

e-mail

- POST THE BUILDING PERMIT IN A CONSPICUOUS PLACE, CLEARLY VISIBLE FROM THE ROAD AND ON THE JOB SITE AT ALL TIMES
- IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS TO THE APPROVED PLANS WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT
- IF APPLICABLE, PLUMBING AND SEWER/SEPTIC FINAL INSPECTIONS MUST BE COMPLETED BEFORE THE FINAL BUILDING INSPECTION IS REQUESTED
- FINAL INSPECTIONS MUST BE DONE PRIOR TO OCCUPANCY
- RESIDENTIAL PROJECTS ONLY - FAILURE TO CALL FOR ALL REQUIRED INSPECTIONS AND/OR OCCUPYING THE DWELLING PRIOR TO FINAL INSPECTION WILL RESULT IN FORFEITURE OF THE REFUNDABLE DEPOSIT. REFUNDABLE DEPOSIT WILL BE AUTOMATICALLY PROCESSED UPON FINAL BUILDING AND PLUMBING/SEPTIC/SEWER INSPECTION. PLEASE ALLOW SIX TO EIGHT WEEKS FOR PROCESSING
- COMMERCIAL PROJECTS ONLY - CERTIFICATES OF OCCUPANCY WILL BE AUTOMATICALLY PROCESSED UPON FINAL BUILDING AND PLUMBING/SEPTIC/SEWER INSPECTIO
- INSPECTIONS - CALL (440) 576-3737 TO SCHEDULE. INSPECTIONS MAY BE DONE WITHIN 72 HOURS OF REQUEST, BUT WILL TYPICALLY BE DONE ON THE FOLLOWING BUSINESS DAY

Thank you for building in Ashtabula County!

3/4/2021

C-2021-00160

Motel & Storage Units Razed

5055 N Ridge W Saybrook Twp

480150000900

Approved Approval Denied Phased Approval

Nonconformance Approva Conditional Approval

**THESE PLANS SHALL BE KEPT AT THE PROJECT SITE
FOR THE DURATION OF THE CONSTRUCTION**



Chief Building Official

3-9-21

Date

SITE COPY FILE COPY CONTRACTOR FIRE

BUILDING DEPARTMENT

Dennis D. Bowman, P.E.
Chief Building Official
ddbowman@ashtaulacounty.us



Ashtabula
COUNTY, OHIO

Where great things happen.

BOARD OF COMMISSIONERS

Casey Kozlowski
J.P. Ducro IV
Kathryn L. Whittington

480150000900

DEMOLITION APPLICATION

DATE SUBMITTED: 1/7/2021 PERMIT NUMBER: C.2021-00160 DATE APPROVED: 3-4-21

TYPE OF STRUCTURE TO BE DEMOLISHED: Old motel / Storage unit

NAME OF BUSINESS STRUCTURE TO BE DEMOLISHED (IF APPLICABLE): _____

ADDRESS: 3055 ~~3000~~ N RW

Ashtabula Ohio

CITY/TOWNSHIP: Saybrook ESTIMATED COST: \$5,000-

DESCRIPTION OF SITE INDICATING PROPOSED DEMOLITION (COPY MUST BE ATTACHED)

NOTE:

PER RCO 106.1.1 ITEM #2 / OBC 106.1.1 ITEM #2, A SITE PLAN SHALL BE SUBMITTED THAT SHOWS THE CONSTRUCTION TO BE DEMOLISHED AND THE LOCATION AND SIZE OF EXISTING STRUCTURES AND CONSTRUCTION THAT ARE TO REMAIN ON THE SITE OR PLOT.

ZONING PERMIT #: N/A See Attachment (COPY MUST BE ATTACHED)

IF ZONING PERMIT IS NOT REQUIRED, SUBMIT IN WRITING A LETTER FROM ZONING STATING THIS PERMIT IS NOT REQUIRED.

SUPPLEMENTAL REQUIREMENTS:

- ATTACH A COPY OF THE OHIO EPA NOTIFICATION OF DEMOLITION & RENOVATION SIGNED AND DATED BY THE ASHTABULA COUNTY HEALTH DEPARTMENT.

OWNERS CONSENT FOR DEMOLITION

OWNERS SIGNATURE: Joyce Humphrey

NAME PRINTED: Joyce Humphrey

OWNERS ADDRESS: 2921 Chapel Rd

PHONE NUMBER: 440-812-1244 / joycefool7@hotmail.com

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL UTILITIES ARE PROPERLY DISCONNECTED AND THE REQUIRED INSPECTIONS ARE SCHEDULED AND APPROVED BY THE ASHTABULA COUNTY BUILDING DEPARTMENT. THE GENERAL CONTRACTOR IS RESPONSIBLE TO OBTAIN A FINAL INSPECTION AT THE COMPLETION OF THE DEMOLITION. THIS PERMIT BECOMES NULL AND VOID IF DEMOLITION HAS NOT COMMENCED WITHIN 12 MONTHS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 CONSECUTIVE DAYS AT ANY TIME AFTER WORK HAS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND THAT ALL INFORMATION IS TRUE ACCURATE AND COMPLETE. ALL PROVISIONS OF LAWS ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. I AUTHORIZE ASHTABULA COUNTY BUILDING DEPARTMENT TO ENTER THIS PROPERTY FOR THE PURPOSE OF SITE INSPECTIONS FOR THE DURATION OF THIS PROJECT.

FALSIFICATION OF A PUBLIC DOCUMENT IS A VIOLATION OF THE OHIO REVISED CODE, SECTION 2921.12(A)(5), PUNISHABLE BY UP TO SIX(6) MONTHS IMPRISONMENT AND A FINE OF \$1,000 OR BOTH.

GENERAL CONTRACTORS SIGNATURE: Steve Davis

GENERAL CONTRACTORS PRINTED NAME: Steve Davis / Madison Rental

BUSINESS NAME: One Cut Construction / Madison Rental

BUSINESS ADDRESS: 7158 N. Ridge Rd. Madison, OH 44057

PHONE NUMBER: 440-428-1334 CELL PHONE NUMBER: 440-812-0735

APPROVED BY: _____ DATE: _____

CENTURY 21

Asa Cox Homes



RESIDENTIAL PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE

1 **BUYER:** The undersigned Matthew Kish offers to buy the
 2 **PROPERTY:** Located at 5055 N Ridge Rd W
 3 City Ashtabula Ohio, Zip Code 44004
 4 Permanent Parcel No. 480150000900 and further described as being: _____
 5 34 & 35

6 The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
 7 appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are
 8 now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
 9 awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and
 10 control unit, smoke detectors, all garage door controllers; and all permanently attached carpeting.

11 The following selected items shall also remain:
 12 range and oven; microwave; kitchen refrigerator; dishwasher; washer; dryer; window air conditioner;
 13 central air conditioning; gas grill; fireplace tool(s); screen(s); glass door(s); grate(s); satellite dish;
 14 all existing window treatments; ceiling fan(s); wood burner; stove inserts; gas logs; water softener
 15 radiator covers; security system; sump pump.

16 **Fixtures ALSO included:** _____
 17 _____

18 **Fixtures NOT included:** _____
 19 _____

20 **SECONDARY OFFER:** This is is not a secondary offer. If this is a secondary offer, it will become a primary offer
 21 immediately upon BUYER'S receipt from SELLER, on or before NA _____ [Date], of a copy of the
 22 signed release of the primary offer. If BUYER does not receive a copy of the signed release by such Date then
 23 thereafter, either BUYER or SELLER may terminate this secondary offer by written notice delivered to the other.
 24 BUYER shall deposit the earnest money described in this offer within four (4) days of this offer becoming the primary
 25 offer -or- as indicated below on lines 27-31.

26 **PRICE:** BUYER shall pay the sum of \$ 135,000



27 **Earnest Money:** Made Payable to: Per Line 64 "TITLE COMPANY"
 28 in the form of a check wire note. Note shall be redeemed immediately
 29 upon resolution of any issues addressed in lines 129-175 of this contract,
 30 and all monies deposited in an escrow/trust account are to be
 31 credited against the purchase price \$ 5000.00
 32 Balance of cash to be deposited in escrow \$ TBD by Lender
 33 Mortgage loan to be obtained by BUYER \$ TBD by Lender

34 **SELLER to Credit BUYER:** \$ 0.00 towards Closing Costs, Points and or Pre-Paid through Escrow at Closing.

35 **TYPE OF FINANCING:** Conventional FHA VA USDA CASH Other _____

36 _____
 37 _____
 38 _____
 39 _____

| _____
BUYER'S INITIALS

RESIDENTIAL PURCHASE AGREEMENT

| _____
SELLER'S INITIALS



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Property Address: 5055 N Ridge Rd W, Ashtabula, OH 44004

40 **LOAN CONTINGENCY:** This Purchase Agreement is is not contingent upon the BUYER being able to procure
41 from a bank, savings and loan association, credit union, mortgage loan broker or other suitable lending institution, a
42 new first mortgage loan to BUYER'S satisfaction. The BUYER shall apply for the loan within seven (7) days after the
43 execution of this Agreement by both parties. BUYER shall use good faith and best efforts to obtain a written
44 mortgage loan commitment. If the written mortgage loan commitment cannot be obtained and delivered to
45 SELLER on or before forty-five (45) days after the execution of this Agreement by both parties, or if, within such
46 forty-five (45) day time period, BUYER has not waived this loan contingency in a writing timely delivered to SELLER,
47 this Agreement shall be null and void and shall terminate. Upon termination, the earnest money and any other funds
48 and instruments deposited by either party shall be returned to the party who deposited them. Upon termination, neither
49 party shall have any further liability to the other or to the Broker and their agents.

50 **CLOSING:** All funds and documents necessary for the completion of this transaction shall be placed in escrow with the
51 lending institution or escrow company on or before 11/15/2023 and deed shall be
52 recorded on or about 11/16/2023

53 **POSSESSION:** SELLER shall deliver possession to BUYER of the property on Title Transfer or within 0 days by
54 5 (time) AM PM, After the deed has been recorded. Subject to BUYER's rights, if any, the premises may be
55 occupied by the SELLER free for NA days. Additional NA days at a rate of \$NA per day.
56 Insurance coverage and payment and collection of fees for use and occupancy after recording of deed are the sole
57 responsibility of SELLER and BUYER.

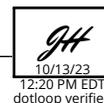
58 **TITLE:** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if required,
59 with dower rights released, free and clear of all liens and encumbrances what so ever, except a) any mortgage
60 assumed by BUYER, b) such restrictions, conditions, easements (however created) and encroachments as do not
61 materially adversely affect the use or value of the property, c) zoning ordinances, if any, d) all coal, oil, gas and other
62 mineral rights and interests previously transferred or reserved of record and e) taxes and assessments, both general
63 and special, not yet due and payable. SELLER shall furnish an *ALTA Owner's Policy of Title Insurance*, or *ALTA*
64 *Homeowners Policy*, if available, from Chicago Title/ACT [CHOOSE TITLE COMPANY]
65 in the amount of the purchase price with cost of the insuring premium split equally
66 Between SELLER and BUYER. SELLER shall have thirty (30) days after notice to remove title defects. If unable to do
67 so, BUYER may either a) accept Title subject to each defect without any reduction in the purchase price or
68 b) terminate this agreement, in which case neither BUYER, SELLER nor any broker shall have any further liability
69 to each other, and both BUYER and SELLER agree to sign a *mutual release*, releasing earnest money to BUYER.

70 **PRORATIONS:** General taxes, annual maintenance fees, subdivision charges, special assessments, city and
71 county charges and tenants rents, collected or uncollected, shall be prorated as of the date the deed has been
72 recorded. Taxes and assessments shall be prorated based upon the latest available tax duplicate. However, if the
73 tax duplicate is not yet available or the improved land is currently valued as land only, taxes and assessments shall
74 be prorated based upon 35% of the selling price times the millage rate. The escrow agent is instructed to contact
75 the local governmental taxing authority, verify the correct tax value of the property as of the date the deed has
76 been recorded and pay the current taxes due to the date the deed has been recorded. If the property being
77 transferred is new construction and recently completed or in the process of completion at the time the agreement
78 was signed by the parties, the escrow agent is instructed to make a good faith estimate of the taxes to be owed on
79 the value of the improved property to the date the deed has been recorded and reserve sufficient funds in escrow from
80 SELLER's net proceeds to pay those taxes when they become due and payable after the deed has been recorded.
81 The escrow agent is instructed to release the balance of the funds on reserve to SELLER once they receive notice from
82 the local county auditor that the taxes on the land and improvements have been paid in full to the date the deed
83 has been recorded. BUYER acknowledges that the latest available tax duplicate may not reflect the accurate
84 amount of taxes and assessments that will be owed. SELLER agrees to reimburse BUYER directly outside of escrow for any
85 increase in valuation and the cost of all passed or levied, but not yet certified, taxes and assessments, if any,
86 prorated to the date the deed has been recorded. SELLER is not aware of any proposed taxes or assessments,
87 public or private, except the following:
88 In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.), BUYER SELLER
89 agrees to pay the amount of such recoupment.



BUYER'S INITIALS

RESIDENTIAL PURCHASE AGREEMENT



INITIALS



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90 **ESCROW AGENT APPOINTMENT:** The escrow agent for this transaction shall be as per Line 64 of this Purchase Agreement.
91 The parties agree to execute any conditions of acceptance of escrow as requested by the Escrow Agent which are
92 not in material conflict with this Agreement, and such further documents, affidavits or the like as are reasonably
93 necessary to complete this Agreement.

94 **CHARGES/ESCROW INSTRUCTIONS:** This Agreement shall be used as escrow instructions subject to the Escrow Agent's
95 conditions of acceptance of escrow.

96 **SELLER** shall pay the following costs through escrow: a) cost of deed preparation, b) real estate conveyance fee and
97 transfer tax, c) the cost of releasing of record and discharging any mortgage, lien or encumbrance necessary to convey
98 the title as required by this Agreement, d) the cost of the title exam and one half the cost of insuring premium for ALTA
99 Owners Policy of Title Insurance, or ALTA Homeowner's Policy, if available, e) prorations due BUYER, f) Brokers
100 commissions, including any percentage of the total sale price plus any additional dollar amount due from SELLER;
101 including buyer's brokerage commission of \$425 to CENTURY 21 Asa Cox Homes, if VA or FHA regulations prohibit
102 payment from buyer. g) one-half of the escrow fee, unless VA/FHA regulations prohibit payment of escrow fees by
103 BUYER, in which case, SELLER shall pay the entire escrow fee, h) SELLER fee of \$275.00 payable to CENTURY 21 Asa Cox
104 Homes only if SELLER is represented by CENTURY 21 Asa Cox Homes, and, i) Tenant security deposits, if any, shall be
105 credited to the BUYER. The Escrow Agent shall withhold \$220.00, from SELLER proceeds for payment of
106 SELLER'S final water and sewer bills. SELLER shall pay directly, outside of escrow, all utility charges to date of recording
107 of deed or to date of possession, whichever is later.

108 **BUYER** shall pay the following costs through escrow (unless prohibited by VA/FHA regulations): a) one-half of the
109 Escrow fee, b) one-half the cost of insuring premiums for ALTA Owner's Policy of Title Insurance, or ALTA Homeowners
110 Policy, if available, c) all recording fees for the deed and any mortgage, d) Note: Buyer's Agent Commission is
111 comprised of two components: 1) the cooperative compensation payable from the listing brokerage and or seller; and
112 2). BUYER fee of \$425.00 paid to CENTURY 21 Asa Cox Homes through Escrow. e) other NA

113 **FINAL CLOSING DISCLOSURE:** If requested, by Broker, the SELLER(S) and BUYER(S) hereby authorize and instruct the Escrow
114 Agent to send a copy of their fully signed TRID Closing Disclosure to their respective Broker(s) listed on this Agreement
115 promptly after closing.

116 **LIMITED HOME WARRANTY:** BUYER acknowledges that Limited Home Warranty Insurance Policies are available and that
117 such policies have deductibles, may not cover pre-existing defects in the property, and have items excluded from
118 coverage. Brokers may or may not receive fee compensation from the home warranty provider.

119 BUYER does does not elect to secure a Limited Home Warranty Plan issued by CINCH.
120 The home warranty cost of \$572.00 shall be paid by BUYER SELLER through escrow.

121 **EARNEST MONEY:** Ohio law requires earnest money deposits in excess of \$10,000 to be conveyed via wire transfer and
122 deposited to the escrow agent. In the event of a dispute between the SELLER and BUYER regarding the disbursement of
123 the earnest money in the Broker's trust account, the Broker is required by the Ohio Law to maintain such funds in a trust
124 account until the Broker receives: (a) written instructions signed by the parties specifying how the earnest money is to be
125 disbursed, or (b) a final court order that specified to whom the earnest money is to be awarded. If within two years from
126 the date that earnest money was deposited, and the parties have not provided the Broker with such signed instructions
127 or written notice that such legal action to resolve the dispute has been filed, the Broker shall return the earnest money to
128 the purchaser with no further notice to the Seller.

129 **BUYERS DUE DILIGENCE AND INSPECTIONS:** This agreement shall be subject to the following inspections(s) by a qualified
130 inspector of BUYER'S choice within the specified number of days from acceptance of binding agreement. BUYER assumes
131 sole responsibility to select and retain a qualified inspector for each requested inspection and releases Broker of any and
132 all liability regarding the selection or retention of the inspector(s). If BUYER does not elect inspections, BUYER
133 acknowledges that BUYER is acting against the advice of BUYER'S agent and Broker. BUYER understands that all
134 real property and improvements may contain defects and conditions that are not readily apparent and which may
135 affect a property's use or value. BUYER and SELLER agree that the Broker(s) and their agent(s) do not guarantee and in
136 no way assume responsibility for the property's condition. BUYER acknowledges that it is BUYER's own duty to exercise
137 reasonable care to inspect and make diligent inquiry of the SELLER or BUYER'S inspectors regarding the condition and
138 systems of the property. Inspections required by any state, county, local government or FHA/VA do not necessarily
139 eliminate the need for the Inspections listed below.


10/11/23
3:43 PM EDT
dotloop verified

BUYER'S INITIALS

RESIDENTIAL PURCHASE AGREEMENT


10/13/23
12:20 PM EDT
dotloop verified

SELLER'S INITIALS



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140 **Waiver:**  (BUYER INITIALS) BUYER elects to waive each professional inspection to which BUYER has not
141 indicated "yes". Any failure by BUYER to perform any inspection indicated "yes" herein is a waiver of such inspection and
142 shall be deemed absolute acceptance of the property by BUYER in its "as is" condition. It is strongly recommended that
143 the Buyer have the Property Professionally Inspected.

CHOICE	INSPECTIONS		EXPENSE	
			BUYER	SELLER
144	Yes	No		
145	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GENERAL HOME 10 days from acceptance of Agreement	<input checked="" type="checkbox"/> <input type="checkbox"/>
146	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC SYSTEM days from acceptance of Agreement SEPTIC TO BE INSPECTED BY: <input type="checkbox"/> COUNTY HEALTH DEPT. <input type="checkbox"/> PRIVATE <input type="checkbox"/> TBD	<input type="checkbox"/> <input type="checkbox"/>
147	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WELL WATER days from acceptance of Agreement → <input type="checkbox"/> Flow <input type="checkbox"/> Potability/Bacteria <input type="checkbox"/> TBD WELL TO BE INSPECTED BY: <input type="checkbox"/> COUNTY HEALTH DEPT. <input type="checkbox"/> PRIVATE <input type="checkbox"/> TBD	<input type="checkbox"/> <input type="checkbox"/>
148	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON..... days from acceptance of Agreement	<input type="checkbox"/> <input type="checkbox"/>
149	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MOLD..... days from acceptance of Agreement	<input type="checkbox"/> <input type="checkbox"/>
150	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PEST/WDI..... days from acceptance of Agreement	<input type="checkbox"/> <input type="checkbox"/>
151	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CITY POINT OF SALE .. days from acceptance of Agreement	<input type="checkbox"/> <input type="checkbox"/>
152	<input checked="" type="checkbox"/>	<input type="checkbox"/>	OTHER INSPECTIONS... 20 days from acceptance of Agreement [AS RECOMMENDED BY INSPECTOR]	<input checked="" type="checkbox"/> <input type="checkbox"/>

153 Within three (3) days after completion of the last inspection, BUYER shall elect one of the following:

154 **a. Remove the inspection contingency and accept the property in its "as is" present physical condition.** If
155 the property is accepted in its "as is" present physical condition, BUYER agrees to sign an *Amendment to the*
156 *Residential Purchase Agreement* removing the inspection contingency and this agreement will proceed in full
157 force and effect: **OR**

158 **b. Accept the property subject to SELLER agreeing to have specific items that were identified in a written**
159 **inspection report, if requested, repaired by a qualified contractor in a professional manner at SELLER'S**
160 **expense.** If the property is accepted subject to the SELLER repairing specific defects, BUYER agrees to
161 provide SELLER with a copy of all inspection reports, if requested, and sign an *Amendment to the Residential*
162 *Purchase Agreement* removing the inspection contingency and identifying the defects which are to be repaired.
163 SELLER and BUYER have five (5) days from SELLER's receipt of the written list of defects and the inspection
164 report(s), if requested, to agree in writing which defects, if any, will be corrected at SELLER'S expense. If a
165 written agreement is not signed by SELLER and BUYER within those five(5) days, this agreement is null and
166 void and SELLER and BUYER agree to sign a *mutual release*, with the earnest money being returned to the
167 BUYER . The BUYER and SELLER can mutually agree in writing to extend the dates for inspections,
168 repairs, or to exercise their right to terminate the Agreement. SELLER agrees to provide reasonable
169 access to the property for BUYER to review and approve any conditions corrected by SELLER: **OR**

170 **c. Terminate this agreement** if written inspection report(s) identify material latent defects not previously disclosed
171 in writing by the SELLER and/or any cooperating real estate broker. If BUYER elects to terminate this
172 agreement based upon newly discovered material latent defects in the property, BUYER agrees to provide a
173 copy of the written inspection report(s), if requested, to the SELLER, and both parties agree to sign a *mutual*
174 *release*. The earnest money will be returned to the BUYER without any further liability of either party to the
175 other or to the Broker(s).

176 **POINT OF SALE, COUNTY AND MUNICIPAL INSPECTIONS, BUILDING AND CODE:** SELLER shall at SELLERS expense order and
177 have performed every required inspection by all government entities, including without limitation municipal and county
178 point of sale ordinances and promptly provide BUYER the written reports, certifications or any other required material
179 issued as a result of all such inspections. SELLER shall be responsible for correction of all items delineated on said reports
180 prior to title transfer and provide written notice of compliance to BUYER, Escrow Agent and any other parties required
181 before walk through of the property, as outlined herein. If all repairs and upgrades required for compliance cannot be
182 completed before walk through, the parties may agree to have funds held in escrow as may be required by any
183 government entity, mortgage lender or by agreement of the parties. SELLER shall promptly provide BUYER with copies of
184 any notices received from governmental agencies to inspect or correct any current building code, safety or health
185 violations and all point of sale reports.

186 **MEGAN'S LAW:** SELLER warrants that SELLER has disclosed to BUYER all notices received pursuant to Ohio's sex

 | _____
BUYER'S INITIALS

RESIDENTIAL PURCHASE AGREEMENT

_____ | _____
 | _____
SELLER'S INITIALS



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187 Offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and agrees to
188 inquire with the local sheriff's office. BUYER agrees to assume the responsibility to check with the local sheriff's
189 office for additional information. BUYER will rely on BUYER'S own inquiry with the local sheriff's office as to registered
190 sex offenders in the area and will not rely on SELLER or any real estate agent involved in the transaction to
191 determine if a sex offender resides in the area of any property BUYER may purchase.

192 **CONDITION OF PROPERTY:** BUYER has examined the property and agrees that the property is being purchased in
193 its "As Is" Present Physical Condition including any defects disclosed by the SELLER on the *Ohio Residential Property*
194 *Disclosure Form* or identified by any inspections requested by either party or any other forms or addenda made a part
195 of this agreement. SELLER agrees to notify BUYER in writing of any additional disclosure items that arise between the
196 date of acceptance and the date of recording of the deed. BUYER has not relied upon any representations,
197 warranties, or statements about the property (including but not limited to its condition or use) unless otherwise
198 disclosed on this agreement or on the *Residential Property Disclosure Form*.

199 BUYER acknowledges receipt of completed *Residential Property Disclosure Form* from SELLER.
200 BUYER has not received *Residential Property Disclosure Form* and SELLER agrees to deliver to BUYER a copy
201 of the completed *Residential Property Disclosure Form* within three (3) days after acceptance unless the sale of the
202 property is exempt by Ohio Revised Code 5302.30 from the use of the form.
203 SELLER shall pay all costs for the repair of any gas line leak found between the street and foundation at the time of
204 recording of deed, or restoration of utilities, whichever is sooner. SELLER agrees to comply with any and all local
205 governmental point of sale laws and/or ordinances. SELLER will promptly provide BUYER with copies of any notices
206 received from governmental agencies to inspect or correct any current building code or health violations. If
207 applicable, BUYER and SELLER have five (5) days after receipt by BUYER of all notices to agree in writing which party
208 will be responsible for the correction of any building code or health violation(s). If BUYER and SELLER cannot agree
209 in writing, this Agreement can be declared null and void by either party. In that event SELLER and BUYER agree to
210 sign a *mutual release* with instruction to the Broker on disbursement of the earnest money.

211 **REPRESENTATIONS AND DISCLAIMERS:** BUYER acknowledges that the SELLER completed the *Residential*
212 *Property Disclosure Form* unless otherwise stated above and SELLER has not made any representations or
213 warranties, either expressed or implied, regarding the property, (except for the *Ohio Residential Property Disclosure*
214 *Form*, if applicable), and agrees to hold the Brokers and their agents harmless from any misstatements or errors made
215 by the SELLER on the form. BUYER also acknowledges and agrees that the Brokers and their agents have no
216 obligation to verify or investigate the information provided by the SELLER on that form. BUYER hereby acknowledges
217 that any representation by SELLER or the real estate agent(s) regarding the square footage of the rooms,
218 structures, or lot dimensions, homeowners fees, public and private assessments, utility bills, taxes and special
219 assessments are approximate and not guaranteed. Please list any and all verbal representations made by Brokers or
220 their agents that you relied upon when purchasing this property (if none, write "**NONE**");
221 none

222 **REFERRALS TO THIRD PARTIES:** Broker does not promote, insure or endorse the referral or recommendation of any
223 independent business, activities, or service by any of its agents. It is the sole and exclusive choice of the BUYER to retain
224 any independent service provided relating to the sale of the Property.

225 **DAMAGE:** If any building or other improvements are destroyed or damaged in excess of ten percent of the purchase
226 price prior to title transfer, BUYER may either a) accept the insurance proceeds for said damage and complete this
227 transaction or b) terminate this agreement and receive the return of all deposits made. In that event, SELLER and
228 BUYER agree to sign a *mutual release*, with instruction to the Broker on disbursement of the earnest money on
229 deposit. If such damage is less than ten percent of the purchase price, SELLER shall restore the property to its
230 prior condition and BUYER agrees to complete the purchase of the Property.

231 **WALK THROUGH:** BUYER and SELLER agree that the BUYER will be given an opportunity to walk through the Property on or
232 about 1-3 days prior to the date of title transfer solely for the purpose of verifying that the Property is in the same or similar
233 condition, absent normal wear and tear, as at the time of execution of the Agreement. SELLER agrees to leave the home
234 free of Seller Debris and in Broom-Swept Condition. BUYER acknowledges and agrees that no issues may be raised at the
235 time of the walk-through with respect to any condition of the Property that was in existence at the time of the Buyers
236 previous viewing of the Property or having been resolved and agreed to in a previous addendum to the Agreement. In
237 the event that the walk-through evidences a material adverse change in the condition of the Property, the BUYER shall

 | _____
BUYER'S INITIALS

RESIDENTIAL PURCHASE AGREEMENT

 | _____
10/13/23
12:20 PM EDT
dotloop verified
SELLER'S INITIALS

Property Address: 5055 N Ridge Rd W, Ashtabula, OH 44004

238 notify the SELLER and the escrow agent in writing. Thereafter, the parties shall mutually agree, in writing to: (1) a monetary
239 amount to be held in escrow from the SELLER'S proceeds pending correction of the material adverse change; or (2) an
240 amount to be credited to the BUYER through escrow at the time of title transfer; or (3) to have the SELLER at the SELLERS
241 expense, correct the material adverse change, specially identified by the BUYER prior to title transfer; or (4) void the
242 Agreement and the BUYERS earnest money to be returned as stated in the Agreement.

243 **ELECTRONIC SECURITY DATA:** Broker, it's agents and employees will never ask any party to wire funds or request personal
244 financial data. including without limitation credit or debit card or bank account numbers. The parties agree to
245 independently confirm any communication instructions, including requests for financial information or transfer or deposit
246 of funds, directly with the Escrow Agent identified herein. The parties hereby release all Brokers and agents involved in this
247 transaction from any and all claims, damages, and causes of action related to any unlawful electronic data security
248 access by a third party.

249 **TILA-RESPA INTEGRATED DISCLOSURE ACT:** Notwithstanding anything contained in this Agreement to the contrary, Buyer
250 and Seller acknowledge and agree that some of the dates contained in the Agreement (including but not limited to the
251 loan commitment date and the date of closing) may be delayed due to the duty of the Buyer and Buyer's lender to
252 comply with the TILA-RESPA Integrated Disclosure Act (TRID), the affected dates in this Agreement shall be automatically
253 extended through the dates upon compliance with TRID is achieved. At all times, Buyer shall exercise diligence in
254 complying with its obligations under TRID. Buyer and Buyer's agent shall immediately notify Seller and Seller's agent with
255 respect to any delay and/or change in date which could occur as soon as the same becomes apparent to either party.

256 **ADDENDA:** The additional terms and conditions in the attached addenda:

- 257 Agency Disclosure Form; Residential Property Disclosure; VA Addendum; FHA Addendum;
- 258 Home Inspection Notice; Secondary Offer; Condominium Addendum; Short Sale Addendum;
- 259 House Sale Contingency; House Sale Concurrence; Lead Based Paint (required if built before 1978);
- 260 Homeowners Association Addendum, Decs & Bylaws; Affiliated Business Arrangement Disclosure Statement;
- 261 Fuel Addendum; Addendum " _ _____ ";
- 262 Other _____ ; are made part of this Agreement.

263 **THE TERMS AND CONDITIONS OF ANY ADDENDA WILL SUPERSEDE ANY CONFLICTING TERMS IN THE PURCHASE AGREEMENT.**

264 **DURATION OF OFFER:** This offer shall be open for acceptance until 10/13/2023 at 11:59 AM PM.

265 **ADDITIONAL OFFER TERMS:** _____

266
267
268
269

270 **BINDING AGREEMENT:** Upon written acceptance, then either written or verbal notice of such acceptance to the last-
271 offering party, this offer and any addenda listed above shall become a legally binding agreement upon BUYER and
272 SELLER and their heirs, executors, administrators and assigns and shall represent the entire understanding of the
273 parties regarding this transaction. All counter-offers, amendments, changes or deletions to this Agreement shall be in
274 writing and being signed/initiated by both BUYER and SELLER. Facsimile, scanned, e-mailed and electronic signatures
275 shall be deemed binding and valid. This Agreement shall be used as escrow instructions subject to the Escrow Agent's
276 usual conditions of acceptance. If there is any conflict between the escrow's conditions of acceptance and this
277 Agreement, the terms of this Agreement shall prevail. For purposes of this Agreement, "days" shall be defined as
278 calendar days. SELLER and BUYER acknowledge and agree that brokers and agents may provide real estate services only
279 and thus the parties agree to consult with independent professionals for legal, law, tax, inspections, engineering or other
280 types of advice. The parties agree that they have carefully read and understand this agreement and they are executing
281 it with the intent to be legally bound.



BUYER'S INITIALS

RESIDENTIAL PURCHASE AGREEMENT



SELLER'S INITIALS



Each Office is Independently Owned and Operated

Property Address: 5055 N Ridge Rd W, Ashtabula, OH 44004

282 **BUYER** Matthew S. Kish Address _____

dotloop verified
10/11/23 3:43 PM EDT
WJUV-ZVLY-G0Q3-UQZU

283 Print Name Matthew Kish

284 **BUYER** _____ Date _____ Phone 330-752-1404

285 Print Name _____ Email mkish91@gmail.com

286 **ACCEPTANCE:** SELLER accepts the above offer and irrevocably instructs Escrow Agent to pay from SELLER's
287 Escrow funds a commission of 2.5 % (Percent)
288 of the purchase price to CENTURY 21 Asa Cox Homes (Selling Broker) 2709 N Ridge Rd, Painesville, OH 44077
289 (Office) and per listing agreement % (Percent) of the
290 purchase price to BHHS Professional Realty (Listing Broker) BHHS Professional Realty (Office).

291 **SELLER** _____ Address _____

292 Print Name This Too Realities LLC; Joyce Humphrey

293 **SELLER** _____ Date _____ Phone _____

294 Print Name _____ Email _____

295 **REAL ESTATE AGENT AND REAL ESTATE BROKERAGE CONTACT INFORMATION:**

296 **Selling Agent Name:** Jessie Keener / Asa Cox

297 Selling Agent Telephone #: 4407255620 / 440.479.3100

298 Selling Agent License #: 2020000238 / 383918

299 **Selling Brokerage Name:** Century 21 Asa Cox Homes

300 Selling Brokerage Address: 2709 North Ridge Rd Painesville, OH 44077

301 Selling Brokerage Telephone #: 440.639.0002

302 Selling Brokerage License #: 9211

303 **Listing Agent Name:** Alexis D. Newsome

304 Listing Agent Telephone #: (440) 983-7073

305 Listing Agent License #: 2022005398

306 **Listing Brokerage Name:** BHHS Professional Realty

307 Listing Brokerage Address: 3120 Market Place Dr, Suite C, Ashtabula, OH 44004

308 Listing Brokerage Telephone #: (440) 998-4663

309 Listing Brokerage License #: 9390

MSK
10/11/23
3:43 PM EDT
dotloop verified

BUYER'S INITIALS

RESIDENTIAL PURCHASE AGREEMENT

JH
10/13/23
12:20 PM EDT
dotloop verified

SELLER'S INITIALS



Each Office is Independently Owned and Operated

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

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0075

June 11 2024

MATTHEW S KISH
5055 N RIDGE RD W
ASHTABULA OH 44004

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

July 10, 2024 at 2:00 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0075 filed for tax year 2023 by MATTHEW S KISH and described as follows:

Parcel ID(s):

1) 48-015-00-009-00 located at 5055 RIDGE RD, the market value is \$108,700. The market value sought is \$53,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

HEARING MINUTES

Case Type CM

The Hearing of Board of Revision Case 2023-0075, MATTHEW S KISH is being recorded and the date is 7/10/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Matthew Kish, owner

Complainant Seeks: \$53,000

Subject Parcel: 480150000900

Auditor Value: \$108,700

Hearing No # 10

HEARING MINUTES

BOR Case: 2023-0075

Owner Name: MATTHEW S KISH

Board Action

Motion to: Agree Set Value \$99,600

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony regarding current condition and use of property, change to residential

tax class. Remove commercial buildings and create dwelling with central air, no attic, no well

or septic, average condition & CDU, full crawl, 1 half bath.

Was Made by: Kathryn

2nd by: David

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 7/10/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 10

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: 2023-0075

MATTHEW S KISH
 5055 N RIDGE 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
48-015-00-009-00	401-APTS 4-19 UNITS	48-SAYBROOK TWP-ASHTABULA A CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$36,200	\$72,500	\$108,700	
Adjustment:	-\$17,600	\$8,500	-\$9,100	
New Value:	\$18,600	\$81,000	\$99,600	

RESULT: VALUE DECREASE. SET VALUE AT \$99,600 BASED ON ADJUSTMENTS FROM SITE INSPECTION AND OWNER TESTIMONY. CHANGE CLASS TO RESIDENTIAL BASED ON CURRENT USE.



Board of Revision