

My sister, Phyllis
Marrell, is in the
Ash. County Nursing
Home. Please send
questions / response
to

Debbie McClure
855 Spring St
S9

Connecticut OH 44030

Thank you

More pictures of house
on Realtor.com

EXCLUSIVE RIGHT TO SELL OR EXCHANGE

Copy for seller

SPiETH REALTY

IN THE NAME OF <u>Phyllis Marrell</u>		(MARITAL STATUS MUST BE INSERTED)		DATE <u>2-15-24</u>
PROPERTY ADDRESS <u>1723 E. 29th St - Ashtabula - 44004</u>			PHONE <u>Debbie 440-994-9260</u>	
DIRECTIONS: <u>From intersection of Prospect & State - go north to 29th West to prop N/S</u>		MLS: <u>Yes</u>		COM: <u>7350</u>
CLOSING COST ESTIMATE	DEED: <u>150</u>	TITLE	TRANSFER FEE	ESCROW: <u>350</u>
ACRES:	TILLABLE	WOODED	AGE: <u>1948</u>	LOT: <u>.274</u>
CONSTRUCTION: <u>Frame</u>		STYLE: <u>ranch</u>		
BASEMENT: <u>Full</u>	GARAGE: <u>Det</u>	SIGN: <u>Yes</u>	KEYS: <u>Yes</u>	CARPET
LIVING ROOM: <u>11x17</u>		BDRM:	UTIL:	DRAPES:
DINING ROOM		BDRM: <u>12x13</u>	HEAT COST:	AIR COND: <u>Central</u>
KITCHEN: <u>11x12</u>		BDRM: <u>8x11</u>	HEAT: <u>Nat'l. Gas</u>	FIREPL: <u>?</u>
FAMILY/REC RM: <u>11x13 w/laundry</u>		BDRM: <u>11x11 Master</u>	PORCH: <u>Small</u>	ROOF: <u>2008</u>
CLOSETS: UP DOWN:		INTERIOR FLOORS: <u>Carpeting</u>	DRYVY: <u>Concrete</u>	WATER SOFTENER
BATH: <u>Full</u>	LOCATION: <u>↑↓</u>	INTERIOR WALLS:	SIDING:	ATTIC: <u>Yes</u>
BATH:	LOCATION: <u>↑↓</u>	SQ. FT. EXC. BSMT & GAR: <u>1090 SF</u>	WALLS INSULATED:	ATTIC INSULATED: <u>Some</u>
KITCHEN APPL. CUPBD: <u>Washer, Dryer, Stove, Refrig.</u>		OIL LEASE:	SCHOOL: <u>Buckeye Schools</u>	
BASEMENT DIVIDED:	H/W HEATER: <u>GAS</u>	PLUMBING: <u>Older</u>	WINDOWS:	
C/W WELL: <input checked="" type="checkbox"/>	DRILLED DUG: <input type="checkbox"/>	DEPTH:	PUMP:	PROBLEMS:
SEWER/SEPTIC: <input checked="" type="checkbox"/>	TANK SIZE:	PROBLEMS:	LOCATION:	BARN:
MORTGAGE AT:	AMOUNT:	FINANCE: <u>Cash - Conventional</u>	SHED: <u>Several</u>	
YRLY TAXES: <u>1256.90 1666.04</u>	RESIDENTIAL PROPERTY DISCLOSURE FORM: YES NO LEFT WITH OWNER		POSSES: <u>Title Transfer</u>	
SPIETH REALTY will cooperate with other brokerages, both Buyer Broker and Sub-Agents and will share compensation with them. As the sellers, we authorize this cooperation and compensation. INITIALS: _____				
When an agent lists a property, ALL agents in the Brokerage are appointed to Represent the Seller. Sellers acknowledge receipt of pamphlet of Spieth Realty Agency Policy. INITIALS: _____				
REMARKS: <u>Lots 93-95-97 Valley View - 2 additions to garage (12x13 & 10x14)</u> <u>Washer, Dryer, Stove & Frig. in listing</u>				

In consideration of your agreement to use your efforts in securing a purchaser for my/our property, I/we hereby grant you the sole and exclusive right for 6 months from date hereof up to and including 2-15-24 to sell property known as Marrell Property AND MORE FULLY DESCRIBED ABOVE for the sum of \$.. 88,900

If you are successful in finding a purchaser for my/our property, or if the same is sold or exchanged during the term of your exclusive agency, or is sold within one year thereafter, to anyone with whom you, or your representative, have negotiated with respect to a sale during the period of this agency and of whom I/we have notice, I/we agree to pay you a fee for professional services of 7,000 upon the price at which same may be sold or exchanged.

The undersigned further agree to refer to you all prospective purchasers or brokers who may contact me/us directly and to furnish you with the names and address of such prospects and brokers. I/we agree that a sale or exchange, made to any prospective purchasers during the period of this agreement, shall be likewise governed by the condition hereof.

In the event of such sale I/we will convey by deed with full covenants of warranty, release of dower, and will furnish good and sufficient evidence of a title.

Spieth Realty is authorized to enter the property in any MLS subject to the rules & regulations of the service and to market the property in publications and websites of the Broker's choice.

INITIALS: PM

I/we acknowledge a copy of this contract - Signature of Owner/s

Phyllis Marrell
(All Owners Should Sign)

Address: _____

Phone: Contact Debbie E-mail: 440-994-9260

Date Accepted: 2/15/24

Spieth Realty Authorized Agent: Maury J. Orsuro

SPiETH REALTY - Licensed Ohio and Pennsylvania
198 East Main St., P.O. Box 190, Andover, OH 44003 • 440-293-6212

WHITE COPY - AGENCY YELLOW COPY - SELLER

11/23/21

Debbie - deb den 855 @ 46kcc.com

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.



SPIETH REALTY

SINCE 1963

MARY J. COBURN
BROKER/OWNER

198 EAST MAIN STREET
P.O. BOX 190
ANDOVER, OHIO 44003
PHONE 440-293-6212

April 7, 2024

Phyllis Morrell

1723 Est 29th Steet

Ashtabula, Ohio 44004

Dear Phyllis;

As per you request, I inspected your property that is located at the above address on Monday, April 5, 2024.

This property was built in 1948. There have been several upgrades completed over the years.

This home consists of about 1090 square feet consisting of a living room, kitchen, 3 bedrooms, 1 full bath, and a partial basement.

It is heated with natural gas and also has a natural gas water heater.

The home has an addition for family area with laundry on the first floor. The home is in fair condition.

There are several out buildings but all of them are in extremely poor condition. These buildings have been added over the years but have not been maintained for a very long time. They are past the time for an upgrade.

in my opinion, the value of this property in its current condition, should be in a range of \$75,000 to \$80,000.

My fee for this service is \$125.

If you have any questions, please do not hesitate to contact me.

Respectfully

Mary J. Coburn

Broker Spieth Realty

We're **SELLING** Real Estate!

LICENSED – OHIO and PENNSYLVANIA

