

The informal appeal period has closed. Formal appeals may be filed with the Board of Revision between January 1st and April 1st.

[View Property Information on Auditor's Website](#)

Parcel Number

29-007-00-015-00

Owner Name

DE JAK DANIEL J & LOUISE C

Location Address

1900 STUMPVILLE RD

Old Building Value: **\$238,300**

New Building Value: **\$333,500**

Old Land Value: **\$193,200**

New Land Value: **\$251,200**

Old Total Value: **\$431,500**

New Total Value: **\$584,700**

*****Values do not reflect tax breaks for properties on CAUV*****

*****If a property has new construction, the new value could be a partial value*****

David Thomas
County Auditor
25 West Jefferson St.
Jefferson, OH 440047

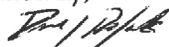
Dear David,

I am contesting the valuation of my home by the county. I have enclosed the documentation which I feel will justify a reduction in value. I will submit them as bullet points below for brevity.

- Underground piping for roof draining must be replaced, it will not drain properly. I had to circumnavigate until repairs could be made. (note pic1)
- The porch needs repair. Cracked concrete, and painting.
- The walkway to the front porch has sunk and is in need of repair. Difficult to step up on the front porch.
- Landscaping must be redone. major surgeries and physical condition have prevented maintenance over the last five years.
- I have looked at comparable house sales in the area and do not see why my house is valued so high. (enclosed documents)
- 33% increase is excessive in my opinion with necessary repairs needed. Zillow notoriously appraises property in a high range, yet they estimate my property to be valued at \$531,400 which is 9.5% lower than the county value.

I would appreciate your reconsidering the value of the property and ask that you lower your estimates by at least 25% based on the enclosed data.

Sincerely,


Daniel J. Dejak



4 bd | 2.5 ba | 2,374 sqft

1900 Stumpville Rd, Jefferson, OH 44047

Off market

Zestimate®: **\$531,400** | Rent Zestimate®:

\$4,085

Est. refi payment: \$3,430/mo

Refinance your loan

Home value | Owner tools | Home details | Neig

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Home value



Zestimate

\$531,400

- Parcel Summary
- Address
- Land
- Rates
- CAUV/AG District
- Dwelling
- Commercial
- Outbuildings
- Manufacturer Home
- Photos
- Map
- Sketch
- Tax Summary
- Prior Tax Year
- Payment History
- Yearly Summary
- Special Assessments
- Hooping & Tracking
- Tax Distribution

PARID: 290070001500 JUR: 04
 NBHD: 40000 ROLL: RP
 DE JAK DANIEL J 1900 STUMPVILLE RD

1 of 1

[Return to Search Results](#)

Appraised Value (100%)

Year	2023
Appraised Land	\$251,200
Appraised Building	\$333,500
Appraised Total	\$584,700
CAUV	\$59,040

Assessed Value (35%)

Assessed Land	\$87,920
Assessed Building	\$116,730
Assessed Total	\$204,650
CAUV	\$20,660

Value History

Year	Land	Building	Total	CAUV
2021	\$193,200	\$238,300	\$431,500	\$33,340
2022	\$193,200	\$238,300	\$431,500	\$33,340
2023	\$251,200	\$333,500	\$584,700	\$59,040

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

To print tax bill, click "Tax Bill" link below and press the "Go" button.
 Please disable the pop-up blocker on your web browser before using

Tax Bill



\$2,838 ACRE

- Parcel Summary
- Values
- Land
- Sales
- CAJWAG DNUM
- Dwelling
- Commercial
- Outbuilding
- Manufacturer Home
- Photos
- Map
- Sketch
- Tax Summary
- Prior Tax Year
- Payment History
- Yearly Summary
- Special Assessments
- Hearing & Tracking
- Tax Distribution

PARID: 290070001500 JUR: 04
 NBHD: 40000 ROLL: RP
 DE JAK DANIEL J 1900 STUMPVILLE RD

1 of 1
[Return to Search Results](#)

Residential

Card	1
Stories	2
Construction Style	1-WOOD/VINYL 09-MODERN
Condo Type	-
Square Feet	2,374
Year Built	1996
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	4
Family Rooms	0
Attic	0-NONE
Basement	4-FULL BASEMENT
Rec Room	
Finished Basement	0
Full Baths	2
Half Baths	1
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	0
Cost & Design Factor	

Dwelling Value 290,300
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,187			\$0
1	1		OFF				276			\$6,000
1	2		FGR	AUN			528			\$14,200
1	3		OFF				267			\$5,800

- Actions**
- Neighborhood Sales
 - Printable Summary
 - Printable Version

Reports
 To print tax bill, click "Tax Bill" link below and press the "Go" button.
 Please disable the pop-up blocker on your web browser before using

Tax Bill

88.5 ACRES

Emailed: **Never** PropertyFit: 12

89 Rockaway Dr , Roaming Shores, OH 44085

MLS#: **4435491**
Status: **Sold**

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

Close Price: **\$240,000**
List Price: **\$239,900**
DOM/CDOM: **11/129**



List Dt Rec: **02/01/2023**
Unit:
County: **Ashtabula**

List Date: **02/01/2023**
Contract: **02/12/2023**
Off Mkt Dt: **02/12/2023**
Close Dt: **03/13/2023**
Exp Dt:

Parcel ID: **TX 670011002700 670011002800**
Twp:
Subdiv: **Roaming Rock**
School Dist: **Grand Valley LSD - 405**
Bedrooms: **4**
Total Baths: **2 (2/0)**
Yr Built: **2005**
Liv Area: **2100/NA/2100**
Acres: **0.49**
Photo Opt Out: **No**

Stories: **2**
Tot Stories:
Levels:
\$/SqFt: **\$114.29**

Directions: **Rome Rock Creek Road then a right onto Callender Rd, left onto Roaming Rock BLVD, right onto Rockaway Dr, the house is on the left.**

Association Information

Maint Fee: **No** Unit Floor #:
Association: **Yes/\$1100/Annually/RomeRock Association** Unit Location:
Assoc Includes: **Other, Property Management, Recreation**
Restrictions: **No Restrictions**
Association Bylaws: <https://www.roamingshores.org/RRA1/wp-content/uploads/bylaws-rev12-7-17.pdf>

Legal/Taxes

Taxes: **\$2,962** Tax Year: Assessment: **Yes** Homestead: **No**
Legal: **NO 1 LOT 89 ROAMING ROCK**

Rooms/SqFt Information

Beds: **4** **Main Upper Lower**
Beds Main: **2**
Full Baths: **1 1 0**
Half Baths: **0 0 0**
Laundry: **1 0 0**

SqFt Approximate FINISHED/Source:
Above Gr: **2,100/Auditors Website**
Below Gr: **-**
TOTAL: **2,100**

Lot Information
Lot Dim: **154x140**
Lot Sz Src: **Auditors Website**

Rooms: **10** # FP: **0**

Room	Level	Dimensions	Floors	Features
Great Room	1st	17 x 14	Carpet	
Kitchen	1st	19 x 15	Ceramic	
Dining Room	1st	14 x 13	Ceramic	
Master Bedroom	2nd	20 x 12	Carpet	
Bedroom	1st	11 x 14	Carpet	
Bedroom	1st	10 x 14	Carpet	
Bedroom	2nd	23 x 14	Carpet	
Bathroom	1st	8 x 6	Ceramic	
Primary Bath	2nd	7 x 18	Ceramic	
Laundry Room	1st	5 x 5	Ceramic	
Loft	2nd	20 x 10	Wood	
Office	2nd	9 x 14	Wood	

Features

Architect Style: **Contemporary** Year Built: **2005**
Prop Attached: **No** Builder Name:
Prop Condn: **Actual YBT**
Basement: **No, Slab**
Heating: **Electric, Hot Water/Steam** Cooling: **Other**
Appliances: **Dishwasher, Microwave, Range**
Fireplace: **No**
Patio/Porch: **Deck, Patio**
Lot Features: **Lake Privileges/Acfe**
Parking: **2/Attached Garage, Garage Door Opener, Electric, Unpaved, Water Available**
Construction: **Stone, Vinyl Siding** Garage: **Yes/2.0**
Roof: **Asphalt/Fiberglass** Carport: **No**
Water: **Private** Sewer: **Public**
Pool: **/Above Ground**
Community: **Common Facility, Lake, Other, Playground, Pool, Tennis Court(s)**

Remarks: **Looking for something out of the ordinary? Treat yourself to scenic lakeside living with this gorgeous 4-5 bedroom custom-built Roaming Shores home! The desirable location includes its own above-ground pool for added warm weather fun, easily enjoyed from the prominent concrete patio. A towering, glass-lined entryway is trimmed in elegant stonework that really sets this home apart from the crowd. Sunshine cascades down across the immediate dining area as you make your way inside. Sculpted ceilings reveal the nearby spacious kitchen w/ wrapping countertops, breakfast bar, and warm wood cabinetry, accented by bright stainless appliances while tiled flooring runs below. Opposite, a cozy,**

Emailed: Never PropertyFit: 12

5830 Lenox-New Lyme Rd , New Lyme, OH 44047

MLS#: **4402330**
 Status: **Sold**

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

Close Price: **\$280,000**
 List Price: **\$299,900**
 DOM/CDOM: **178/178**



List Dt Rec: **08/23/2022**
 Unit:
 County: **Ashtabula**

List Date: **08/23/2022**
 Contract: **02/16/2023**
 Off Mkt Dt: **02/16/2023**
 Close Dt: **03/17/2023**
 Exp Dt:

Parcel ID: **TX 360120001700**
 Twp:
 Subdiv:
 School Dist: **Pymatuning Valley LS - 407**
 Bedrooms: **4**
 Total Baths: **3 (3/0)**
 Yr Built: **1990**
 Liv Area: **2522/NA/2522**
 Acres: **5.00**
 Photo Opt Out: **No**

Stories: **2**
 Tot Stories:
 Levels:
 \$/SqFt: **\$111.02**

Directions: **Lenox-New Lyme Rd is south off RT-6 and east of RT-46.**

Legal/Taxes

Taxes: **\$2,941** Tax Year: Assessment: **No** Homestead: **Yes**

Rooms/SqFt Information

Bed:	4	Main	Upper	Lower
Beds Main:	0			
Full Baths:	1	2	0	
Half Baths:	0	0	0	
Laundry:	0	0	1	

SqFt Approximate FINISHED/Source:
 Above Gr: **2,522/Realist**
 Below Gr: **-**
 TOTAL: **2,522**

Lot Information
 Lot Dim: **390x552**
 Lot Sz Src: **Realist**

Rooms: **10** # FP: **1**

Room	Level	Dimensions	Floors	Features
Bedroom	2nd	12 x 13		
Bedroom	2nd	13 x 13		
Bedroom	2nd	14 x 11		
Master Bedroom	2nd	16 x 19		
Kitchen	1st	11 x 22		
Family Room	1st	14 x 24		Window Treatment
Office	1st	14 x 12		
Living Room	1st	14 x 24		

Features

Architect Style: **Colonial** Year Built: **1990**
 Prop Condn: **Actual YBT**
 Basement: **Yes, Full**
 Heating: **Forced Air, Other, Propane** Cooling: **Central Air**
 Appliances: **Dishwasher, Microwave**
 Fireplace: **Yes/#FP:1**
 Patio/Porch: **Deck, Porch**
 Direction Faces: **W** Nat Rsrce Rgts:
 Lot Features: **Wooded/Treed**
 View Desc: **Trees/Woods**
 Parking: **2/Attached Garage, Paved**
 Construction: **Vinyl Siding** Garage: **Yes/2.0**
 Roof: **Asphalt/Fiberglass** Carport: **No**
 Water: **Well** Sewer: **Septic**
 Pool: **/In Ground**

Remarks: **Enjoy country living in this spacious 2520 sq.ft colonial built in 1990 on wooded 5 acre lot with 390 frontage, covered front porch & deck in back. Master suite with full bathroom and 3 additional spacious bedrooms and main bathroom on second floor. All bedrooms have very spacious closet space and large windows. With some modification, 5th bedroom could be setup on the first floor. First floor provides a full bath with shower near entrance from the garage, huge eat-in kitchen with lots of cabinets & counter space open to spacious & airy family room with hardwood floors. Full tall basement offers possible extra living space, recreation rooms, office or hobby area. Oversized 2 car garage with extra wide parking area in front, large in ground pool (not used for 3.5 years). This home offers privacy, tranquility, but it does need some finishes, decorating, personal touches and refreshing. Seller is offering \$3,000 credit to buyers for carpet/flooring or you can use it for closing costs. Refer to photos, rooms needing carpet/flooring: room with glass top table (living room), room with some paint splattered on floor (office/dining-room), all 4 upstairs bedrooms. Located south off RT-6 and just east of RT-46. Please give some notice for appointments. Back on the market because previous buyer could not sell their current home.**

Agent/Broker Info

List Agent: **Daniel A Dabrowski (406721)**
 Contact #: **216-642-3001**
 LA Email: **danieldabrowski@howardhanna.com**
 LA License #: **OH SAL.0000406721**

List Office: **Howard Hanna (2815)**
 Office Phone: **440-248-3000**
 Office Fax: **440-248-7540**
 Brokerage Lic: **189163**

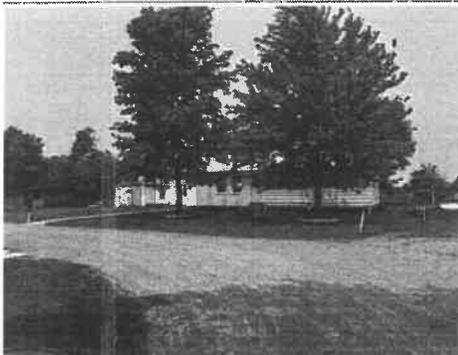
Emailed: Never PropertyFit: 12

6723 Hilldom Rd , Conneaut, OH 44030

MLS#: **4462061**
 Status: **Sold**

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

Close Price: **\$226,083**
 List Price: **\$226,083(Auc)**
 DOM/CDOM: **35/35**



List Dt Rec: **05/26/2023**
 Unit:
 County: **Ashtabula**
 Parcel ID: **TX 310240000401**
 Twp: **Monroe Twp**
 Subdiv: **H D & M J Shetler Lands**
 School Dist: **Conneaut Area CSD - 403**
 Bedrooms: **4**
 Total Baths: **1 (1/0)**
 Yr Built: **1996**
 Liv Area: **1944/NA/1944**
 Acres: **45.11**
 Photo Opt Out: **No**

List Date: **05/26/2023**
 Contract: **06/30/2023**
 Off Mkt Dt: **06/30/2023**
 Close Dt: **08/08/2023**
 Exp Dt:

Stories: **2**
 Tot Stories:
 Levels:
 \$/SqFt: **\$116.30**

Directions: **From the Conneaut exit 241 on I-90 head south on OH-7 for 3.6 miles, turn left on OH-84, in 1.6 miles right onto Middle Rd. 2.9 miles to location on right at the corner of Middle Rd and Hilldom Rd.**

Legal/Taxes

Taxes: **\$1,820** Tax Year: Assessment: **Yes** Homestead: **No**
 Legal: **PART OF LOT 20 CAUV # 2360**

Rooms/SqFt Information

Beds: **4** **Main Upper Lower**
 Beds Main: **1**
 Full Baths: **1 0 0**
 Half Baths: **0 0 0**
 Laundry: **0 0 0**

SqFt Approximate FINISHED/Source:
 Above Gr: **1,944/Auditors Website**
 Below Gr: **-**
 TOTAL: **1,944**

Rooms: **4** # FP: **1**

Features

Architect Style: **Conventional** Year Built: **1996**
 Prop Condn: **Actual YBT**
 Basement: **Yes, Full**
 Heating: **Wood, Fireplace-Wood, None** Cooling: **None**
 Fireplace: **Yes/#FP:1**
 Parking: **0/Unpaved, No Garage**
 Construction: **Vinyl Siding** Garage: **0.0**
 Roof: **Asphalt/Fiberglass** Carport: **No**
 Water: **Private** Sewer: **Private**

Remarks: **Property to be sold at onsite auction: Thursday, June 29th at 5:00 PM. Check out this NE Ashtabula County 45.1 Acre Amish Homestead! South of Conneaut, this property offers level tillable ground and 9 acres of woods. The 2-story home provides all the amenities for country living, while the 30 x 60 barn with a 26 ft lean-to accommodates your livestock. A 30 x 50 woodshop suits a home-based business. Fenced pastures and outbuildings complete the picture. With additional building lots or agricultural acreage available, this multiple parcel auction is an exciting opportunity. Embrace self-sufficiency and endless possibilities at this remarkable property!**

Agent/Broker Info

List Agent: Eli Troyer (W2011001623)	List Office: Kaufman Realty & Auction, LLC. (C10720)
Contact #: 330-317-9259	Office Phone: 330-857-7777
LA Email: eli@kaufmanrealty.com	Office Fax:
LA License #: OH SAL.2011001623	Brokerage Lic: 2011001623
Co List Agt: Kevin Lehman (W2017004380)	Co List Off: Kaufman Realty & Auction, LLC. (C10720)
Co License #: OH SAL.2017004380	Brokerage Lic: 2011001623
Contact #: 330-601-2339	Co LA Email: kevin@kaufmanrealty.com
Attrib Cnt: eli@kaufmanrealty.com (330) 317-9259	
Buyer Agent: Kevin Lehman (W2017004380)	Buyer Office: Kaufman Realty & Auction, LLC. (C10720)
Contact #: 330-601-2339	Office Phone: 330-857-7777
BA Email: kevin@kaufmanrealty.com	Office Fax:
BA License #: OH SAL.2017004380	Brokerage Lic: 2011001623
Co Buyer Agt: Eli Troyer (W2011001623)	Co Buyer Off: Kaufman Realty & Auction, LLC. (C10720)
Co License #: OH SAL.2011001623	Brokerage Lic: 2011001623
Co BA Email: eli@kaufmanrealty.com	

Showing

Showing Contact: **330-857-7777** Type:
 Showing Rqmts: **Call Listing Agent, Call Listing Office**
 Showing Remarks: **Open House: Thursday, June 15th from 3-5:00 PM**
 Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N:

Emailed: Never PropertyFit: 12

1520 State Route 307 E , Jefferson, OH 44047

MLS#: **4464171**
Status: **Sold**

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

Close Price: **\$450,000**
List Price: **\$479,000**
DOM/CDOM: **18/18**



List Dt Rec: **06/05/2023**
Unit:
County: **Ashtabula**

List Date: **06/05/2023**
Contract: **06/23/2023**
Off Mkt Dt: **06/23/2023**
Close Dt: **07/07/2023**
Exp Dt:

Parcel ID: **TX 290050001300 290280001300**
Twp: **Lenox Twp**
Subdiv: **Jefferson**
School Dist: **Jefferson Area LSD - 406**
Bedrooms: **4**
Total Baths: **2 (2/0)**
Yr Built: **1880**
Liv Area: **2514/NA/2514**
Acres: **94.60**
Photo Opt Out: **No**

Stories: **2**
Tot Stories:
Levels:
\$/SqFt: **\$179.00**

Directions: **Take Rt 307 east from Jefferson or Rt 307 west from Dorset.**

Legal/Taxes

Taxes: **\$2,846** Tax Year: Assessment: **No** Homestead: **No**
Legal: **TRACT 3 CAUV # 287**

Rooms/SqFt Information

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

SqFt Approximate FINISHED/Source:
Above Gr: **2,514/Auditors Website**
Below Gr: **-**
TOTAL: **2,514**

Lot Information
Lot Dim: **1400x2498**
Lot Sz Src: **Auditors Website**

Rooms: **9** # FP: **1**

Room	Level	Dimensions	Floors	Features
Kitchen	1st	15 x 10	Wood	
Dining Room	1st	7 x 14	Wood	
Living Room	1st	16 x 17		
Master Bedroom	1st	10 x 17	Wood	
Bedroom	2nd	11 x 14	Carpet, Wood	
Bedroom	2nd	17 x 16	Wood	
Bedroom	2nd	9 x 15	Carpet	
Bathroom	1st	6 x 8		
Bathroom	2nd	11 x 6		
Laundry Room	1st	8 x 11		
Office	1st	7 x 10		

Features

Architect Style: **Colonial** Year Built: **1880**
Prop Condn: **Actual YBT**
Basement: **Yes, Full, Unfinished**
Heating: **Propane, Wood, Baseboard** Cooling: **None**
Appliances: **Dryer, Humidifier, Refrigerator, Washer, Water Softener**
Fireplace: **Yes/#FP:1**
Patio/Porch: **Enclosed Patio/Porch**
Direction Faces: **N** Nat Rsrce Rgts: **Gas, Mineral, Oil, Timber**
Lot Features: **Horse Property, Irregular Lot, Level/Flat, Oil/Gas Well, Pond, Wooded/Treed**
View Desc: **Trees/Woods**
Parking: **1/Detached Garage, Unpaved**
Construction: **Vinyl Siding** Garage: **Yes/1.0**
Roof: **Asphalt/Fiberglass** Carport: **No**
Water: **Public** Sewer: **Septic**
Fence: **Other** Waterfront:
Other Struct: **Barn/Stable, Outbuilding, Shed**
Community: **Golf, Health Club, Laundromat, Medical Service, Park, Playground, Shopping/Mall**

Remarks: **Crops are planted and ready for you to harvest! Start out farming with this Charming century farmhouse on just over 94 acres! 4, maybe 5 bedrooms with 2 full bathrooms, living room, family room with woodburning fireplace & insert, dining room and country kitchen. Lots of living space for your growing family! Two ponds, Detached garage, workshop, machine shed with attached cattle pen. Ideal for horses. all on 94+ acres. Property fronts on 2 roads (Rt. 307 and Black Sea Rd.) Plenty of frontage to split acreage. Gas well on property, needs swabed for free gas (Seller may swab it out). Approximately 75 acres tillable and 16 acres of timber ready to harvest with lots of maple, oak, and hickory. Property is currently a working farm with corn, oats, brewers barley, rye and peas. Family garden with tomatoes, potatoes, peppers, elephant garlic, & sweet corn. Several Fruit trees! Just bring your hoe!!! Conveniently located close to Jefferson and Rt. 11. So many possibilities!**

Emailed: Never PropertyFit: 12

Footville Richmond Rd W , Jefferson, OH 44047

MLS#: **4443964**
Status: **Sold**

Prop Type: **Land and Lots**
Sub Type: **Land**

Close Price: **\$280,000**
List Price: **\$375,000**
DOM/CDOM: **79/79**



List Dt Rec: **03/13/2023** List Date: **03/13/2023**
 Lot #: Contg Dt:
 Unit: Pend Dt: **04/21/2023**
 County: **Ashtabula** Off Mkt Dt: **04/21/2023**
 Close Dt: **05/30/2023**
 Exp Dt:
 Parcel ID: **TX 29-016-00-021-00 TBD split 22 acres with gas and oil TBD split 10+ acres TBD split middle 22 acres**
 Twp:
 Subdiv:
 School Dist: **Jefferson Area LSD - 406**
 \$/Acre: **\$5,093.22**

Directions: **Take S on st. rt 46 to Footville Richmond Rd. turn right, Head west for about 5 miles to Stumpville Rd. Property is on the southside of the road corner property.**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$282** Tax Year:
 CAUV: **Yes** Assessment: **No** Homestead: **No**

Features

Waterfront: Lot Dim: Lot Sz Src: **Owner**
 # Lots: **10** Front Feet: **200** Lot Sz Acre: **54.98** Divisible: **Yes**
 Pasture Acre: **32.98** Tillable Acre: **32.98** Lake Acres:
 Association: **No** Sewer: **None**
 Water: **None**
 Parking: **Unpaved**
 Lot Features: **Corner, Level/Flat, Oil/Gas Well, Spring/Creek, Wooded/Treed**
 Road Front: **County Road, Unimproved**
 View Desc: **Trees/Woods**
 Topography: **Ravined, Rolling, Sloping, Wooded**
 Restrictions: **Architectural**
 Utilities Avail: **Electricity Available, Natural Gas Available**
 Req Prop Rpt: **Easements**

Remarks: **Total property is 54.975 acres. The property can be split into three main parcels or split into 10 smaller parcels. The front 10 plus areas can have 5 parcels divided into 2+ acres per parcel. The middle 22 acres can be split into 4 parcels which consist of 5+ acres per parcel. The back property which is wooded has the gas and well rights. The trees were valued 10 years ago at \$60,000. The area has never been harvested for its wood. The ravine runs along the back side of the property which is full of wildlife. Currently CAUV the property is listed and receives. Prices for other parcels on supplemental listings.**

Agent/Broker Info

List Agent: **Rick L Furmage (408337)** List Office: **BHHS Professional Realty (9390)**
 Contact #: **440-862-0906** Office Phone: **440-998-4663**
 LA Email: **rfurmage@bhhspro.com** Office Fax: **440-998-0187**
 LA License #: **OH SAL.0000408337** Brokerage Lic: **2011002366**
 Co List Agt: **John H Szewczyk (2020001017)** Co List Off: **BHHS Professional Realty (9390)**
 Co License #: **OH SAL.2020001017** Brokerage Lic: **2011002366**
 Contact #: **507-382-8570** Co LA Email: **johnszewczyk17@gmail.com**
 Buyer Agent: **Matthew C Stouffer (C2014001605)** Buyer Office: **BHHS Stouffer Realty (C19789)**
 Contact #: **330-814-4616** Office Phone: **330-835-4900**
 BA Email: **mattstouffer@stoufferrealty.com** Office Fax: **234-678-6213**
 BA License #: **OH BRKM.2019006397** Brokerage Lic: **2010001109**

Showing

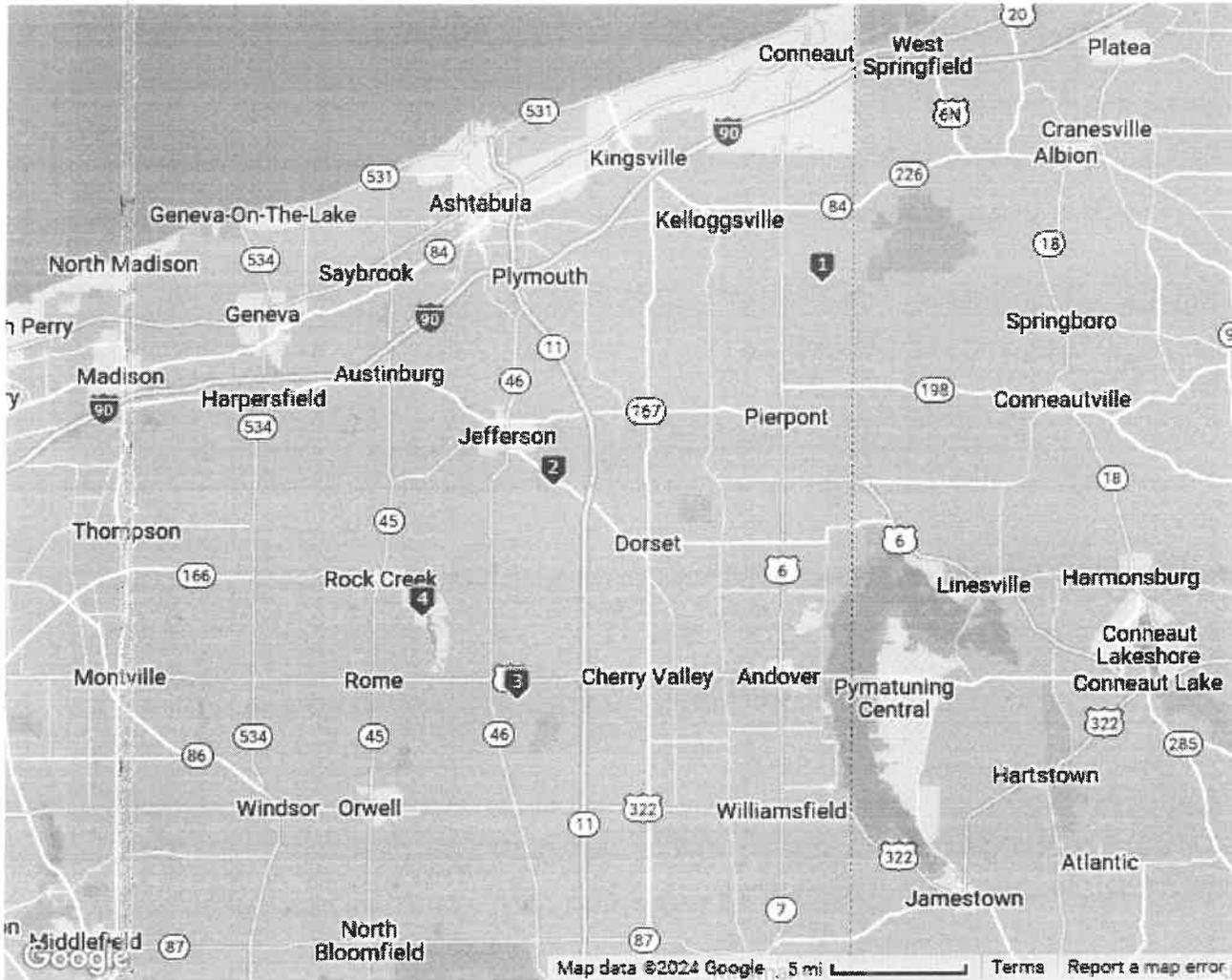
Showing Rqmts: **Showing Service**
 Show Address to Client: **No**

Distribution

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

Listing/Contract Info

Owner Name: **Vincenzina Martuccio;** Owner Phone: Owner Agent: Warranty:
POA: Pasquale Martuccio
 Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
 Listing Contract Date: **03/13/2023** Expiration Date: Purchase Contract Date: **04/21/2023**
 Possession: **Time of Transfer** Orig List Price: **\$375,000**
 Occupant: **Vacant**
 Special Listing Conditions: **Resident Owned**
 Buyer Agency Comp: **3%**
 Other Comp: **None**
 Comp Explain: **3% on total property sale.**



6723 Hilldom RD



MLS#: 4462061
St: Sold
Price: \$226,083
SqFt: 1944/NA/1944
Beds: 4
Baths: 1 (1/0)

1520 State Route 307



MLS#: 4464171
St: Sold
Price: \$450,000
SqFt: 2514/NA/2514
Beds: 4
Baths: 2 (2/0)

5830 Lenox-New Lyme RD



MLS#: 4402330
St: Sold
Price: \$280,000
SqFt: 2522/NA/2522
Beds: 4
Baths: 3 (3/0)

89 Rockaway DR



MLS#: 4435491
St: Sold
Price: \$240,000
SqFt: 2100/NA/2100
Beds: 4
Baths: 2 (2/0)









