

# **ByceAuction & Realty CONTRACT TO PURCHASE AT AUCTION**

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

1. **PROPERTY DESCRIPTION:** The undersigned Purchaser, herein referred to as the "Buyer(s)" agrees to purchase from the undersigned owner (seller) through *ByceRealty*, aka *ByceAuction & Realty* (Auctioneer/Broker), the following described real estate in Mahoning County OH and known as **80 E. Midlothian Youngstown OH includes 5 parcels (Mahoning #531180268, 531180269, 531180270, 531180271, 531180272).**
2. **PRICE AND TERMS:** Purchaser agrees to pay the amount of the high bid \$\_\_\_\_\_ plus the 10 buyer premium of \$\_\_\_\_\_ for a **Total Contract Price of \$\_\_\_\_\_** for the Real Estate as follows: A non-refundable (except in the case of a non-marketable title) down payment of **\$ 5,000** to apply toward the Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason other than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.
3. **BALANCE & CLOSING:** The balance of the Purchase Price shall be paid in the form required by the closing agent on date of closing, on or before **60 days** from the date of this contract. If such date falls on a weekend or holiday, closing shall be the next business day.
4. **Buyers will close at title company indicated according to fee schedule provided in Addendum A.**
5. If buyer does not close on or before scheduled closing date, seller may, at seller's option, extend the closing date in consideration for a sum of \$100 per day after original closing date.
6. **OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. There are no buyer contingencies.
7. **BINDING OBLIGATION:** Purchaser is **buying the property As-Is, Where-Is and without Recourse.** If Purchaser fails to close for any reason whatsoever, except a non-marketable title, Purchaser voluntarily agrees to forfeit entire down payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the property. **Time is of the essence and this is an irrevocable offer to purchase, with no contingencies.** In the event Purchaser fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of Seller's further remedies. Either party may demand specific performance of this agreement.
8. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Sellers's knowledge: (a) there are no known undisclosed latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the Real Estate may be assessed, except 911 assessment (c) there are no City, County or State orders that have been served upon Seller(s) requiring work to be done or improvements to be made which have not been performed, except \_\_\_\_\_. Inspections regarding habitability and use of the Real Estate are the responsibility of the Purchaser. All Inspections were to be completed prior to Auction. **PURCHASER(S) ARE RELYING SOLELY UPON THEIR EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE BROKER or REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.**
9. **INDEMNITY:** Seller and Purchaser recognize that the AUCTIONEER/BROKERS are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the AUCTIONEERS/BROKERS, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.
10. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate by legal deed with release of dower right, if any, AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any, under existing leases and state law. Title shall be free and unencumbered as of Closing, except restrictions and easements of record and except the following assessments (certified or otherwise): \_\_\_\_\_  
**Buyer(s) agree to costs presented at auction and agree to close at title company indicated at auction and on attached Addendum A.**
11. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and tear. Any fuel will be conveyed less normal depletion. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this contract by written notice to Seller and the Down Payment Shall be returned to Purchaser.

While this contract is pending, Sellers shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser. In addition, the Purchaser also has an insurable interest in the property from date of this contract. Purchaser is hereby notified that insurance should be placed upon the property immediately to protect Purchasers' interest.

12. **DISCLOSURE:** ☐ Buyer ☐ Seller - is a licensed Real Estate Broker or Sales Person.
13. **POSSESSION:** Possession shall be given at **legal recording**, subject to Tenants' Rights, with deed. (Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the Purchaser until possession is given.
14. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement and Consumer Guide To Agency.
15. **SOLE CONTRACT:** The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
16. **TERMS: The property was sold: RESERVE SUBJECT TO CONFIRMATION OF SELLER.**
17. Down payment of \$5,000 must be deposited at the time of Auction as down payment by company, corporate or personal check (presented with positive I.D). This non-refundable down payment will be applied to the contract purchase price at closing and will be held in the trust account of broker, or Title Company as agreed as escrow agents for the sellers. Credit card deposits, if accepted, will be held in trust account of ByceAuction, LLC and upon funds being received by credit card company, transferred to title company escrow account. Buyers allow Broker to act as trust agent for this purpose and agree to pay any processing fee as disclosed in association with credit card deposits. Buyer shall pay actual credit card fees up to 3.75%
18. A 10% percent Buyer Premium will be added to the high bid amount to determine the final contract-selling price paid by the purchaser.
19. Taxes will be prorated to date of closing and paid by the seller, calculated using latest available tax duplicate information.
20. This property is being sold at Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended. The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Information obtained was obtained by public sources deemed reliable. However, neither the Broker nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision as to the accuracy thereof before relying on same. Except in the case of an absolute auction, Auction Firm reserves the right to bid on behalf of the sellers. The seller and Auction Company reserve the right to preclude any person from bidding who did not meet registration requirements or if there are any questions as to the person's mental stability. Auctioneer may use reverse bidding to establish high bid price.
21. Auction Firm hereby acknowledges that they represent the Seller. An Agency Disclosure Statement must be signed by the high bidder.
22. Seller is responsible for real estate tax prorata, mortgage releases and guarantees the title to be marketable and free and clear of all liens. **The buyer and seller, split 50/50, the survey cost, if a survey is required for a transfer. \*Buyer is responsible for all other costs associated with closing and as stated in statement of title covered on auction day and the associated fees outlined in Addendum A.**
23. By bidding, the buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential Property Disclosure form and their right to rescind the Contract to Purchase.
24. Real Estate is sold through ByceAuction & Realty who is the agent of the SELLER and in no way represents the fiduciary interest of the BUYER(S).
25. **OTHER:** AS IS SALE. Buyer accepts and remaining person property seller wishes to leave in and on property at time of closing.
26. **EXPIRATION AND APPROVAL:** This offer is void if not accepted in writing on or before \_\_\_\_\_ o'clock ☐ A.M ☐ P.M. ☐ Noon ☐ Midnight EASTERN STANDARD TIME \_\_\_\_\_, 20\_\_.
27. Make Deed to: (print) \_\_\_\_\_ /Survivorship: \_\_\_\_\_ (in name of buyer unless otherwise noted)
28. **Electronic Signatures & Endorsements:** Contracts & legal documents may be signed "electronically" and signature pages may be signed separately and individually by parties, including facsimile or email transmission including addendums. Instructions to Broker may also be made via email with documentation of same retained by Broker in file

The Purchaser has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy or has signed and been provided a duplicate copy.

Print

Sign

Date

PURCHASER: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

FULL ADDRESS: \_\_\_\_\_

PHONE NUMBERS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

28. **ACTION BY OWNER:** The undersigned Seller has read and fully understands the foregoing offer and hereby: ☐ accepts said offer ☐ rejects said offer, ☐ counters said offer and agrees to leave counter offer open until \_\_\_\_\_ Eastern Time; and agrees to convey the Real Estate according to the above terms and conditions, Owner acknowledges that Agency Disclosure Statement has been signed.

29. **SELLING FEES AND EXPENSES:** Seller is to pay an auction selling fee and reimburse agreed expenses as per the Auction Contract.

Print

Sign

Date

SELLER: \_\_\_\_\_

SELLER: \_\_\_\_\_

FULL ADDRESS: \_\_\_\_\_

PHONE NUMBERS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

30. **RECEIPT BY ByceAuction & Realty:** DATE: \_\_\_\_\_. I hereby acknowledge receipt of

\$ \_\_\_\_\_ ☐ cash or ACH transfer ☐ cashier's check ☐ personal check # \_\_\_\_\_

made payable to \_\_\_\_\_ (escrow account as indicated in terms and conditions) as non/refundable deposit.

☐ other \_\_\_\_\_ in accordance with terms herein provided.

RECEIPT PROVIDED BY \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_ X \_\_\_\_\_ % \_\_\_\_\_

CO-OP REAL ESTATE /BROKER FIRM

CO-OP AGENT / BROKER

PHONE \_\_\_\_\_

**ByceAUCTION, LTD dba ByceREALTY**

755 Wick Ave.

Youngstown, Ohio 44505

**330.747.7000**

877.Bid.Last (877.243.5278) fax 330.747.7004

[info@byceauction.com](mailto:info@byceauction.com) byceauction.com

METRO LAND TITLE AGENCY, INC.  
ATTN: GEORGETTE  
3801 Starrs Centre Dr.  
Canfield, OH 44406  
PH: 330-744-9979  
FAX: 330-744-9962

THESE FEES ARE EFFECTIVE 01/01/2018 AND ARE SUBJECT TO REVISION  
FOR STANDARD RESIDENTIAL SALES ADDENDUM A.

**TO BE PAID BY SELLER: ALL REAL ESTATE TAXES & WATER BILLS DUE  
AND OWING TO DATE OF CLOSING AND PRO-  
RATION OF REAL ESTATE TAXES.**

*✱* Title Search: ~~\$275.00~~  
Title Commitment Binder: ~~\$100.00~~  
Title Guaranty \$3.50 per thousand  
Minimum premium \$105.00  
Prepare Deed and Affidavit and  
Misc. Documentation \$125.00

---

**TITLE COSTS PAYABLE BY BUYER: The following costs do not reflect any bank  
financing requirement which may increase costs and are based on a Cash or  
Certified Funds closing.**

Conveyance fee: \$4.00 per thousand  
\$.50 per parcel

Recording of Deed, Mortgage and other documents  
\$28.00 for first 2 pages, each additional page \$8.00  
for each separate document

Settlement Closing Fee: \$300.00

(optional) Title Insurance Owners Policy \$5.75 per thousand  
Minimum premium \$175.00\*

**\*NOTE: IF BUYER REQUIRES TITLE INSURANCE THEN BUYER WILL PAY THE  
DIFFERENCE BETWEEN A TITLE GUARANTEE AND TITLE INSURANCE POLICY AS  
WELL AS ANY ENDORSEMENTS, AND TITLE COMMITMENT FEE**

FOR SALES UNDER \$10,000.00 -- \$200.00 SEARCH FEE


FOR SALES UNDER \$10,000.00 AND A CASH CLOSING -- \$150.00 SETTLEMENT FEE

IF A PROBLEM (AS DETERMINED BY METRO LAND TITLE), CHARGES MAY REVERT BACK  
AND A PREMIUM MAY BE CHARGED.

Seller's initials

Buyers initials

*Search:*

*✱* 

*✱* Search Agent that Metro Land will quote exact fees  
due to number of parcels and different owners.

# AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_.

AGENT(S)

BROKERAGE

The seller will be represented by \_\_\_\_\_ and \_\_\_\_\_.

AGENT(S)

BROKERAGE

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) \_\_\_\_\_ ByceAuction & Realty will:

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_
- ☐ represent only the (check one) XXXX seller in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

## CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

## CONSUMER GUIDE TO AGENCY RELATIONSHIPS Byce Realty, Expires 12/31/2018

We are pleased you have selected Byce Realty to help you with your real estate needs. Whether you are selling, buying or leasing real estate Byce Realty can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

**Representing the Sellers:** Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. Also, in rare circumstances, a listing broker may offer "sub-agency" to other brokerages which would represent the seller's interests and owe the seller these same duties.

**Representing Buyers:** When purchasing real estate, buyers usually want to be represented in the transaction, and choose to work with a real estate agent. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

**Dual Agency:** Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

**Representing Both the Buyer & Seller:** On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

**Working With Byce Realty** Byce Realty does offer representation to both buyers and sellers. Therefore, the potential exists for an agent to represent a buyer who wishes to purchase property listed with a different agent within our company.. If this occurs, each agent will represent their own client, but Byce Realty and its managers will act as a dual agent. This would mean the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Byce Realty will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information. In the event that both the buyer and seller are represented by the same agent, the agent and Byce Realty will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contracts. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.. If Byce Realty is not compensated by the listing broker or the seller, its compensation will be paid by the buyer, pursuant to a written agreement with the buyer. If dual agency occurs, you will be asked for your consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent from our company be assigned to represent you or you may seek representation from another brokerage. As a buyer, you may also choose to represent yourself on properties Byce Realty has listed. In that instance, Byce Realty will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

**Working With Other Brokerages:** When Byce Realty lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. Byce Realty does reserve the right, in some instances, to vary the compensation it offers to other brokerages. However, as a seller, you should understand that even if Byce Realty shares a fee with a brokerage representing the buyer it does not mean that you will be represented by the buyers brokerage. Byce Realty will represent your best interests as the buyers brokerage will represent the buyer. When acting as a buyer's agent, Byce Realty accepts compensation offered by the listing broker.. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

**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. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

**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. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

**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. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

**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. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

**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. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

**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. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

**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. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

**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. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**





**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards  
Lead Warning Statement**

**Property Address:** 80 E. Midway -

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, sellers or Lessor must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Seller(s) Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (Initial (i) or (ii) below):

(i) — Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) SP Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (Check (i) or (ii) below):

(i) — Seller has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) SP Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Buyers Acknowledgment (initial)**

(c) — Buyer has received copies of all information listed above.

(d) — Buyer has received the pamphlet Protect Your Family from Lead in Your Home. **(As a condition of auction sales, buyer has waived their right to conduct a 10 day post lead based paint inspection and has bid on property as is.)**

**Agent's Acknowledgment (initial) and**

(e) AR Agent has informed the seller of the sellers obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 9/21/15  
Seller Date

\_\_\_\_\_  
Buyer Date:

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date:

\_\_\_\_\_  
Agent Date

[Signature] 10-1-18  
Agent Date

**METRO LAND TITLE AGENCY, INC.  
3801 STARRS CENTRE DRIVE  
CANFIELD, OHIO 44406  
(330) 744-9979**

**GENE J. PUSATERI, DPM  
G.J.P. REALTY TRUST, INC.**

**TITLE REPORT**

**EFFECTIVE DATE: OCTOBER 17, 2018**

Title In: GENE J. PUSATERI, DPM YCL 30665 68 MIDLOTHIAN  
GENE J. PUSATERI, DPM YCL 30666—74 E. MIDLOTHIAN  
G.J.P. REALTY TRUST, INC., TRUSTEE—YCL 30667—76  
MIDLOTHIAN AND 30668—80 E. MIDLOTHIAN  
G.J.P. REALTY TRUST, INC., YCL 30669—86 E. MIDLOTHIAN

Deed: Volume 5820, Page 840; Volume 5816, Page 1691; Volume 292, Page 81,  
and Volume 380, Page 170, Mahoning County Official Records.

Description: PARCEL NO. 1: YCL 30665

Situated in the City of Youngstown, County of Mahoning and State of Ohio and known and described as follows:

And known as being Youngstown City Lot No. 30665 according to the latest enumeration of lots in said city as recorded in Volume 17, Page 35, Mahoning County Record of Plats.

PARCEL NO. 2: YCL 30666

Situated in the City of Youngstown, County of Mahoning and State of Ohio and known as being Youngstown City Lot No. 30666 according to the latest enumeration of lots in said city as recorded in Volume 17, Page 35, Mahoning County Record of Plats.

PARCEL NO. 3: YCL 30667 AND 30668

Situated in the City of Youngstown, County of Mahoning and known as Youngstown City Lot No. 30667 and 30668, according to the latest enumeration of lots in said city as recorded in Volume 17, Page 35, Mahoning County Record of Plats.



PARCEL NO. 4: YCL 30669

Situated in the City of Youngstown, County of Mahoning and State of Ohio and known as being Youngstown City Lot No. 30669 according to the latest enumeration of lots in said City, formerly Plat Lot No. 24 in the Midlothian Plat as shown by the recorded plat in Volume 17, Page 35, Mahoning County Record of Plats.

Subject to: 2017 tax duplicate shows taxes in the name Gene J. Pusateri, DPM, Gene J Pusateri, DPM , G.J.P. Realty Trust, Inc. Trustee and G.J.P. Realty Trust, Inc.

Parcel No. 53-118-0-268.00-0

Lot No. 30665

Market Value of Property:

Land Value	1750
Total Value	1750

Taxes for the first half 2017 amounting to \$25.40 are paid.

Taxes for the last half 2017 amounting to \$25.40 are paid.

I

Parcel No. 53-118-0-269.00-0

Lot No. 30666

Land Value	4370
Building Value	6770
Total Value	11140

Parcel No. 53-118-0-270.00-0

Lot No. 30667

Land Value	5820
Building Value	1000
Total Value	6820

Taxes for the first half 2017 amounting to \$100.99 are paid.

Taxes for the last half 2017 amounting to \$100.99 are paid.

Parcel No. 53-118-0-271.00-0

Lot No. 30668

Land Value	5820
Building Value	39210
Total Value	45030

Taxes for the first half 2017 amounting to \$657.65 are paid.

Taxes for the last half 2017 amounting to \$657.65 are paid.

Parcel No. 53-118-0-272.00-0

Lot No. 30669

Land Value	4820
Building Value	2300
Total Value	8120

Taxes for the first half 2017 amounting to \$120.14 are paid.

Taxes for the last half 2017 amounting to \$120.14 are paid.

2. Restrictions in the Deed from The Brockway-Williamson Realty Company to Dora A. Condo in Deed Book 216, Page 100.

3. Restrictions in the Deed from The Brockway-Williamson Realty Company to Hayes R. Dalzell in Deed Book 215, Page 536.

4. Restrictions in the Deed from The Brockway-Williamson Realty Company to Ephraim M. Braden in Deed Book 226, Page 5.

5. Mortgage from G.J.P. Realty Trust, Inc. to The Dollar Savings and Trust Company in the amount of \$25,000.00, recorded at Official Records Volume 380, Page 172.

6. Oil and Gas Lease between G.J.Realty Tr., Inc., G.J.P. Realty Invest Inc., and Discovery Oil and Gas, LLC recorded in Official Records Volume 5795, Page 862.

7. Oil and Gas Lease between Gene J. Pusateri and Discovery Oil and Gas, LLC recorded in Official Records Volume 5841, Page 1859.

8. Oil and Gas Lease between Gene J. Pusateri, DPM and Discovery Oil and Gas, LLC recorded in Official Records Volume 5841, Page 1927.

9. Oil and Gas Lease between Gene Pusateri and Discovery Oil and Gas, LLC recorded in Official Records Volume 5914, Page 1882.

**THIS IS FOR INFORMATIONAL PURPOSES ONLY AND  
CANNOT BE RELIED UPON IN ISSUING ANY TITLE  
INSURANCE PRODUCT.**

# Property Information

Property Number	53-118-0-271.00-0	Property Address:	80 E MIDLOTHIAN BLVD
Owner Name	G J REALTY TR INC		
Owner Address	80 MIDLOTHIAN YOUNGSTOWN OH 44507		
Tax Set	53 YOUNGSTOWN CITY YOUNGSTOWN CSD		
School District	5014 YOUNGSTOWN CSD		
Neighborhood	61000 Stambaugh Heights	Tax Payer Address:	G J REALTY TR INC
Use Code	442 Medical Clinic or Offices		80 E MIDLOTHIAN
Acres	.10400		YOUNGSTOWN OH 44507
			USA
Description	LOT 30668 40 X 113 MIDLOTHIAN		

## Assessment Info

## Current Value

## Recent Transfer

Board of Revision	N	Mkt Land Value	\$5,820	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	0
Owner Occupied	N	Mkt Impr Value	\$39,210	Deed Type	
Divided Property	N	Total	\$45,030	Amount	\$0
New Construction	N	<b>Current Tax</b>		Sale Date	8/5/1986
Foreclosure	N	Annual Tax *	\$1,315.30	Conveyance	0
Other Assessments	Y	Paid **	\$1,315.30	Deed #	
Front Ft.	0	Delq	\$0.00		

<< Previous Card

Card 1 of 1

Next Card >>

## 442 Medical Clinic or Offices Building Section 001 Occupancy 001

Year Built	1946	Year Remodel	1998	Occupancy	Medical Office
# Stories	1	Story Height	9	Use Code	442
Section Area	2130	Perim/Shape	2		

## Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
L1Regular Lot	.10380	0	40.00000	40.00000	113.00000	0	\$5,820

## CAUV Land

No CAUV Land On This Property

## Card - 1

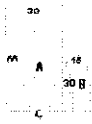
### Improvements

IMPR Type	Description	Area	Length	Width	Year Built
Addition	Superstructure	44 SQ FT			
Other Improvement	Paving Asphalt	3000	0	0	1946

## Card - 1

### Property Sketch and Photos - Card 1

## Property Sketch



4

0.00%

Scale 10:1

ID	Label	Area	Perimeter	Area/Perim
A	16 B/R/R/S	1600	172	N/A
B	16 T/R/S	400	90	N/A
C	PR1	44	0	N/A
4		0	0	

# Property Information

Property Number	53-118-0-272.00-0	Property Address:
Owner Name	G J P REALTY INVEST INC	86 E MIDLOTHIAN BLVD
Owner Address	86 MIDLOTHIAN YOUNGSTOWN OH 44507	
Tax Set	53 YOUNGSTOWN CITY YOUNGSTOWN CSD	
School District	5014 YOUNGSTOWN CSD	
Neighborhood	61000 Stambaugh Heights	Tax Payer Address:
Use Code	442 Medical Clinic or Offices	G J P REALTY INVEST INC
Acres	.10500	80 E MIDLOTHIAN BLVD
		YOUNGSTOWN OH 44507
		USA
Description		
LOT 30669 40 X 113 MIDLOTHIAN		

## Assessment Info

Board of Revision	N
Homestead/Disability	N
Owner Occupied	N
Divided Property	N
New Construction	N
Foreclosure	N
Other Assessments	Y
Front Ft.	0

## Current Value

Mkt Land Value	\$5,820
CAUV	\$0
Mkt Impr Value	\$2,300
Total	\$8,120
<b>Current Tax</b>	
Annual Tax *	\$240.28
Paid **	\$240.28
Delq	\$0.00

## Recent Transfer

Valid Sale	Y
# Parcels	1
Deed Type	
Amount	\$26,000
Sale Date	12/30/1986
Conveyance	4752
Deed #	

<< Previous Card

Card 1 of 1

Next Card >>

## Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
L1Regular Lot	.10470	0	40.00000	40.00000	114.00000	0	\$5,820

## CAUV Land

No CAUV Land On This Property

## Card - 1

### Improvements

IMPR Type	Description	Area	Length	Width	Year Built
Other Improvement	Garage Frame	880	880	1	1900
Other Improvement	Paving Asphalt	1800	0	0	1940

## Card - 1

### Property Sketch and Photos - Card

## Property Sketch

# Property Information

Property Number	53-118-0-268.00-0	Property Address:
Owner Name	PUSATERI GENE J DPM	68 MIDLOTHIAN BLVD
Owner Address	3659 POWERSWAY YOUNGSTOWN OH 44502	
Tax Set	53 YOUNGSTOWN CITY YOUNGSTOWN CSD	
School District	5014 YOUNGSTOWN CSD	
Neighborhood	61000 Stambaugh Heights	Tax Payer Address:
Use Code	400 Commercial - Vacant Land	PUSATERI GENE J DPM
Acres	.10400	80 E MIDLOTHIAN BLVD
		YOUNGSTOWN OH 44507
		USA
Description		
LOT 30665 40 X 113 MIDLOTHIAN		

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$1,750	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	1
Owner Occupied	N	Mkt Impr Value	\$0	Deed Type	3C-QUIT CLAIM DEED
Divided Property	N	Total	\$1,750	Amount	\$1,000
New Construction	N	<b>Current Tax</b>		Sale Date	8/31/2009
Foreclosure	N	Annual Tax *	\$50.80	Conveyance	2452
Other Assessments	N	Paid **	\$50.80	Deed #	
Front Ft.	0	Delq	\$0.00		

<< Previous Card

Card 1 of 0

Next Card >>

## Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
L1Regular Lot	.10380	0	40.00000	40.00000	113.00000	0	\$1,750

## CAUV Land

No CAUV Land On This Property

## Card - 1

### Improvements

IMPR Type	Description	Area	Length	Width	Year Built
No Improvements Found					

## Card - 1

### Property Sketch and Photos - Card 1

#### Property Sketch



# Property Information

Property Number	53-118-0-269.00-0	Property Address:	
Owner Name	PUSATERI GENE J	74 E MIDLOTHIAN BLVD	
Owner Address	80 MIDLOTHIAN YOUNGSTOWN OH 44507		
Tax Set	53 YOUNGSTOWN CITY YOUNGSTOWN CSD		
School District	5014 YOUNGSTOWN CSD		
Neighborhood	61000 Stambaugh Heights	Tax Payer Address:	
Use Code	518 Residential on Comm'l Strip	PUSATERI GENE J	
Acres	.10400	80 E MIDLOTHIAN	
	Description	YOUNGSTOWN OH 44507	
	LOT 30666 40 X 113 MIDLOTHIAN	USA	

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$4,370	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	1
Owner Occupied	N	Mkt Impr Value	\$6,770	Deed Type	1C-WARRANTY DEED
Divided Property	N	Total	\$11,140	Amount	\$12,000
New Construction	N	<b>Current Tax</b>		Sale Date	8/5/2009
Foreclosure	N	Annual Tax *	\$280.10	Conveyance	2124
Other Assessments	Y	Paid **	\$280.10	Deed #	
Front Ft.	0	Delq	\$0.00		

<< Previous Card      Card 1 of 1      Next Card >>

## Dwelling Information

Sq Ft Finished	1436	Room Count	7	Fireplace(s)	1
1st Floor Area	704	Story Height	2	Year Built	1922
Upper Floor Area	732	# Bedrooms	3	Year Remodeled	1996
Half Story Area	0	Full Baths	1	Grade	C 00
Attic Area	0	Half Baths	0	Style	Convention
Finished Basement	0	Heating	Base	Ext Walls	Frame/Siding
Basement Type	Full Basement	Air Cond	None		

## Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
L1Regular Lot	.10380	0	40.00000	40.00000	113.00000	0	\$4,370

## CAUV Land

No CAUV Land On This Property

## Card - 1

### Improvements

IMPR Type	Description	Area	Length	Width	Year Built
Addition	Porch Frame - Open	35 SQ FT			
Addition	Porch Frame - Open	192 SQ FT			
Other Improvement	Garage Frame	216	18	12	1922

## Card - 1

## Property Sketch



IC	Label	Age	Weight	Stature
A	2-1	132	24	164
B	1-1	7	0	104
C	2-2	107	110	164
D	2-3	35	24	144
E	1-2	0	0	



### Property Information

Property Number	53-118-0-270.00-0	Property Address:	76 MIDLOTHIAN BLVD
Owner Name	G J REALTY TR INC		
Owner Address	80 MIDLOTHIAN YOUNGSTOWN OH 44507		
Tax Set	53 YOUNGSTOWN CITY YOUNGSTOWN CSD		
School District	5014 YOUNGSTOWN CSD		
Neighborhood	61000 Stambaugh Heights	Tax Payer Address:	G J REALTY TR INC
Use Code	442 Medical Clinic or Offices		80 E MIDLOTHIAN
Acres	.10400		YOUNGSTOWN OH 44507
			USA
Description	LOT 30667 40 X 113 MIDLOTHIAN		

### Assessment Info

Board of Revision	N
Homestead/Disability	N
Owner Occupied	N
Divided Property	N
New Construction	N
Foreclosure	N
Other Assessments	Y
Front Ft.	0

### Current Value

Mkt Land Value	\$5,820
CAUV	\$0
Mkt Impr Value	\$1,000
Total	\$6,820
<b>Current Tax</b>	
Annual Tax *	\$201.98
Paid **	\$201.98
Delq	\$0.00

### Recent Transfer

Valid Sale	Y
# Parcels	1
Deed Type	
Amount	\$60,000
Sale Date	8/5/1986
Conveyance	2606
Deed #	

<< Previous Card      Card 1 of 1      Next Card >>

### Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
L1Regular Lot	.10380	0	40.00000	40.00000	113.00000	0	\$5,820

### CAUV Land

No CAUV Land On This Property

### Card - 1

### Improvements

IMPR Type	Description	Area	Length	Width	Year Built
Other Improvement	Paving Asphalt	2000	0	0	1900

### Card - 1

### Property Sketch and Photos - Card 1

### Property Sketch

