

SAFEGUARD TITLE AGENCY
ATTORNEY MICHAEL PALAGANO (Assistant: Nancy)
507 Huntington Bank Building, 26 Market Street
YOUNGSTOWN, OHIO 44503
PH: 330-747-2579 FAX: 330-747-2541

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:	\$350.00
Title Commitment Binder:	\$ 50.00
Prepare Deed and Affidavit	\$200.00
Title Guarantee Premium:	\$3.50 per thousand

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:	\$250.00
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**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, Title
Commitment Fee.**

**IF A PROBLEM (AS DETERMINED BY SAFEGUARD TITLE AGENCY), CHARGES MAY
REVERT BACK AND A PREMIUM MAY BE CHARGED.**

BUYER

Jay Chubb, Admin.

SELLER



Public Health
Prevent. Promote. Protect.

**Mahoning County
District Board of Health**
50 Westchester Drive • Youngstown, Ohio 44515
(330) 270-2855 • (800) 873-6243



June 29, 2018

Jessica Thayer
John Altenos
8266 Akron Canfield Road
Canfield, Ohio 44406

**RE: Home Sewage Treatment System Evaluation
8266 Akron Canfield Road, Canfield Township
Parcel # 26-010-0-005.00-0**

Dear Property Owner(s);

The District Board of Health Mahoning County has conducted a Real Estate Evaluation of your structure and found that the plumbing is not in compliance with Ohio Plumbing Code (OPC) and must be corrected.

- **All laundry wastewater must be plumbed into Household Sewage Treatment System (HSTS)**

The homeowner or plumber must obtain a plumbing permit from our office before the work is done. Permits can be obtained at our office at 50 Westchester Dr. Austintown, Oh between 8:00am and 4:00pm Monday through Friday. The fee for said permit is \$30.00.

When the work is completed, an inspection must be made to insure compliance with Ohio Plumbing Code. **A plumbing permit must be obtained, the work completed and final inspection approved within 30 days of this letter. Failure to comply with these requirements may result in legal action.** You will be charged \$25.00 for each additional inspection made because the work does not comply with code or is not complete at the time of inspection. Please call our office at (330) 270-2855 #2 between 8:00am and 9:30am to request an inspection.

Sincerely,

John LuBonovic
Certified Plumbing Inspector

JLB:tms

Enclosures

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Mahoning County District Board of Health
50 Westchester Drive, Youngstown, Ohio 44515 (330) 270-2855

EVALUATION OF PRIVATE WATER SYSTEM (PWS)

8266 Akron Canfield
Address _____
City Canfield State OH Zip 44406
Township CNF

Jessica Thayer
Applicant _____ Phone No. _____
974-8551
Alternate Mailing: _____
PWS Driller _____ Permit No. _____

The opinions given may be rendered without knowledge of some of the individual parts of the private water system (PWS) and applies only to the date and time the opinion is made. Therefore, this opinion does not guarantee the future performance of the private water system being evaluated.

1. ☒ Septic System ☐ Sanitary Sewer
2. ☐ New Installation ☐ Alteration ☒ Existing RE
3. Publicly-owned water system ☐
4. Privately-owned water system ☒ PWS Construction Date N/A
- ☒ Drilled Well ☐ Dug Well ☐ Pond ☐ Cistern ☐ Other
5. Does PWS meet present code requirement? ☐ Yes ☒ No
6. Able to locate well head? ☒ Yes ☐ No
7. Does the well head have a water-tight/bug proof cap? ☒ Yes ☐ No
8. Does the well casing extend 12 inches above ground? ☒ Yes ☐ No
9. Have all the fixtures been installed prior to sampling? ☒ Yes ☐ No
10. TREATMENT ☒ Softener ☐ Chlorinator ☐ Iron Filter
☐ Charcoal Filter ☐ Sediment Filter ☐ UV light
☐ Cyst Filter ☐ Reverse Osmosis ☐ Other

VERIFY ISOLATION DISTANCES

Buildings - 10'	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Roadway - 25'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property lines/easements - 10'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sanitary sewer lines - 10'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sewage system - 50'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Privy - 100'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Surface water - 25'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Drive - 5'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

From test results and observations
this private water system
☒ is ☐ is not
satisfactory for the subject property.
This opinion does not assess the
amount or aesthetic/chemical qualities
of the water.

Water Sample Information: (Bacteriological Analysis Only)

Sample #1 Date Paid 5/23/18 rcpt #: 119284 Collected 6/18/18 Location K. Thayer
Mailed 6/29/18 ☒ Safe ☐ Unsafe BOH# 739 Inspector Signature _____
Sample #2 Date Paid _____ rcpt #: _____ Collected _____ Location _____
Mailed _____ ☐ Safe ☐ Unsafe BOH# _____ Inspector Signature _____
Sample #3 Date Paid _____ rcpt #: _____ Collected _____ Location _____
Mailed _____ ☐ Safe ☐ Unsafe BOH# _____ Inspector Signature _____

DIAGRAM: * See Elevate
N ↑ See Septic Evaluation

Inspector _____
Date 6/29/18

Mahoning County District Board of Health
Microbiological Sample Report for Private Water Systems

Jessica Thayer
Private Water Supply or Resident's Name

6/18 2:00
Date Collected Time Collected

Kathleen Sile 8266 Alton Circle Mahoning
Sample Tap Location Address of Sample Tap County Where Water Supply is Located

Confield, OH 44406
City and Zip Code

AK/ro 330 270 2815
Name of Person Collecting Sample Contact Phone Number

Sample Type: ☐ New Construction ☐ Replacement ☐ Alteration ☒ Other: PE

Softener: ☒ Yes ☐ No If Yes—Bypassed ☐ Yes ☒ No

☐ Repeat Sample Following a Positive Repeat for Sample Number _____

☒ Private Water Well — No Continuous Disinfection (Repeat Sample requires Total Coliform Count)

Private Water Systems Requiring Continuous Disinfection/ Disinfectant Residual: Analyzed by Presence/Absence
☐ Hauled Water Tank ☐ Cistern ☐ Spring ☐ Pond ☐ Well with Continuous Disinfection

Person to Receive Results

SAME
Name

Address

City, State, Zip Code

Phone Number Fax Number

Agency to Receive Results

MDRPH
Name

Address

City, State, Zip Code

Phone Number Fax Number

LABORATORY FINDINGS:

Work Order No. 1806122-001

Analytical Method: ☒ Quanti-Tray ☐ Quanti-Tray 2000 ☐ MMO/MUG

Check one of the following: ☒ Colilert ☐ Colilert 18 ☐ Colisure

Sample Number 739 Date Analyzed 6/19/18 Time Analyzed 1430

Analyst J. Soubra Date Reported 6/20/18

Presence/Absence: Total Coliform: ☐ Negative ☐ Positive

E. Coli: ☐ Negative ☐ Positive

Quanti-Tray Count: Total Coliform: MPN Value: 21

E. coli: MPN Value: 21

Comments: _____



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(330) 270-2855 • (800) 873-6243



June 29, 2018

Jessica Thayer
John Altenos
8266 Akron Canfield Road
Canfield, Ohio 44406

RE: Real Estate Private Water Evaluation
8266 Akron Canfield Road, Canfield Township
Mahoning County

Dear Property Owner(s);

The test on your water sample taken on June 18, 2018 at the well and/or distribution system, indicated that <1 Total Coliform organisms and less than one (< 1) *Escherichia coli* (*E. coli*) were present in the sample. These results indicate that the Maximum Contaminant Levels (MCL) of four (4) Total Coliforms and zero *E. coli* per 100 ml of sample **were not exceeded**.

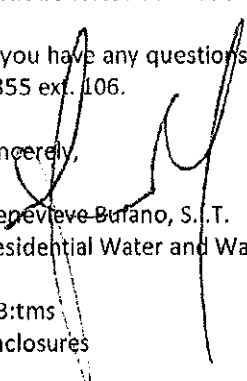
On April 1, 2011 the Ohio Department of Health revised the Total Coliform standard for private drinking water wells. In the past, a sample result was either *Total Coliform Positive/Total Coliform Negative*. The new rule now allows four (4) or less Total Coliform bacteria to be present in a 100 ml sample and zero *Escherichia coli*. Since your sample contained less than four Total Coliform bacteria and zero *E. coli* it did not exceed the MCL. As a reference, below is information about coliform bacteria.

Coliform bacteria are a group of bacteria that are present in the environment. They are commonly found in human and animal waste. However, there are some types of coliform organisms that are naturally occurring in soil and surface water. Coliforms are considered to be "indicator organisms" in that if they are present there is potential for disease causing bacteria to be present. They indicate that a pathway exists between the water supply and the surrounding area which can allow disease causing bacteria to enter into the water supply. Contamination can result from home septic systems or from animal manure runoff. *Escherichia coli* is a specific type of coliform bacteria that is present in the intestinal tract of humans and animals. Its presence in drinking water strongly indicates that human or animal waste is present in the water. A well with coliform bacteria should be disinfected with chlorine to insure that the water is safe to drink.

Please remember that the bacteriological status of water well can change at any time. Changing ground conditions such as the Freeze/Thaw cycle or excessive precipitation may cause the well to become contaminated. Therefore, it is recommended that water wells be tested at least once per year, preferably during the spring once the Freeze/Thaw cycle has occurred.

If you have any questions, do not hesitate to contact our office between 8:00 a.m. - 9:30 a.m., Monday through Friday at 330-270-2855 ext. 106.

Sincerely,


Genevieve Bufano, S.T.
Residential Water and Wastewater Program

GB:tms
Enclosures

y:\word\environ\real estate\8266 akron canfield road - safe water kg.docx

Mahoning County District Board of Health

50 Westchester Drive, Youngstown, Ohio 44515 (330) 270-2855

APPLICATION FOR EVALUATION OF PRIVATE WATER SYSTEM (PWS) and/or HOUSEHOLD SEWAGE TREATMENT SYSTEM (HSTS)

NOTICE: Once a written request has been made for this service, the fee is refundable as long as the sanitarian has not initiated the inspection process. A \$25.00 processing fee will be withheld from the refund.

What is being requested?

HSTS evaluation	<input type="checkbox"/>	\$250.00
PWS evaluation/resample	<input type="checkbox"/>	\$ 80.00
Both	<input checked="" type="checkbox"/>	\$325.00
Re-inspection	<input type="checkbox"/>	\$ 70.00

8266 Akron Canfield Rd
Address of property to be evaluated
Canfield
Township

Jessica Thayer John Altenos
Owner's name

Jessica Thayer
Person to Contact for appointment
330-974-8551
Contact Person's Phone number

Mail to

Jessica Thayer
Name
8266 Akron Canfield Rd
Address
Canfield OH 44406
City State Zip
Jessica Thayer
Name of Applicant

I, the undersigned, agree to attach a copy of the completed household sewage treatment system and/or private water supply evaluations to the Residential Property Disclosure form provided to the buyer of this property.

Jessica Thayer
Signature of Applicant

The opinions given may be without knowledge of some individual parts of the HSTS and/or PWS and applies only to the date and time of the evaluation(s). Therefore, this opinion does not guarantee future performance of the HSTS and/or PWS.

EXISTING STRUCTURES MUST HAVE AN OPERATING WATER SYSTEM

DO NOT HAVE THE HSTS PUMPED PRIOR TO INSPECTION

Please return the completed application to the Mahoning County District Board of Health,
50 Westchester Drive, Youngstown, Ohio 44515

Please make check payable to: Mahoning County District Board of Health

The sanitarian will schedule the initial evaluation on a **Monday or Tuesday from 9:30 a.m. to 4:30 p.m.** We make every effort to schedule evaluations within two weeks of receipt of a request. Please plan ahead and schedule the evaluation at least **FOUR WEEKS** prior to closing in order to accommodate any unforeseen delays.

OFFICE USE ONLY

Receipt # 119224

Date Received 5/23/18

Date Scheduled 6/18/18

Mahoning County District Board of Health
50 Westchester Drive, Youngstown, Ohio 44515 (330) 270-2855

EVALUATION OF HOUSEHOLD SEWAGE TREATMENT SYSTEM (HSTS)

Address 8266 Akron Canfield
Canfield

Township _____

Type of system: ☒ On-lot ☐ Off-Lot ☐ Holding

Number of Tank(s) - Size:

_____ 500 _____ 1000 _____ 1500
(1) 750 _____ 1250 1-250 Other _____

The opinions given may be rendered without knowledge of some of the individual parts of the HSTS and apply only to the date and time the opinion is made. Therefore, this opinion does not guarantee the future performance of the HSTS and is rendered with the expectation that the system will not be loaded beyond its original design capacity and that routine maintenance will be performed as required.

Initial Inspection Date

6/18/18 green dye

Weather Conditions

sunny/90°

Re-inspection Dates

6/19 6/20

Date HSTS pumped

6-28-18

Number of Bedrooms/Baths

8 bed / 1 bath

of People Occupying Home

3

Date of HSTS Installation

N/A

Current Service Contract

YES ☒ NO ☒ N/A ☒

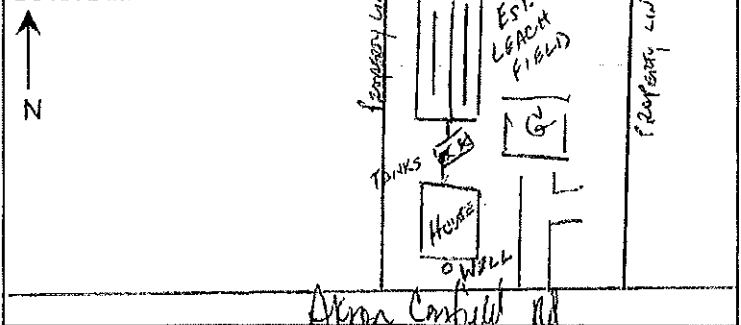
Service Provider _____

Expires _____

YES NO N/A

- ☐ ☒ ☐ Within 200' of sanitary sewer
- ☐ ☒ ☐ House vacant (____) months
- ☒ ☐ ☐ Tank constructed of approved material
- ☐ ☒ ☒ Aeration Type _____
- ☐ ☐ ☒ Motor operational
- ☐ ☐ ☒ Motor approved model
- ☐ ☐ ☒ Control box operational
- ☐ ☐ ☒ Control box approved model
- ☐ ☐ ☒ Filter operational
- ☐ ☐ ☒ Disinfection unit filled/operating
- ☒ ☐ ☐ Is HSTS 50' from private water system
- ☐ ☒ ☐ Does HSTS meet present code
- ☐ ☒ ☐ Is HSTS malfunctioning/causing nuisance
- ☐ ☒ ☐ Discharge observed _____

DIAGRAM



Recommendation: pump every 3 years to help maintain HSTS

YES NO UNDETERMINED

- ☒ ☐ ☐ All bathroom wastewater to system
- ☒ ☐ ☐ Kitchen wastewater to system
- ☐ ☒ ☐ Laundry wastewater to system
- ☒ ☐ ☐ **PLUMBING INSPECTION REQUIRED**

- ☒ No HSTS repair/replacement required at this time
- ☐ HSTS Violation(s) - See attached documents
- ☐ Annual service contract required
- ☐ Sanitary sewer connection required

Inspector _____

Date

6/29/18

Phone

270-2855 106

Ext.

The findings of this evaluation are condition dependent and changes in weather and/or usage can create different results. Should this system create a nuisance/malfunction in the future, this system must be altered or replaced to meet code at the time of the malfunction/nuisance. NOTE: If this Household is VACANT during the evaluation, the household sewage treatment system may not show signs of defects. Therefore, a re-inspection is recommended upon occupancy.

Created: 9/1/11 Revised 11/18/12



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



Property Address: 8266 Akron-Camfield Rd. Camfield, Oh. 44416

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) AP 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) AP 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) AP 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.

Jay Shellen 5/4/19
Seller Date

Buyer Date:

Seller Date

Buyer Date:

[Signature] 5/6/19
Agent Date

Agent Date

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form

Established in 1910



To Be Completed By Owner

Property Address: 8260 Akron-Cantfield Rd.
Cantfield, OH 44406

Owner's Name(s): John Altenos, AKA John J. E. Altenos (deceased)

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

OHIO
ASSOCIATION
OF REALTORS

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- ☒ (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- ☐ (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- ☒ (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- ☐ (4) A transfer of new construction that has never been lived in;
- ☐ (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- ☐ (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- ☐ (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: Gary Philburn, Admin. of Estate of John Altenos Date: MAY 3, 2019

Owner: _____ Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS Bycc Realty, Expires 12/31/2019

We are pleased you have selected Bycc Realty to help you with your real estate needs. Whether you are selling, buying or leasing real estate Bycc 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 Bycc Realty** Bycc 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 Bycc 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. Bycc 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 Bycc 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 Bycc 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 Bycc Realty has listed. In that instance, Bycc 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 Bycc Realty lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. Bycc 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 Bycc Realty shares a fee with a brokerage representing the buyer it does not mean that you will be represented by the buyers brokerage. Bycc Realty will represent your best interests as the buyers brokerage will represent the buyer. When acting as a buyer's agent, Bycc 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: Bycc 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, Bycc 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 Bycc 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.

GARY Philbin, Admin.

Name (Please Print)

Gary Philbin, Admin. 5/31/9

Signature

Date

Signature

Name (Please Print)

Date



Property Information		
Property Number	26-010-0-005.00-0	Property Address: 8266 W AKRON CANFIELD RD
Owner Name	ALTENOS JOHN J E	
Owner Address	8266 AKRON CANFIELD CANFIELD OH 44406	
Tax Set	26 CANFIELD TWP CANFIELD LSD	
School District	5004 CANFIELD LSD	
Neighborhood	30000 Canfield Township - N.W. 1/4	Tax Payer Address: ALTENOS JOHN J E 8266 AKRON CANFIELD RD CANFIELD OH 44406 USA
Use Code	511 Single Family 0-9 Acres	
Acres	.57900	
Description		
GL 16 DIV 3		

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$17,420	Valid Sale	Y
Homestead/Disability	N	CAUV	\$0	# Parcels	1
Owner Occupied	Y	Mkt Impr Value	\$36,260	Deed Type	1C-WARRANTY DEED
Divided Property	N	Total	\$53,680	Amount	\$47,624
New Construction	N	Current Tax		Sale Date	11/22/2013
Foreclosure	N	Annual Tax *	\$1,145.09	Conveyance	4112
Other Assessments	Y	Paid **	\$0.00	Deed #	
Front Ft.	0	Delq	\$4,324.38		

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

Dwelling Information					
Sq Ft Finished	944	Room Count	5	Fireplace(s)	0
1st Floor Area	544	Story Height	2	Year Built	1920
Upper Floor Area	400	# Bedrooms	2	Year Remodeled	0
Half Story Area	0	Full Baths	1	Grade	D+01
Attic Area	0	Half Baths	0	Style	Convention
Finished Basement	0	Heating	Base	Ext Walls	Frame/Siding
Basement Type	Full Basement	Air Cond	Central		

Land							
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
AHHomesite	.52300	0	.00000	.00000		0	\$17,420
AORow	.05600	0	.00000	.00000		0	\$0

CAUV Land

No CAUV Land On This Property

Card - 1

Improvements					
IMPR Type	Description	Area	Length	Width	Year Built
Addition	Porch Frame - Enclosed	15 SQ FT			
Addition	Porch Frame - Enclosed	32 SQ FT			
Addition	Porch Frame - Enclosed	144 SQ FT			
Feature	Well & Septic	1			
Other Improvement	Barn Fr Pole Encl/Slab	480	24	20	1993