

**Property Information**

Property Number	53-109-0-195.00-0	Property Address: 2759 SHADY RUN RD
Owner Name	TKACIK FRANK	
Owner Address	2759 SHADY RUN YOUNGSTOWN OH 44502	
Tax Set	53 YOUNGSTOWN CITY YOUNGSTOWN CSD	
School District	5014 YOUNGSTOWN CSD	
Neighborhood	61500 Cochran Park S.S.	
Use Code	510 One Family Dwelling	
Acres	.16800	
Description		
LOT 26928 SOUTH PART 49 X 140 SHADY RUN		
		Tax Payer Address: FRANK TKACIK ONE FNB BLVD DR HERMITAGE PA 16148 USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$2,180	Valid Sale	N
Homestead/Disability	Y	CAUV	\$0	# Parcels	1
Owner Occupied	Y	Mkt Impr Value	\$35,840	Deed Type	8E-CERT OF TRANS EX
Divided Property	N	Total	\$38,020	Amount	\$0
New Construction	N	<b>Current Tax</b>		Sale Date	9/22/2009
Foreclosure	N	Annual Tax *	\$464.68	Conveyance	
Other Assessments	Y	Paid **	\$0.00	Deed #	3572
Front Ft.	0	Delq	\$0.00		

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Dwelling Information					
Sq Ft Finished	861	Room Count	4	Fireplace(s)	0
1st Floor Area	861	Story Height	1	Year Built	1969
Upper Floor Area	0	# Bedrooms	2	Year Remodeled	0
Half Story Area	0	Full Baths	1	Grade	C-01
Attic Area	0	Half Baths	0	Style	Convention
Finished Basement	0	Heating	Base	Ext Walls	Brick
Basement Type	Full Basement	Air Cond	None		

Land							
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
L1Regular Lot	.16760	0	49.00000	49.00000	149.00000	0	\$2,180

**CAUV Land**  
No CAUV Land On This Property

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Improvements						
IMPR Type	Description	Area	Length	Width	Year Built	
Addition	Porch Masonry - Open	63 SQ FT				
Feature	Rec Room 2 - sqft	400				
Other Improvement	Garage Brick	308	22	14	1969	

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### Property Sketch



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ID	Label	Area	Perimeter	Notes
A	1xBL B	851	124	N/A
B	PR3	53	32	N/A
C	D	D	D	

Ohio Association of REALTORS®  
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address: 2759 Shady Run Rd.  
Youngstown, OH

Owner's Name(s):

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.

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: Jennifer Bell - Guardian Estate Date: 10/23/18  
Owner: FNB Trust Company 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.



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



Property Address: 2759 Shady Run Road, Youngstown, OH

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) JB 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) JB 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) 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.

Jennifer Bell 10/23/18  
Seller Date  
Guardian Estate

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

\_\_\_\_\_  
Seller Date  
JB 10/24/18  
Agent Date

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