

# Woodland Project 2020 – City of Canton, Ohio

<b>Exhibit "A" Woodland Project</b>		<b>10/15/2020</b>
<b>Address</b>	<b>Parcel #</b>	<b>Acres</b>
<b>600 15th St NW</b>	<b>244498</b>	<b>0.28</b>
<b>Commercial Land</b>	<b>202963</b>	<b>0.09</b>
<b>Commercial Land</b>	<b>232239</b>	<b>0.10</b>
		<b>0.47</b>

## Scope of Work

1. Proper City of Canton permits required
2. Must contact and provide approval from Stark Soil and Water on site plan approval for project if applicable
3. Install proper silt fence along the downward slope/side of the project, if applicable
4. Contractor to submit plan for keeping roadways clean from mud/debris during project
5. All Public Sidewalks/Right of Way areas shall be plated/protected during entire process
6. Contractor to notify proper City of Canton Departments for all road closures around project
7. City to remove all non-building materials from interior of all structure(s) on each property
8. City to perform Asbestos Testing & Abatement from all properties
  - a. Follow all EPA guidelines and notifications
9. City of Canton to verify Dominion/AEP and all other utilities have disconnected services
10. City to remove are Trees/Stumps and Vegetation from each property
11. Remove all Concrete/Gravel Driveways from each property
12. Remove all Concrete Sidewalks/Retaining Walls/Steps and any other pathways from each property. Public sidewalks remain. Any questions, see J.R. Rinaldi.
13. Remove all Fences (wood/other) from each property
14. Remove all Wood Decks and components from each property
15. Remove all remaining Rubbish/items left on exterior of each property
16. Remove entire dwelling (s) and all components including foundation, basement floor and all brick sidewalls. Follow sewer capping guidelines in section 1319.06
17. Remove Garage and corresponding base/components
18. Follow items #7 and #8 of 1319.06 for final grade provisions over a crowned lot
19. Final elevations will be monitored by the Building Department during the entire process and will be approved by them.
20. Any change orders must be approved by the Building Department per its policy
21. All additional questions, please contact J.R. Rinaldi

## 1319.06 Demolition Standards .1

### 1319.06 Demolition Standards

(a) Any person, firm or corporation demolishing any building or part thereof shall adhere to the following standards:

- (1) All utility services shall be disconnected and equipment removed by the Utility Companies.  
(Contractor to notify Utility Companies)
- (2) All concrete basement floors shall be broken up for proper drainage.
- (3) All basement walls shall be reduced to two feet below existing ground level.
- (4) All sanitary and storm sewers shall be plugged at the outlet with concrete.
- (5) A basement cavity may be filled with noncombustible material to a level of two feet below existing ground level. Such noncombustible material shall not exceed an individual dimension larger than a standard cement block. From two feet below existing ground level to existing ground level, the basement cavity shall be filled with clean fill material and crowned to provide for proper drainage after settlement.
- (6) All rubbish, debris, lumber, glass or other materials from a razed or demolished building shall be removed upon completion of demolition.
- (7) Four (4) inches of screened top soil shall be evenly spread over entire site and graded to conform to adjacent properties.
- (8) Apply seed mixture of 50% rye/ 50% bluegrass at a rate of 5 pounds per 1,000 square feet. Rake to incorporate seed into soil.
- (9) Any person demolishing any building or part thereof shall erect barricades as specified by the Code Enforcement Department and shall provide lights at the barricades between sunset and sunrise.
- (10) Any person, firm or corporation demolishing any building or part thereof shall provide the Building Department, prior to the issuance of a Demolition Permit, a certificate issued by a pest control operator certifying that the property to be demolished is free and clear of food products, pests and/or rodent infestation; and if food products, pests and/or rodent infestation is found to be on the premises, the property shall be exterminated prior to demolition.
- (11) Any person, firm or corporation demolishing any building or part thereof shall provide to the Building Department, prior to issuance of a Demolition Permit, a certificate or other documentary proof establishing that the site at which the demolition materials are to be disposed of has been properly certified as an approved materials disposal site or transfer site approved by the applicable state and/or local site approval authorities. If the disposal location is in Stark County District, the contractor must provide the Building Department with a copy of their demolition materials disposal site or transfer site permit issued by the Stark County Board of Health.

## 1319.06 Demolition Standards .1

(12) If any building or part thereof which is being razed or demolished contains asbestos in quantities or under circumstances subjecting such asbestos to federal and/or state asbestos removal regulations, the removal of such asbestos shall be performed by only by a person, firm or corporation certified by the applicable federal and/or state approval authorities for such removal and shall be performed in accordance with the methods and procedures required by applicable federal and/or state statutes and regulations. If there is any question or uncertainty regarding the existence of asbestos subject to federal or state asbestos removal regulations, no permit shall be issued and no work shall be commenced until a determination of the need for special asbestos removal procedures has been determined by the Building Department and/or City or County Health Department.

(13) See Exhibit "A" for exact Scope of Work, square footage of property (s) and forensic details (property card) of said property (s).

(b) The Director of Public Safety, through the Building Department or such other department designated by the Safety Director, shall have the authority to implement any and all such requirements as may be necessary to effect the complete, safe and sanitary demolition of all properties, and to include the reclamation of the property following demolition.

\* All Demolition Permits must be obtained from the Canton Building Department before work begins. Demolition Contractor must provide the Canton Building Department with a diagram showing where the Lateral Sewer Line(s), Storm Drain Line(s) and Down Spout Drain line(s) coming from each property have been capped. Contact Jerod Pennix in the Building Dept. when the sewer line is capped so he can inspect the capping & take pictures. If Jerod is not available, the contractor must take a picture of the sewer cap & provide a copy to the Building Department. Failure to provide this information may result in being ordered to dig up the backfill material to show proof this work has been done. Demolition contractors are responsible to replace any public sidewalks that are damaged as a result of the demolition process. Contractors are also responsible to repair any damage to neighboring properties caused by the demolition process. Contractor must then notify Building Department with the date & time the demolition will begin at each property so inspectors can monitor the project from start to finish to ensure all demolition requirements are met. Building Department: (330) 430-7800 - Jerod Pennix (330) 438-4708 - Cell (330) 413-9681. or J.R. Rinaldi (330) 438-4716 - Cell 330-284-4422.

**\*\*CONTRACTOR MUST SUBMIT A BEFORE, DURING, & AFTER DEMOLITION PHOTO OF PROPERTY WITH A BACKGROUND LANDMARK, TAKEN FROM THE SAME LOCATION FOR EACH PROPERTY.**



Parcel: 244498

TRY PROPERTIES LLC

600 15TH ST NW

Parcel	
Address	600 15TH ST NW
Unit	
City, State, Zip	CANTON OH 44703-1830
Routing Number	02034B 180100
Class	C - COMMERCIAL
Land Use Code	499 - C - OTHER COMMERCIAL STRUCTURE
Tax Roll	RP_OH
Neighborhood	02019901 - 02019901
Acres	.285
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
Gross Tax Rate	94.9
Effective Tax Rate	69.779267
Non-Business Credit	
Owner Occupancy Credit	

[Link to GIS Map Application](#)

Auditor Alerts	
Exempt Status	-
Sewer Flag	-
One Year Note	-

Owner	
Owner 1	TRY PROPERTIES LLC
Address	204 15TH ST NW
	CANTON OH 44703

Tax Mailing Name and Address	
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Mailing Name 1  
Mailing Name 2  
Address 1  
Address 2  
Address 3

TRY PROPERTIES, LLC.

204 15TH ST NW

CANTON OH 44703

[Click Here for Address Change Form](#)

Mortgage Company  
Mortgage Company Name  
Mortgage Company Address

Treas Code

-

#### Legal

Legal Desc 1 4306,4307,40952,40953 WH EA

Legal Desc 2

Legal Desc 3

Notes

Taxing District

District Name

00020

CANTON CITY - CANTON CSD

[Tax Map](#)

#### Credits & Programs

Homestead Exemption NO  
Disabled Veteran Benefit NO  
Owner Occupancy Credit NO  
Non-Business Credit NO  
CAUV Reduction NO  
Agriculture District NO

#### Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
22-JUL-20	4:EXTERIOR (NO ACCESS)	A:APPRAISER	MDM

17-MAR-15	2:OCCUPANT (NO ACCESS)	A:APPRAISER	GLS
26-JAN-15	1:OWNER (ACCESS)	A:APPRAISER	GDZ
26-JAN-15	2:OCCUPANT (NO ACCESS)	A:APPRAISER	GDZ
01-MAY-12	1:OWNER (ACCESS)	A:APPRAISER	GLS
01-MAY-12	13:PICTOMETRY FIELD VISIT	A:APPRAISER	GLS
28-AUG-08	1:OWNER (ACCESS)	A:APPRAISER	GLS
28-AUG-08	13:PICTOMETRY FIELD VISIT	A:APPRAISER	GLS

## Appraised Value (100%)

Year	2020
Appraised Land	\$23,900
Appraised Building	\$37,200
Appraised Total	\$61,100
CAUV Land	
CAUV Total	

## Assessed Value (35%)

Assessed Land	\$8,370
Assessed Building	\$13,020
Assessed Total	\$21,390
CAUV Land	
CAUV Total	

## Value History

Year	Land	Building	Total	CAUV
2020	\$23,900	\$37,200	\$61,100	
2019	\$23,900	\$37,200	\$61,100	
2018	\$23,900	\$37,200	\$61,100	
2017	\$16,700	\$32,200	\$48,900	
2016	\$16,700	\$32,200	\$48,900	
2015	\$16,700	\$32,200	\$48,900	
2014	\$15,900	\$24,400	\$40,300	
2013	\$15,900	\$24,400	\$40,300	



Stark County Property Search

\$15,900	\$40,300
\$24,400	\$62,300
\$37,100	\$62,300
\$37,100	\$62,300

10/15/2020

2012	\$15,900
2011	\$25,200
2010	\$25,200

## Sales Summary

Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
07-APR-2020	\$65,000	202003730	Y	0-QUALIFIED - ARMSLENGTH	WD-WARRANTY DEED	3
14-FEB-2020		202001671	N	P-PENDING VALIDATION	COT-CERTIFICATE OF TRANSFER	5

## Sales History

07-APR-2020  
 \$65,000  
 2 - LAND & BUILDING  
 202003730

CONLEY NANCY

TRY PROPERTIES LLC

WD-WARRANTY DEED

Y

0 - QUALIFIED - ARMSLENGTH

3

## Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2018	48380	2	\$0.00	\$9.45	-\$9.45	\$0.00
RP_OH	2018		2	\$0.00	\$790.67	-\$790.67	\$0.00
RP_OH	2019	48850	1	\$9.00	\$0.00	-\$9.00	\$0.00
RP_OH	2019		1	\$746.29	\$0.00	-\$746.29	\$0.00
RP_OH	2019	48850	2	\$9.00	\$0.00	-\$9.00	\$0.00
RP_OH	2019		2	\$746.29	\$0.00	-\$746.29	\$0.00

Total:

\$1,510.58      \$800.12      -\$2,310.70      \$0.00

**Payment History**

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2019	26-JUL-19	15-AUG-19	\$800.12
RP_OH	2019	04-MAR-20	05-MAR-20	\$755.29
RP_OH	2019	13-JUL-20	14-JUL-20	\$755.29
Total:				\$2,310.70

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

[Previous Years Taxes](#)

**Special Assessments**

Year	Project	Desc	Delq	Current	Total
2019	48850	MUSKINGUM WSD		\$0.00	\$0.00
2019	48850	MUSKINGUM WSD		\$0.00	\$0.00

**Land Summary**

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	S-SQUARE FOOT	02 - BUILDING SITE	12,420	.29	3	\$23,900
Total:			12,420	.29		\$23,900

**Land**

Line #	1
Land Type	S - SQUARE FOOT
Land Condition	2 - AVERAGE
Land Code	02 - BUILDING SITE
Square Feet	12,420
Acres	.29



### Land Units

Actual Frontage .0  
Effective Frontage .0

### Override Size

Actual Depth 0  
Table Rate 3.00

### Override Rate

Depth Factor 1

### Influence Factor 1

Influence Code 1

Influence Factor 2

Influence Code 2

NBHD Factor .64275

### Value

\$23,900

### Exemption %

### Homesite Value

### Commercial

1 of 2

### Card

1

### Building Number

1

### Improvement Name

Structure Code/Description 206 APARTMENT, OVER COMMERCIAL

### Year Built

1923

### Effective Year Built

1923

### Square Feet

5,876

### Condition

2

### Class

-

### Grade

090

### Command Wall

1

### Base RCN

\$354,560

### Depreciation %

10%

### Percent Complete

100%

### Total RCNLD

\$35,460

Building Factor .64275  
 Cost Value \$22,790

Units 1  
 # Identical

Other Improvements  
 Other Imp Value

### Summary of Interior/Exterior Data

Card	Line #	From Floor	To Floor	Type	Year Built	Grade	Cond	Const	FuncObs	Reason	EconObs	Reason	Square Feet	% Comp	Value
1	1	01	03	206	1923	090	2	2	30	21			1,469	100	\$328,850
1	2	B1	B1	206	1923	090	2	2	30	21			1,469	100	\$25,710
2	1	01	01	515	1923	100	2	3					2,503	100	\$107,430
2	2	B1	B1	515	1923	100	2	3					2,503	100	\$56,840

### Interior/Exterior Details

Card	1
Line Number	1
Section	01
From Floor	01
To Floor	03
# of Stories	3
Year Built	1923
Square Foot Area	1,469
Use Group	206
Class	C
Physical Condition	2
Construction	2 - BRICK
Wall Height	10
Interior Wall	-
Air	0 - NONE
Plumbing	-
Units	
Base RCN	\$328,850

Depreciation  
 Percent Complete  
 Functional Depreciation  
 Functional Reason  
 Economic Depreciation  
 Economic Reason  
 Final Cost Value

71%  
 100%  
 30  
 21  
 \$32,890

#### Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	318	FENCING - WOOD - 9 FT OR MORE	1994			167	1,800
Total:								1,800

#### Other Building and Yard Improvement

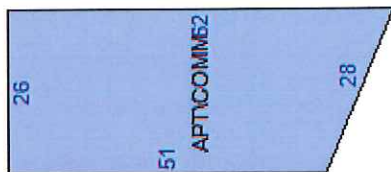
Card  
 Line #  
 Code  
 Description  
 Construction Type  
 # Stories  
 Common Walls  
 Year Built  
 Width x Length  
 Wall Height  
 Area  
 Units  
 Grade  
 Rate  
 Condition  
 Functional Reason  
 Functional %  
 Economic Reason  
 Economic %  
 OVR Depr  
 Depr  
 Make

1  
 1  
 318  
 FENCING - WOOD - 9 FT OR MORE  
 C6 - LIGHT OR MEDIUM STEEL  
 S2 - 1 STORY  
 W0 - NO COMMON WALLS  
 1994  
 10  
 167  
 1  
 C  
 42.5700  
 A - AVERAGE  
 0 - LEGACY  
 0 - LEGACY  
 60



Model  
Serial No.  
Title No.  
% Complete  
Value

100  
1,800



Item	Area
FENC WD 9 - 318:FENCING - WOOD - 9 FT OR MORE	167
APT\COMM - 206:APART\COMRCL	1469
APT\COMM - 206:APART\COMRCL	1469

Parcel: 232239

KEMPTHORN MOTORS INC

15TH ST NW

## Parcel

Address	15TH ST NW
Unit	
City, State, Zip	CANTON OH 44703-
Routing Number	02034B 180400
Class	C - COMMERCIAL
Land Use Code	456 - C - PARKING GARAGE / STRUCTURE / LOT
Tax Roll	RP_OH
Neighborhood	02019901 - 02019901
Acres	.099
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
Gross Tax Rate	94.9
Effective Tax Rate	69.779267
Non-Business Credit	
Owner Occupancy Credit	

[Link to GIS Map Application](#)

## Auditor Alerts

Exempt Status	-
Sewer Flag	-
One Year Note	-

## Owner

Owner 1	KEMPTHORN MOTORS INC
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## Address

1449 CLEVELAND AVE NW
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CANTON OH 44703
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## Tax Mailing Name and Address

10/15/2020

Stark County Property Search

Exhibit A

Mailing Name 1  
Mailing Name 2  
Address 1  
Address 2  
Address 3

KEMPTHORN MOTORS, INC.

1449 CLEVELAND AVE NW

CANTON OH 44703

[Click Here for Address Change Form](#)

Mortgage Company  
Mortgage Company Name  
Mortgage Company Address

Treas Code

-

#### Legal

Legal Desc 1 4308-92.70'IRR NE

Legal Desc 2

Legal Desc 3

Notes

Taxing District  
District Name

00020

CANTON CITY - CANTON CSD

[Tax Map](#)

#### Credits & Programs

Homestead Exemption NO  
Disabled Veteran Benefit NO  
Owner Occupancy Credit NO  
Non-Business Credit NO  
CAUV Reduction NO  
Agriculture District NO

#### Property Inspections/Reviews

Date	Entrance Code
27-MAR-15	1:OWNER (ACCESS)

Info Code	Reviewer ID
A:APPRAISER	GDZ



27-MAR-15	4:EXTERIOR (NO ACCESS)	A:APPRAISER	GDZ
26-JAN-15	1:OWNER (ACCESS)	A:APPRAISER	GDZ
21-APR-11	1:OWNER (ACCESS)	A:APPRAISER	WRG
21-APR-11	4:EXTERIOR (NO ACCESS)	A:APPRAISER	WRG
07-FEB-05	4:EXTERIOR (NO ACCESS)	A:APPRAISER	GLS

**Appraised Value (100%)**

Year	2020
Appraised Land	\$6,600
Appraised Building	\$600
Appraised Total	\$7,200
CAUV Land	
CAUV Total	

**Assessed Value (35%)**

Assessed Land	\$2,310
Assessed Building	\$210
Assessed Total	\$2,520
CAUV Land	
CAUV Total	

**Value History**

Year	Land	Building	Total	CAUV
2020	\$6,600	\$600	\$7,200	
2019	\$6,600	\$600	\$7,200	
2018	\$6,600	\$600	\$7,200	
2017	\$4,600	\$700	\$5,300	
2016	\$4,600	\$700	\$5,300	
2015	\$4,600	\$700	\$5,300	
2014	\$4,300	\$700	\$5,000	
2013	\$4,300	\$700	\$5,000	
2012	\$4,300	\$700	\$5,000	
2011	\$6,900	\$1,300	\$8,200	

2010 \$6,900

\$1,300

\$8,200

**Sales Summary**

Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
13-MAY-2020	\$15,000	202004983	Y	1-QUALIFIED - QUESTIONABLE	WD-WARRANTY DEED	2
07-MAR-2018	\$35,000	2018002400	Y	0-QUALIFIED - ARMSLENGTH	WD-WARRANTY DEED	2
24-MAR-2011	\$9,995	2011002402	Y	1-QUALIFIED - QUESTIONABLE	QD-QUIT CLAIM DEED	1

**Sales History**

1 of 3

Sale Date 13-MAY-2020  
 Sale Price \$15,000  
 Sale Type 2 - LAND & BUILDING  
 Conveyance # 202004983  
 Instrument #  
 Seller TRY PROPERTIES LLC  
 Buyer KEMPTHORN MOTORS INC  
 Instrument Type WD-WARRANTY DEED  
 Armslength Y  
 Sale Validity Code 1 - QUALIFIED - QUESTIONABLE  
 # of Parcels 2

**Tax Summary**

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2019	48850	1	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2019		1	\$87.92	\$0.00	-\$87.92	\$0.00
RP_OH	2019	48850	2	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2019		2	\$87.92	\$0.00	-\$87.92	\$0.00
Total:				\$181.84	\$0.00	-\$181.84	\$0.00

**Payment History**

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2019	03-MAR-20	04-MAR-20	\$90.92
RP_OH	2019	15-JUL-20	16-JUL-20	\$90.92
Total:				\$181.84

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

[Previous Years Taxes](#)

#### Special Assessments

Year	Project	Desc	Delq	Current	Total
2019	48850	MUSKINGUM WSD		\$ .00	\$ .00
2019	48850	MUSKINGUM WSD		\$ .00	\$ .00

#### Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	S-SQUARE FOOT	43 - PARKING/YARD	4,300	.10	2	\$6,600
Total:			4,300	.10		\$6,600

#### Land

Line #	1
Land Type	S - SQUARE FOOT
Land Condition	2 - AVERAGE
Land Code	43 - PARKING/YARD
Square Feet	4,300
Acres	.10
Land Units	
Actual Frontage	.0
Effective Frontage	.0

Override Size



Actual Depth 0  
 Table Rate 2.40  
 Override Rate 1  
 Depth Factor  
 Influence Factor 1  
 Influence Code 1  
 Influence Factor 2  
 Influence Code 2  
 NBHD Factor .64275  
 Value \$6,600  
 Exemption %  
 Homesite Value

## Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	310	FENCING - CHAIN - 5 OR 6 FT	1998			150	600
Total:								600

## Other Building and Yard Improvement

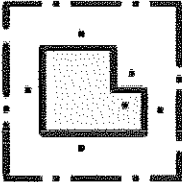
Card 1  
 Line # 1  
 Code 310  
 Description FENCING - CHAIN - 5 OR 6 FT  
 Construction Type C6 - LIGHT OR MEDIUM STEEL  
 # Stories S2 - 1 STORY  
 Common Walls W0 - NO COMMON WALLS  
 Year Built 1998  
 Width x Length  
 Wall Height 6  
 Area 150  
 Units 1  
 Grade C  
 Rate 15.0000  
 Condition A - AVERAGE  
 Functional Reason 0 - LEGACY

Functional %  
Economic Reason  
Economic %  
OVR Depr  
Depr  
Make  
Model  
Serial No.  
Title No.  
% Complete  
Value

0 - LEGACY

56

100  
600



Sorry. no sketch available  
for this record

Item	Area
FENC CH 6 - 310:FENCING - CHAIN - 5 OR 6 FT	150

Parcel: 202963

KEMPTHORN MOTORS INC

MINERVA CT NW

## Parcel

Address	MINERVA CT NW
Unit	
City, State, Zip	CANTON OH 44703-
Routing Number	02034B 180500
Class	C - COMMERCIAL
Land Use Code	456 - C - PARKING GARAGE / STRUCTURE / LOT
Tax Roll	RP_OH
Neighborhood	02019901 - 02019901
Acres	.085
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
Gross Tax Rate	94.9
Effective Tax Rate	69.779267
Non-Business Credit	
Owner Occupancy Credit	

[Link to GIS Map Application](#)

## Auditor Alerts

Exempt Status	-
Sewer Flag	-
One Year Note	-

## Owner

Owner 1	KEMPTHORN MOTORS INC
---------	----------------------

## Address

1449 CLEVELAND AVE NW

CANTON OH 44703

## Tax Mailing Name and Address



Mailing Name 1  
Mailing Name 2  
Address 1  
Address 2  
Address 3

KEMPTHORN MOTORS, INC.  
1449 CLEVELAND AVE NW  
CANTON OH 44703

Click Here for Address Change Form

Mortgage Company  
Mortgage Company Name  
Mortgage Company Address

Treas Code

Legal	
Legal Desc 1	4308-74'SE;40951 WH
Legal Desc 2	
Legal Desc 3	
Notes	
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
	<a href="#">Tax Map</a>

Credits & Programs	
Homestead Exemption	NO
Disabled Veteran Benefit	NO
Owner Occupancy Credit	NO
Non-Business Credit	NO
CAUV Reduction	NO
Agriculture District	NO

Property Inspections/Reviews		
Date	Entrance Code	Info Code      Reviewer ID
22-JUL-20	4:EXTERIOR (NO ACCESS)	A:APPRAISER      MDM

## Stark County Property Search

10/15/2020

27-MAR-15	2:OCCUPANT (NO ACCESS)	A:APPRAISER	GDZ
26-JAN-15	1:OWNER (ACCESS)	A:APPRAISER	GDZ
26-JAN-15	2:OCCUPANT (NO ACCESS)	A:APPRAISER	GDZ
07-MAY-12	1:OWNER (ACCESS)	A:APPRAISER	GLS
07-MAY-12	10:PICTOMETRY	A:APPRAISER	GLS
03-FEB-03	10:PICTOMETRY	A:APPRAISER	GLS
03-FEB-03	4:EXTERIOR (NO ACCESS)	A:APPRAISER	GLS

## Appraised Value (100%)

Year	2020
Appraised Land	\$5,700
Appraised Building	\$900
Appraised Total	\$6,600
CAUV Land	
CAUV Total	

## Assessed Value (35%)

Assessed Land	\$2,000
Assessed Building	\$320
Assessed Total	\$2,320
CAUV Land	
CAUV Total	

## Value History

Year	Land	Building	Total	CAUV
2020	\$5,700	\$900	\$6,600	
2019	\$5,700	\$900	\$6,600	
2018	\$5,700	\$900	\$6,600	
2017	\$3,900	\$900	\$4,800	
2016	\$3,900	\$900	\$4,800	
2015	\$3,900	\$900	\$4,800	
2014	\$3,700	\$900	\$4,600	
2013	\$3,700	\$900	\$4,600	

2012	\$3,700	\$900	\$4,600
2011	\$6,000	\$1,600	\$7,600
2010	\$6,000	\$1,600	\$7,600

Sales Summary						
Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
13-MAY-2020	\$15,000	202004983	Y	1-QUALIFIED - QUESTIONABLE	WD-WARRANTY DEED	2
07-APR-2020	\$65,000	202003730	Y	0-QUALIFIED - ARMSLENGTH	WD-WARRANTY DEED	3
14-FEB-2020		202001671	N	N-UNQUALIFIED - NO VALUE	COT-CERTIFICATE OF TRANSFER	5
18-JUN-2019	\$0	2019006783	N	N-UNQUALIFIED - NO VALUE	QD-QUIT CLAIM DEED	1
11-JUN-2019	\$0	2019006391	N	N-UNQUALIFIED - NO VALUE	COT-CERTIFICATE OF TRANSFER	1

Sales History		1 of 5
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Sale Date	13-MAY-2020
Sale Price	\$15,000
Sale Type	2 - LAND & BUILDING
Conveyance #	202004983
Instrument #	
Seller	TRY PROPERTIES LLC
Buyer	KEMPTHORN MOTORS INC
Instrument Type	WD-WARRANTY DEED
Armslength	Y
Sale Validity Code	1 - QUALIFIED - QUESTIONABLE
# of Parcels	2

Tax Summary							
Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2018	48380	2	\$0.00	\$3.15	-\$3.15	\$0.00
RP_OH	2018		2	\$0.00	\$85.72	-\$85.72	\$0.00
RP_OH	2019	48850	1	\$3.00	\$0.30	-\$3.30	\$0.00



RP_OH	2019		1	\$80.95	\$8.10	-\$89.05	\$0.00
RP_OH	2019	48850	2	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2019		2	\$80.95	\$0.00	-\$80.95	\$0.00
Total:				\$167.90	\$97.27	-\$265.17	\$0.00

## Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2019	26-JUL-19	15-AUG-19	\$88.87
RP_OH	2019	13-APR-20	08-MAY-20	\$92.35
RP_OH	2019	15-JUL-20	16-JUL-20	\$83.95
Total:				\$265.17

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

[Previous Years Taxes](#)

## Special Assessments

Year	Project	Desc	Delq	Current	Total
2019	48850	MUSKINGUM WSD		\$0.00	\$0.00
2019	48850	MUSKINGUM WSD		\$0.00	\$0.00

## Land Summary

Line #	Land Type	Land Code	Square Feet	Acres Rate	Market Land Value
1	S-SQUARE FOOT	43 - PARKING/YARD	3,700	.08 2	\$5,700
Total:			3,700	.08	\$5,700

## Land

Line #	1
Land Type	S - SQUARE FOOT
Land Condition	2 - AVERAGE

## 43 - PARKING/YARD

3,700

.08

Land Code

Square Feet

Acres

Land Units

Actual Frontage

Effective Frontage

Override Size

Actual Depth

Table Rate

Override Rate

Depth Factor

Influence Factor 1

Influence Code 1

Influence Factor 2

Influence Code 2

NBHD Factor

.64275

Value

\$5,700

Exemption %

Homesite Value

## Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	309	FENCING - CHAIN - 9 FT +	1994			100	800
Total:								800

## Other Building and Yard Improvement

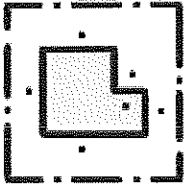
Card	1
Line #	1
Code	309
Description	FENCING - CHAIN - 9 FT +
Construction Type	C1 - WOOD FRAME
# Stories	S2 - 1 STORY
Common Walls	W0 - NO COMMON WALLS
Year Built	1994

Width x Length  
Wall Height  
Area  
Units  
Grade  
Rate  
Condition  
Functional Reason  
Functional %  
Economic Reason  
Economic %  
OVR Depr  
Depr  
Make  
Model  
Serial No.  
Title No.  
% Complete  
Value

12  
100  
1  
C  
24.0000  
G - GOOD  
0 - LEGACY  
0 - LEGACY

51

100  
800



Sorry, no sketch available  
for this record

Item	Area
FENC CH 9 - 309:FENCING - CHAIN - 9 FT +	100











Sep 21, 2020



Sep 21, 2020



Exhibit A





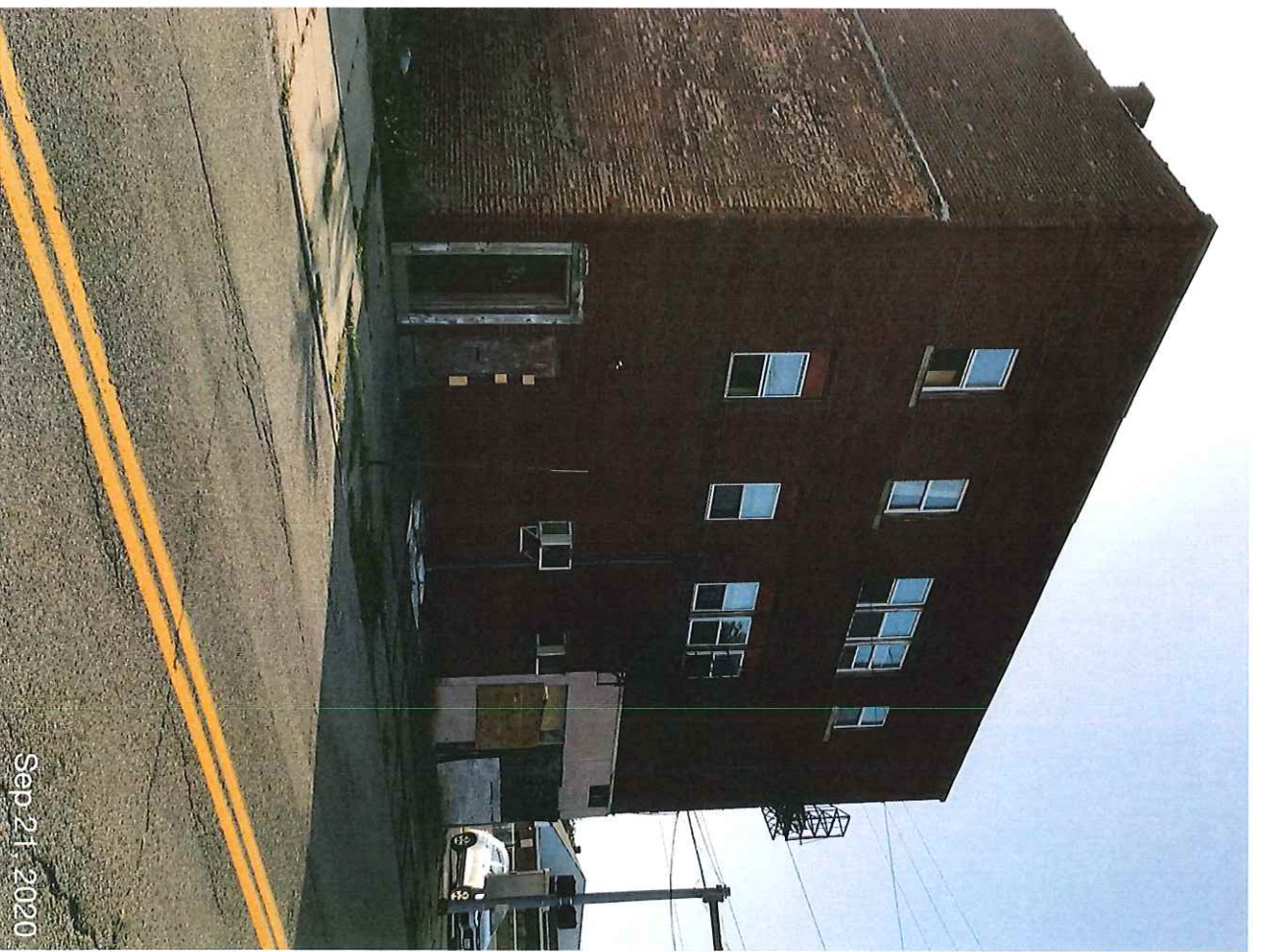






Exhibit A

Sep 21, 2020



Sep 21, 2020



