



"A SELLER'S AGENCY" PROPERTY LISTING BARGERSTOCK AGENCY

REAL ESTATE BROKER INSURANCE SERVICES
email@bargerstock.com www.bargerstock.com
117 South Water Street Kent, Ohio 44240-3523

Sale Price **\$89,000** Listing Update: **2-5-10** Listing Agent: **Edward C. Bargerstock** Phone: **330-678-6500**

Amount of 1st Mortgage:

Taxes: **\$3,194.09 per annum see revised bill**

School Dist. **Kent**

Bus service: **PARTA and School**

IMPROVEMENTS

Water: **Well** Gas: **YES** Elect. **YES**

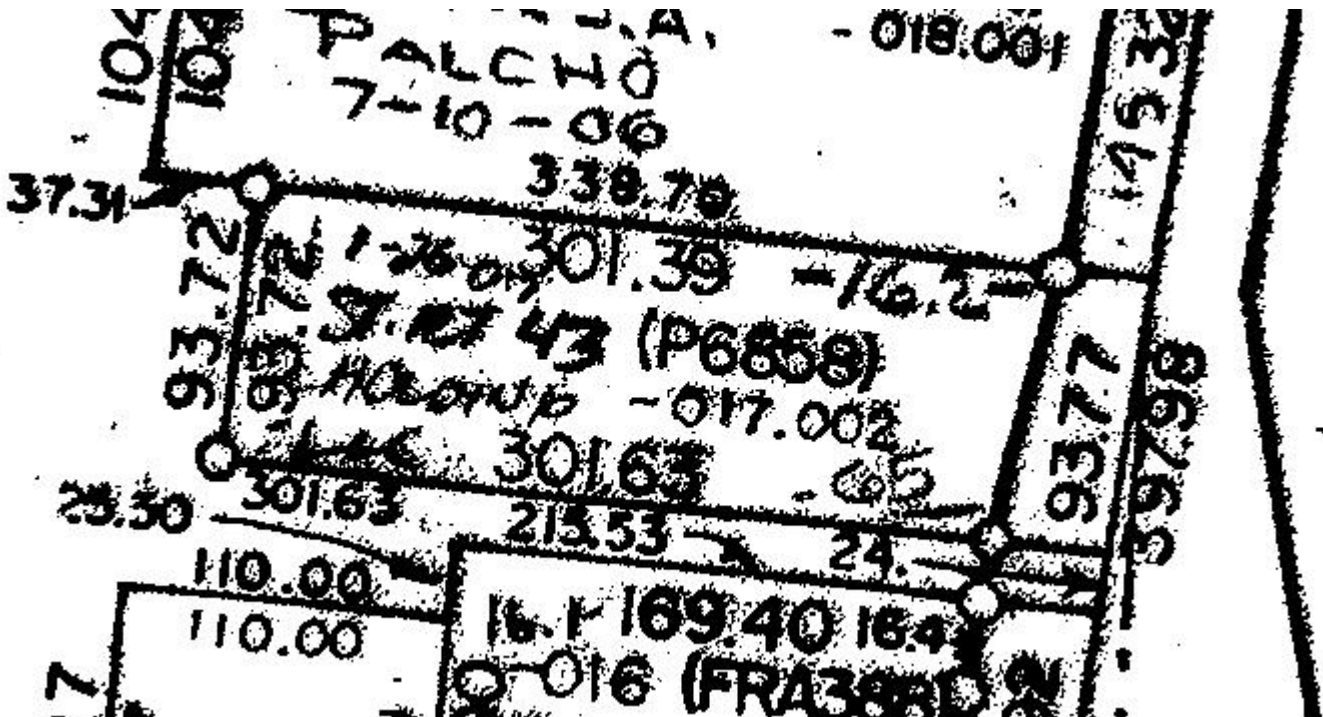
Sewer: **YES** Paving: **YES**

Sidewalks: **NO** Curbs: **NO**

Location: **Commercial Vacant Land, .65 Acres, located at 7289 State Route 43 Kent, Ohio 44240 (Franklin Township), Parcel #12-068-00-00-017-002**

PROPERTY DESCRIPTION

Lot Size: **.65 acres 93.77 x 301.39** Extras Incl. **Drilled Well former site of Mangiamo's Restaurant**



The information presented herewith is submitted as given to us by the owners or their agents and is not guaranteed nor warranted by the agency. Buyers are encouraged to have professional property inspections performed.



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117 South Water Street Kent, Ohio 44240-3523

PROPERTY LOCATION: 7289 ST RT 43

ACRES: 0.65

PARCEL ID: 12-068-00-00-017-002

REAL PROPERTY FIRST HALF 2009

OWNER NAME:
STATE ROUTE 43 HOLDINGS LLC

STATE ROUTE 43 HOLDINGS
LLC
539 VALLEY VIEW ST
KENT OH 44240

LEGAL DESCRIPTION: LOT 67-68

TAXING DISTRICT: 12 FRANKLIN TWP - KEN

LAND	91,000	31,850		
IMPROVEMENT TOTAL	0	0	126.61	73.183444
TOTAL	91,000	31,850		

		DESCRIPTION	DELQ	CURRENT		
COUNTY GENERAL	38.38				GROSS REAL ESTATE	2016.26
SCHOOL	1,099.53	10-200 PORTAGE CO REG SEW/D		98.13	TAX REDUCTION	-850.82
DD	89.65	10-699 STORM WATER DISTRICT		28.43	SUBTOTAL	1165.44
CHILDREN SERVICES	16.41	21-021 (12)FRANKLIN TWP		8,840.19	10% ROLLBACK	
TOWNSHIP	135.16				2.5% ROLLBACK	
MUNICIPAL	0.00				HOMESTEAD	
MENTAL HEALTH	23.18				CURRENT NET TAXES	1165.44
OTHER	2.23				CAUV RECOUPMENT	
SPECIAL DISTRICT	0.00				SPECIALS	8966.75
LIBRARY	0.00				DELQ. REAL ESTATE	14585.73
SPECIAL ASSESSMENTS	317.17				DELQ. SPECIALS	11627.02
					PAYMENTS	43283.04

02/26/2010

HALF YEAR	1,721.71
FULL YEAR	3,194.09
AMOUNT DUE:	1,721.71

REAL PROPERTY FIRST HALF 2009

DUE 02/26/2010

PROPERTY LOCATION:
7289 ST RT 43
OWNER NAME:
STATE ROUTE 43 HOLDINGS LLC

PARCEL ID: 12-068-00-00-017-002
MAIL CODE:

HALF YEAR	1,721.71	3,194.09
FULL YEAR		3,194.09
AMOUNT DUE		1,721.71

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