



Johnson Auctioneers, LLC

7393 N. Dearborn Road
Guilford, IN 47022
auctioninfo@etczone.com
(812) 576-0157 or (513) 403-6734

Susan Johnson, CAI, BAS, CES
Auctioneer / Realtor
Ohio Real Estate License # 2015000435

Bidder Information Packet

1. Welcome Ladies and Gentleman to this Auction for Real Estate.
2. This Real Estate auction is for 2912 Compton Road; Cincinnati, OH 45251 on Saturday, September 12, 2020 at 12 (Noon) EST. Property can be viewed and/or inspected on any day with appointment made through Auctioneer/Realtor or Real Estate Agent/Realtor, during the Open House or the Day of the Auction. No inspections performed AFTER the home is sold with the Auction Method of Marketing will affect the outcome of the auction. You hereby confirm that by bidding today you have either inspected the home or waive your right to do so. The property is being sold AS-IS without any contingencies.
3. Buyer hereby acknowledges that closing must take place on or before October 27, 2020 (45 days from Date of Auction). **Time is of the essence.**
4. Upon being the successful accepted high bidder, you shall enter into a purchase contract with the completion of the following:
 - a. An \$8,000 **NON-REFUNDABLE** down payment by cash or personal check shall be made out to the OWNER **on the day of the auction. This will be applied to the purchase price of the Real Property.**
 - b. Purchaser agrees to have financing in order and ready to close on or before October 27, 2020. **Have finances ready!**
 - c. The balance of purchase price shall be paid by cash, certified check or approved money order.
 - d. According to other terms and conditions the purchaser may pay full amount due on day of sale if desired. If the buyer is unable to complete transaction according to these terms for any reason the buyer's non-refundable down payment shall be forfeited and legal action may be instituted.
5. Owner will be responsible for insurance to cover risk of destruction of substantial damage by fire or Act of God prior to closing. In the event the improvement on said property is so destroyed, the purchaser may elect to terminate this contract and receive a return on any and all amounts paid.
6. Owner shall be responsible for all transfer taxes, deed preparation fees, and guarantees to convey a marketable title. All taxes will be prorated to closing date. **Buyer will be responsible for all other Closing fees.**
7. Possession will be immediate at the time closing. Nothing can be done to the property until that time.
8. **Buyer certifies they have had time to inspect or waives their right to inspect the subject property prior to the auction.**
9. The property is being sold as is, where is and without recourse or any other contingencies. Purchaser is relying upon their own examination of the real estate for its physical character and condition, and not upon any representations made by the real estate agents/Auction Firm involved unless these representations were made in writing.
10. Buyer hereby acknowledges that the Auction Firm/Broker represents the Seller in this transaction. An Agency Disclosure Statement must be signed by the high bidder and owner in accordance with the law of this state.
11. Agents must submit the Broker/Buyer Registration Form and must be present at the Auction with their Client. Commission shall be paid to Brokers representing primary bidders only.
12. Selling with owner's confirmation.



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

CONTRACT TO PURCHASE REAL PROPERTY AT AUCTION

DATE: _____, 2020

1. PROPERTY DESCRIPTION: The undersigned (Purchaser) hereby offers to purchase from the Seller, the real property known as: _____ Parcel ID# 51-0054-0146-00 -- 2912 Compton Road; Cincinnati, OH 45251
2. INCLUDED IN SALE: The real property shall include the land, together with all improvements, thereon all appurtenant rights, privileges, easements.
3. SELLERS CERTIFICATION: Seller certifies that to the best of his/her knowledge, all fireplaces, chimneys, electrical, plumbing, including water wells and septic sewage systems, heating, and air conditioning systems, and all other items stated in Paragraphs 2 & 9 to be included in the sale are and will be operational and free of all known material defects on date of possession with the exception of when the Real Property is being sold as part of an Estate, Trust or similar. Regardless of previous statement the real property is being sold "AS IS", mechanics liens or material man's liens which could affect the title to the property except OF RECORD. There are no property tax abatements or homestead exemptions on the property, except of resolutions that have been enacted or adopted authorizing work or improvements for which the property may be assessed, and no City, County or State orders have been served upon Seller requiring work to be done or improvements to be made, which have not been performed except OF RECORD.

PURCHASER IS RELYING SOLELY UPON HIS/HER EXAMINATION OF THE PROPERTY, SELLER'S CERTIFICATIONS HEREIN REQUIRED, IF ANY, FOR THE INFORMATION REGARDING THE PROPERTY'S PHYSICAL CONDITION AND CHARACTER AND NOT UPON ANY REPRESENTATIONS BY THE BROKER, REAL ESTATE AGENTS OR AUCTION FIRM INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE PROPERTY.

4. PRICE AND TERMS: Purchaser agrees to pay the purchase price of _____ (\$ _____) for a **Contract Price of \$ _____** for the Real Property as follows: A NON-REFUNDABLE (except in the case of a non-marketable title) down payment of **Eight Thousand dollars (\$ 8,000.00)** of the Total Contract Price will be collected at close of auction/signing of this contract and will apply toward the Purchase Price. This non-refundable down payment will be paid out to the **OWNER** and deposited by the **OWNER**. *If the Purchaser defaults in the performance of this contract, then the DOWN PAYMENT WILL BE FORFEITED, not as liquidated damages, but to apply to damages which may be suffered on account of said default.* **CLOSING ON OR BEFORE October 27, 2020 unless agreed upon by all parties in writing.**

5. BALANCE: The balance of the Purchase Price shall be paid by wire transfer, certified, cashier's, official bank, attorney or title company trust account check on date of Closing.

6. FINANCING CONTINGENCY: This purchase is not contingent upon the Purchaser obtaining financing. **There are no buyer contingencies.** OTHER CONTINGENCIES/ AGREEMENTS: The contract is contingent upon: DUE DILIGENCE INSPECTION OR THE WAIVER OF ANY INSPECTION BY PURCHASER PRIOR TO AUCTION. **REAL PROPERTY IS BEING SOLD IN "AS IS" CONDITION WITH NO RECOURSE and NO CONTINGENCIES.**

7. INCLUSIONS/EXCLUSIONS OF SALE: The Real Estate shall include the land, together with all improvements thereon, all appurtenant rights, privileges, easements, fixtures, and all of, but not limited to, the following items if they are now located on the Real Estate and used in connection therewith: electrical; plumbing; heating and air conditioning equipment, including window units; bathroom mirrors and fixtures; shades; blinds; awnings; window rods; window/door screens, storm windows/doors; shrubbery/landscaping; affixed mirrors/floor covering; wall-to-wall, inlaid and stair carpeting (attached or otherwise); fireplace inserts; fireplace screens/glass doors; wood stove; gas logs and starters; television mounting brackets (excluding televisions), aerials/rotor operating boxes/satellite dishes (including non-leased components); water softeners; water purifiers; central vacuum systems and



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46 equipment; garage door openers/operating devices; the following built-in appliances: ranges / ovens / microwaves
 47 / refrigerators / dishwashers / garbage disposers / trash compactors / humidifiers; all security alarm systems and
 48 controls; all affixed furniture / fixtures; utility / storage buildings / structures; inground / above ground swimming
 49 pools and equipment; swing sets/play sets; affixed basketball backboard/pole; propane tank/oil tank and contents
 50 thereof; electronic underground fencing transmitter and receiver collars; except the following: which are leased in
 51 whole or in part (please check appropriate boxes); water softener; security/alarm system; propane tank;
 52 satellite dish; satellite dish components: _____ . THE FOLLOWING ITEMS
 53 (WHICH ADD NO ADDITIONAL VALUE TO THE REAL ESTATE) ARE SPECIFICALLY INCLUDED WITH THE REAL
 54 ESTATE: Pool Table and accessories _____ .
 55 _____ .

56 THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED FROM THE REAL ESTATE: NONE _____ .

57 8. CERTIFICATION OF OWNERSHIP: Seller certifies that Seller owns all of the items listed in Section 7 and that they will be free
 58 and clear of any debt, lien or encumbrances at closing (except as listed in Section 17 of this Contract). Seller also represents
 59 that those signing this Contract constitute all of the owners of the title to the real property and other items as listed in Section
 60 7, together with their respective spouses.

61 9. MAINTENANCE: Until physical possession is delivered to the Buyer, Seller shall continue to maintain the Real Estate, as
 62 described in Section 3, including the grounds and improvements thereon. Seller shall repair or replace any appliances and/or
 63 equipment currently in normal operating condition that fail prior to possession. Seller further agrees that until physical
 64 possession is delivered to the Buyer, the Real Estate will be in as good condition as it is presently, except for normal wear and
 65 casualty damage from perils insurable under a standard all risk policy. If, prior to Closing, the Real Estate is damaged or
 66 destroyed by fire or other casualty, Buyer shall have the option to (a) proceed with the Closing, or (b) terminate this Contract.
 67 While this Contract is pending, Seller shall not change any existing lease or enter into any new lease, nor make any substantial
 68 alterations or repairs without the written consent of the Buyer. Buyer and Seller agree that Buyer shall be provided the
 69 opportunity to conduct a walk-through inspection of the Real Estate within 48 hours prior to Closing, solely for the purpose of
 70 ascertaining that the Seller has maintained the Real Estate as required herein and has met all other contractual obligations.
 71 Upon Closing, Buyer shall become responsible for any risk of loss and for insurance for the Real Estate.

72 10. POSSESSION AND OCCUPANCY: Subject to rights of tenants, possession/occupancy shall be given at Closing
 73 on or before _____ o'clock (A.M.) (P.M.) (Noon) EASTERN/DAYLIGHT STANDARD TIME
 74 on October 27, 2020, or such earlier date that the Seller so notifies the Buyer. Nothing can be done to the
 75 property until that time. Until such time, Seller shall have the right of possession/occupancy free of rent, unless
 76 otherwise specified, but shall pay for all utilities used. Seller shall order final meter readings to be made as of the
 77 occupancy date for all utilities serving the Real Estate and Seller shall pay for all final bills rendered from such meter
 78 readings. Seller acknowledges and agrees that prior to Buyer taking possession of the Real Estate, Seller shall
 79 remove all personal possessions not included in this Contract. Time is of the essence. If Seller fails to vacate as
 80 agreed, Seller shall be responsible for all additional expenses, including attorney's fees, incurred by Buyer to take
 81 possession as a result of Seller's failure to vacate.

82 11. Seller and Purchaser authorize disclosure of this sales information to the Multiple Listing Service of Cincinnati, and
 83 to any other multiple listing service to which Realtor is a member and further authorize MLS information.

84 12. BUYER WAIVES THE REAL ESTATE INSPECTIONS: Buyer acknowledges that Buyer has been advised by REALTOR® to
 85 conduct inspections of the Real Estate prior to the auction of the property. Buyer waives a TERMITE AND WOOD-
 86 BORING INSECT INSPECTION. Buyer waives THE LEAD-BASED PAINT INSPECTION and acknowledges receipt of the
 87 Lead Based Paint Disclosure Form.

88 SELLER(S) AND REALTORS® SHALL NOT BE RESPONSIBLE FOR ANY UNKNOWN AND/OR DISCLOSED DEFECTS IN THE
 89 REAL ESTATE. BUYER ACKNOWLEDGES THAT BUYER HAS BEEN ADVISED BY REALTOR® TO CONDUCT INSPECTIONS
 90 OF THE REAL ESTATE AND UNDERSTANDS THAT THE REAL ESTATE IS BEING SOLD WITH NO CONTINGENCIES.



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- 91 13. PROPERTY DISCLOSURE FORM: Seller will provide to Purchaser a completed Property Disclosure Form if required
 92 by state law.
- 93 14. AGENCY DISCLOSURES: Buyer and Seller acknowledge having reviewed the attached state-mandated agency
 94 disclosure statement(s).
- 95 15. AFFILIATED BUSINESS ARRANGEMENT DISCLOSURES: An Affiliated Business Arrangement Disclosure has has
 96 not been executed in conjunction with this contract.
- 97 16. PROPERTY SURVEY: Buyer(s) acknowledges that surveys obtained by the lender are not for the benefit of the
 98 Buyer. If Buyer elects to have the property surveyed for his benefit, it shall be at Buyer's expense.
- 99 17. CONVEYANCE AND CLOSING: Closing services will be provided by title company designated by Buyer: _____
 100 _____ (name of title company, if known). Both Buyer and Seller agree
 101 to execute all documents required by the closing/escrow agent. At Closing, Seller shall be responsible for transfer
 102 taxes, Condominium or HOA transfer fees, conveyance fees, deed preparation, settlement fees chargeable to
 103 Seller, the cost of removing or discharging any defect, lien or encumbrance required for conveyance of the Real
 104 Estate as required by this Contract; and shall convey marketable title (as determined with reference to the Ohio
 105 State Bar Association Standards of Title Examination) to the Real Estate by recordable and transferable deed of
 106 general warranty or fiduciary deed, if applicable, in fee simple absolute, with release of dower, on October 27,
 107 2020, or earlier as mutually agreed by the parties to be the date of Closing. Title shall be free, clear and
 108 unencumbered as of Closing, with the exception of the following, if applicable: (1) covenants, conditions,
 109 restrictions and easements of record, (2) legal highways, (3) any mortgage expressly assumed by Buyer and agreed
 110 to by Seller's current lender in writing, (4) all installments of taxes and assessments becoming due and payable
 111 after Closing, (5) zoning and other laws, (6) homeowner/condominium association fees becoming due and payable
 112 after Closing, and (7) the following assessments (certified or otherwise): of record. Seller shall have the right at
 113 Closing to pay out of the Purchase Price any and all encumbrances or liens. Make deed to:
 114 _____ . NO OTHER FEES WILL BE PAID
 115 FOR THE SELLER.
- 116 18. SOLE CONTRACT: The parties agree that this Contract constitutes their entire agreement and no oral or implied agreement
 117 exists. Any amendments and/or extensions to this Contract shall be in writing, signed by all parties and copies shall be included
 118 with all copies of the original Contract. This Contract shall be binding upon the parties, their heirs, administrators, executors,
 119 successors and assigns. Faxes and Internet transmissions are an acceptable method of communication for physical delivery of
 120 the Contract in this transaction and shall be binding upon the parties.
- 121 19. ELECTRONIC SIGNATURES: Manual or electronic signatures on contract documents, transmitted in original, facsimile or
 122 electronic format shall be valid for purposes of this Contract and any amendments, addendums or notices to be delivered in
 123 connection with this Contract. Only original, manually signed documents shall be valid for deeds or other documents to be
 124 recorded at or after Closing or as may be required by Buyer's lender and/or the title insurance company and/or escrow agent.
- 125 20. INDEMNITY: Seller and Buyer recognize that the REALTORS® / AUCTIONEER/AUCTION FIRM involved in the sale are
 126 relying on all information provided herein or supplied by Seller or Seller's sources and Buyer and Buyer's sources
 127 in connection with the Real Estate, and agree to indemnify and hold harmless the REALTORS®, their agents and
 128 employees from any claims, demands, damages, lawsuits, liabilities, costs and expenses (including reasonable
 129 attorney's fees) arising out of any referrals, misrepresentation or concealment of facts by Seller or Seller's sources
 130 and/or Buyer and Buyer's sources.
- 131 21. ACKNOWLEDGMENT: Buyer and Seller acknowledge that any questions regarding legal liability with regard to any
 132 provision in this Contract, accompanying disclosure forms and addendums or with regard to Buyer's/Seller's
 133 obligations as set forth in this Contract must be directed to Buyer's/Seller's attorney. In the event the Broker
 134 provides to Buyer or Seller names of companies or sources for such advice and assistance, the parties additionally



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135 acknowledge and agree that the Broker does not warrant, guarantee, or endorse the services and/or products of
 136 such companies or sources.

137 22. This offer shall remain open for acceptance until _____, 2020 @ 1:00pm.

138 23. Payment/Fees to the Auction Company/Real Estate Company are contained in a separate contract/agreement
 139 between the Seller(s) and Auction Company/Real Estate Company.

140 24. Additional Terms: _____

141
 142 Auctioneer is licensed by Ohio Department of Agriculture and is Bonded in Favor of Ohio or by the State of Ohio
 143 under Auction Recovery Fund.

144
 145 **This Offer To Purchase made this** _____ **day of** _____, 2020 **at** _____ **[] a.m. [] p.m.**
 146

 Purchaser Date Purchaser Date

 Printed name/s of Purchaser Purchaser Address

 Purchaser Phone Numbers Purchaser Attorney

 Witness Witness

147
 148 The undersigned Seller has read and fully understands the foregoing offer and hereby [] accepts said offer and agrees to convey
 149 the property according to the above terms and conditions; [] rejects said offer; or [] counteroffers according to the above
 150 modifications initialed by Seller which counteroffer shall become null and void if not accepted in writing on or before
 151 _____ o'clock (AM) (PM) (NOON) (MIDNIGHT) Cincinnati Time on this date _____ (MM/DD/YYYY).
 152

 Seller Date Seller Date

 Printed name/s of Seller(s) Printed name/s of Seller(s) Date

 Seller Phone Numbers Seller Attorney

153
 154 I hereby acknowledge receipt of Non-Refundable Down Payment of \$ _____ Cash; or Check made payable to
 155 Re/Max Preferred Group or Other _____ By: _____

 Buyer's Broker Re/Max Preferred Group Listing Broker

 Firm MLS# By MLS# Firm MLS# By MLS#

 Buyer's Agent Signature Listing Agent Signature

156
 157 WE RECOMMEND PURCHASER RETAIN A COMPETENT ATTORNEY TO EXAMINE THE EVIDENCE OF TITLE



Lead-Based Paint Disclosure Housing Sales

A product of the
CINCINNATI AREA BOARD OF REALTORS®, INC.
Approved by Board Legal Counsel
(If not understood, seek legal advice. For real
estate advice, consult your REALTOR®.)



Property Address 2912 Compton Road, Cincinnati, OH 45251

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling unit was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.

Seller's Disclosure (Please initial where indicated):

MS

(a) **Presence of lead-based paint or lead-based paint hazards** (check one):

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

House is of age that it could have lead base paint on it.

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

MS

(b) **Records and reports available to the seller** (check one):

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

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

Buyer's Acknowledgment (Please initial where indicated):

 (c) **Buyer has received copies of all information listed in (b) above.**

 (d) **Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.**

 (e) **Buyer has** (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Please initial where indicated):

MS

(f) **Agent has informed the seller of the seller's 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 provided by the signatory is true and accurate.

By:

 Seller 8-10-2020 Date

 Buyer Date

 Seller Date

 Buyer Date

 Agent 8-10-2020 Date

 Agent Date



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

2912 Compton Road, Cincinnati, OH 45251

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials YAS Date 8-3-20
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 2912 Compton Road Cincinnati, OH 45251

Owners Name(s): Norbert H Stenwerf

Date: 8-2, 20 20

Owner [X] is [] is not occupying the property. If owner is occupying the property, since what date: 1949

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes [X] No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] Yes [] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: 3-2020 Inspected By: Hamilton County

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? [] Yes [X] No

Information on the operation and maintenance of the type of sewage system servicing the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [X] Yes [] No. Replaced roof, gutters, chimney 7-2020 due to storm damage (5yr warranty)

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? [X] Yes [] No. Repaired 7-2020 - Storm damage

Owner's Initials NKS Date 8-3-20

Purchaser's Initials Date

Property Address 2912 Compton Road Cincinnati, OH 45251

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/bakcup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: Repaired 7-2020 Storm damage

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of **any previous or current** movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): Sump pump installed

Do you know of **any previous or current** fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of **any previous/ current** presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of **any previous or current** problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NON/A		YES	NON/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the **previous or current** presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials MAJ Date 8-3-20 Purchaser's Initials _____ Date _____
Owner's Initials _____ Date _____ Purchaser's Initials _____ Date _____

Property Address 2912 Compton Road Cincinnati Ohio 45251

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral rights leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes No Unknown
Is the property located in a designated flood plain? Yes No
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LI D, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:
N/A

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials MMJ Date 8-3-20 Purchaser's Initials _____ Date _____
Owner's Initials _____ Date _____ Purchaser's Initials _____ Date _____

Property Address 2912 Compton Road Cincinnati OH 45251

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Robert H Steinfeld DATE: 8-3-20

OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in their area. This notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as presented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

RIVERTOWNE TITLE, LLC

Affiliated Business Arrangement Disclosure Statement

Date: August 10, 2020

Property: 2912 Compton Road, Cincinnati, OH 45251

This is to give you notice that Preferred Real Estate Group Inc. dba RE/MAX Preferred Group ("Referring Party") has a business relationship with Rivertowne Title, LLC. More specifically, Sojourners Title Agency, LLC ("Sojo") and Christine Beresford (Majority owner in Preferred Real Estate Group Inc. dba RE/MAX Preferred Group) entered into an Affiliated Business Arrangement wherein Sojo owns 51% and Christine Beresford owns 49% of Rivertowne Title, LLC, and as a Member has economic rights, including the sharing of profits and losses of, and the right to receive distributions from, Rivertowne Title, LLC. Because of these relationships, this referral may provide Referring Parties a financial or other benefit

A. Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use Rivertowne Title, LLC as a condition for the settlement of your loan and/or the purchase, sale or refinance of the property cited above. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Price
Owners Title Policy and Loan Title Policy	Charges are based on coverage provided. Call for quote. (Based on rates filed with the State of Ohio Department of Insurance)
Closing Protection Coverage	\$20 Borrower; \$40.00 Lender; \$55- Seller
Settlement Services	\$400-\$500 Buyer / \$25-\$50 Seller
Attorney Fees (Deed Prep)	\$100.00 Seller
Recording Fees	Costs vary based on county filed rates. Please call for quote

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Referring Party is referring me/us to purchase the-above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Buyer Signature
Date: _____

Buyer Signature
Date: _____

EBW [Signature]

Seller Signature
Date: 8-10-2020

Seller Signature
Date: _____



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) _____ and real estate brokerage _____ 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*) seller or buyer 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 _____

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100




Dusty Rhodes, Hamilton County Auditor

generated on 7/30/2020 4:32:22 PM EDT

Property Report

Parcel ID 510-0054-0146-00	Address 2912 COMPTON RD	Index Order Parcel Number	Tax Year 2019 Payable 2020
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Property Information

Tax District 141 - COLERAIN-NORTHWEST LSD	School District NORTHWEST LSD (HAMILTON CO.)	Images/Sketches 	
Appraisal Area 51002 - COLERAIN 02	Land Use 510 - SINGLE FAMILY DWLG		
Owner Name and Address STERWERF NORBERT H 2912 COMPTON ROAD CINCINNATI OH 45251 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address STERWERF NORBERT H 2912 COMPTON ROAD CINCINNATI OH 45251 <i>(call 946-4800 if incorrect)</i>		
Assessed Value 44,200	Effective Tax Rate 78.879778	Total Tax \$2,542.84	
Property Description COMPTON RD 1.99 AC R1-T2-S3 SW			

Appraisal/Sales Summary

Year Built	1920
Total Rooms	7
# Bedrooms	4
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	7/27/2016
Last Sale Amount	\$0
Conveyance Number	116430
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	2.017

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	55,810
CAUV Value	0
Market Improvement Value	70,490
Market Total Value	126,300
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,542.84
Tax as % of Total Value	2.464%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
2912 COMPTON RD	1,732	1920

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1920
Exterior Wall Type	Frame/Siding	Finished Square Footage	1,732
Basement Type	None	First Floor Area (sq. ft.)	1,170
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	Central	Half Floor Area (sq. ft.)	562
Total Rooms	7	Finished Basement (sq. ft.)	0
# of Bedrooms	4		
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Open Frame Porch	112	
Canopy over Masonry Stoop	240	
Detached Garage	640	1920
Detached Garage	1008	1920
Canopy - Detached Frame	270	1990
Frame Gazebo	144	1990
Poultry House, Frame Construction	380	1920

No Proposed Levies Found

No Passed Levies Found

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2016	116430	0	7/27/2016	STERWERF NORBERT H & DELORES M	STERWERF NORBERT H
1990	0	0	1/1/1990	STERWERF NORBERT H &	STERWERF NORBERT H & DELORES M
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	STERWERF NORBERT H &

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	55,810	70,490	126,300	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	57,320	71,040	128,360	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	60,340	74,780	135,120	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	77,620	69,990	147,610	0	120 Reappraisal, Update or Annual Equalization
2005	9/22/2005	78,400	70,700	149,100	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	21,300	56,300	77,600	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	20,000	52,800	72,800	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	19,300	44,300	63,600	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

**A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.

***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

ROBERT A. GOERING, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	141 - COLERAIN-NORTHWEST LSD	Tax Lien Sold	No
Current Owner(s)	STERWERF NORBERT H	Full Rate	111.660000
Tax Bill Mail Address	STERWERF NORBERT H 2912 COMPTON ROAD CINCINNATI OH 45251	Effective Rate	78.879778
		Non Business Credit	0.078616
		Owner Occupancy Credit	0.019654
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	19,530		
Improvements	24,670		
Total	44,200		

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$2,467.69		\$2,467.69	
Credit			\$724.45		\$724.45	
Subtotal			\$1,743.24		\$1,743.24	
Non Business Credit			\$137.05		\$137.05	
Owner Occupancy Credit			\$23.26		\$23.26	
Homestead			\$311.19		\$311.19	
Sales CR			\$10.91		\$10.91	
Subtotal	\$0.00	\$0.00	\$1,260.83	\$0.00	\$1,260.83	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,260.83		\$1,260.83	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$21.18		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,282.01		\$1,260.83	
Total Paid	\$0.00		\$1,282.01		\$1,260.83	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 13-999 STORM WATER

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
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Special Assessment Detail for 13-999 STORM WATER

Charge	\$0.00	\$0.00	\$11.37	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$11.37		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$9.81	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$9.81		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
7/8/2020	2 - 2019	\$0.00	\$0.00	\$1,260.83	\$0.00
1/23/2020	1 - 2019	\$0.00	\$1,282.01	\$0.00	\$0.00
6/14/2019	2 - 2018	\$0.00	\$0.00	\$1,131.58	\$0.00
1/22/2019	1 - 2018	\$0.00	\$1,152.76	\$0.00	\$0.00
6/11/2018	2 - 2017	\$0.00	\$0.00	\$1,074.40	\$0.00
1/18/2018	1 - 2017	\$0.00	\$1,095.58	\$0.00	\$0.00
1/31/2017	1 - 2016	\$0.00	\$1,124.24	\$1,103.06	\$0.00
1/15/2016	1 - 2015	\$0.00	\$1,134.89	\$1,113.71	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	55,810	Land	19,530	Full Tax Rate (mills)	111.660000
Building	70,490	Building	24,670	Reduction Factor	0.293572
Total	126,300	Total	44,200	Effective Tax Rate (mills)	78.879778
				Non Business Credit	0.078616
				Owner Occupancy Credit	0.019654

Tax Calculations

Half Year Tax Distributions

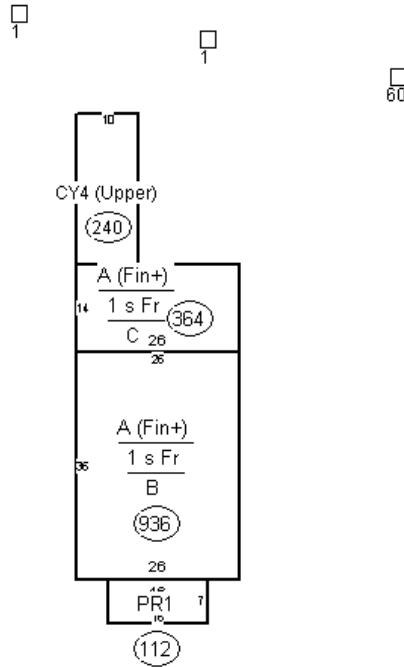
Gross Real Estate Tax	\$4,935.38	School District	\$5.95
- Reduction Amount	\$1,448.90	Township	\$2.22
- Non Business Credit	\$274.10	City/Village	\$0.00
- Owner Occupancy Credit	\$46.52	Joint Vocational School	\$0.26
- Homestead	\$622.38	County General Fund	\$0.27
Half Year Real Taxes	\$1,271.74	Public Library	\$0.28
- Sales Tax Credit	\$10.91	Family Service/Treatment	\$0.04
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$0.22
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$0.21
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$0.51
Semi Annual Net	\$1,260.83	Park District	\$0.15
		Crime Information Center	\$0.02
		Children Services	\$0.54
		Senior Services	\$0.19
		Zoological Park	\$0.05

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE		2099	\$0.00
13-999		STORM WATER		2099	\$0.00

Related Names

Name	Relationship	Status
STERWERF NORBERT H	Parcel Owner	Current