



**Property Information Package
Private Selling Officer
Online Auction**

**200 Cherry Avenue NE &
220 Cherry Avenue NE,
Canton, OH, 44702**

Bid at www.gryphonusa.com

For additional information please contact the auction firm at 614-885-0020
or rfk@gryphonusa.com

Auction conducted by:
Richard F. Kruse, Auctioneer & Private Selling Officer
Gryphon Auction Group
Borrer Commercial Real Estate



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ATTENTION PROSPECTIVE BIDDERS

ALL INFORMATION CONTAINED IN THIS AND OTHER ADVERTISEMENTS WAS OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER, NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, IS INTENDED OR MADE. NEITHER AUCTION COMPANY NOR SELLERS SHALL BE LIABLE FOR ANY ERRORS OR THE CORRECTNESS OF INFORMATION. PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS". PROSPECTIVE BIDDERS SHOULD VERIFY ALL INFORMATION. THE PROPERTY IS OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, MARITAL STATUS, OR NATIONAL ORIGIN. ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ANY OTHER INFORMATION OR PRINTED MATTER. THE PROPERTY AND IMPROVEMENTS WILL BE SOLD "AS IS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND INCLUDING ANY REPRESENTATIONS REGARDING ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY. THE WARRANTIES EXCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, FREEDOM FROM STRUCTURAL DEFECTS, CONSTRUCTION IN A WORKMANLIKE MANNER, AND FITNESS FOR HABITATION.

PLEASE MAKE SURE TO READ ALL OF THE TERMS AND CONDITIONS OF SALE. NOTE THAT ACCESS TO THE INTERIOR OF THE PROPERTY MAY NOT BE AVAILABLE PRIOR TO CLOSING.

SUMMARY OF TERMS AND CONDITIONS OF ONLINE AUCTION OF REAL PROPERTY – COMMERCIAL

Binding Auction Agreement

The terms and conditions set forth in this agreement apply to the auction of the property identified on the property details page. Your participation in the auction of the property indicates your intent – and results in your agreement – to be bound by the terms and conditions of this agreement. If you do not wish to be bound by the terms and conditions of this agreement, you should not participate in the auction of the property.

Do Not Trespass or Disturb the Occupant

Until the court orders a transfer of title to the property, the current owner retains all of its rights in the property, including the right to exclude people from the property. Your participation in the auction does not give you any right to enter the property. It is a crime to trespass on the property. You agree that you will not trespass on the property or disturb the homeowner or occupant.

Defined Terms

A *bidder* is a prospective buyer who places a bid on the property.

A *bid* is an irrevocable offer to purchase the property at the stated price.

The *buyer's premium* is the amount added to the highest bid to determine the contract price. The buyer's premium is calculated as a percentage of the highest bid. For example, if the highest bid is \$100,000 and the buyer's premium is 10%, the buyer's premium is \$10,000 and the contract price is \$110,000. The buyer's premium is due and payable to the PSO.

The *contract price* is the price of the property, payable by the highest bidder. The contract price is the sum of the highest bid and the buyer's premium.

The *highest bidder* is the bidder who submits the highest bid at the auction of the property and satisfies the terms and conditions of the auction. The Private Selling Officer determines the highest bidder.

The *property details page* is the page of the website that identifies the property up for auction. It is the page where bids are placed for that property.

The *website* is the one located at www.gryphonusa.com.

Public Auction; Not a Private Sale

A court in a foreclosure case has appointed a Private Selling Officer (“PSO”) to conduct an auction of the property. The auction is not a private sale of real estate. As a result, you will not receive disclosure and other documents customarily used in a private sale of

real estate, such as Agency Disclosures, Property Disclosures and Lead Based Paint Disclosures.

Property Offered "As-Is" and "Where-Is" / No Contingencies

The property is offered and being sold "as is" and "where is," with all faults, defects, and limitations, whether apparent or not. If you are the highest bidder, you must accept the property in whatever state and condition the property is in, with all defects, both patent and latent, and with all faults, whether known or unknown, existing at the time or arising in the future. All repairs, inspections, surveys, or permits related to the property are at your own risk and expense.

None of the contingencies that might apply in a private sale of real estate apply to the auction of the property. If you are the highest bidder, your obligation to complete your purchase of the property will be subject only to the court's confirmation of the sale. You will not be able to make the sale subject to a financing contingency, an inspection contingency, an occupancy contingency, or any other contingency.

Interior Access

The interior of the property may be able to be inspected by you or your appraiser, lender, or real estate agent by appointment.

Registering to Bid

If you want to bid on a property, you must register in accordance with the website's registration requirements. When registering, you may not provide false information or impersonate, imitate or pretend to be someone else.

The PSO may require proof that your registration information is accurate. If you do not provide such proof, the PSO may terminate or suspend your use of the website. You may not bid on any property if you have been temporarily or permanently suspended from using the website.

The PSO may reject the use of any password, username, or email address for any reason.

You may register to bid only if you are able to form a legally binding contract to purchase real property under Ohio law. You cannot bid if you are a minor or incompetent or do not have the mental capacity or authority to enter into a contract to purchase real property.

If you are registering an entity, your registration constitutes a representation and warranty that you have the mental capacity to enter into a contract to purchase real property and actual authority to legally bind the entity to a contract to purchase real property. If you do not have this authority, you agree that you will be personally liable for your conduct.

If any of your registration information changes, you must update it promptly. Your failure to do so is at your own risk. You will not seek to hold anyone else liable for your failure to keep your registration information up to date.

Safeguarding Your Registration Information

You are solely responsible for safeguarding your registration information and for updating and maintaining it. You are responsible for all actions taken with the use of your registration information. You may not authorize or permit anyone else to access or use your registration information, and you may not access or use anyone else's registration information. You may not sub-license, transfer, sell, rent, or assign your registration information to any third party. Any attempt to do so will be null and void.

Bidding on Property

If you place a bid on a property, your bid is an indication of your intent to purchase the property for the amount of your bid plus the buyer's premium. If you are the highest bidder and the court confirms the sale, you will be obligated to complete your purchase of the property for the contract price in accordance with orders from the court, Ohio law, instructions from the PSO, and the terms of this agreement.

Brokers

Brokers must register for commission at <https://www.gryphonusa.com/broker-acknowledgement-form/>

Paying the Sale Deposit

If you are the highest bidder, you must pay the required sale deposit within twenty-four (24) hours of the end of the auction.

You must make your payment to the title company identified on the property details page and in the email sent to the highest bidder. Your payment must be made by wire transfer. You will receive wire transfer instructions. No other method of payment is permitted.

If you fail to pay the sale deposit, you will be in default of your obligation to purchase the property. Your default may subject you to contempt of court proceedings or other legal consequences, including potential liability for damages.

If the website shows an incorrect sale deposit, the PSO may correct the error and require you to pay the correct amount of the sale deposit.

The Buyer's Premium

If you are the highest bidder and a 10% buyer's premium applies to your purchase, the amount of the buyer's premium will be added to your bid to determine the contract price.

You agree that you will pay the contract price to complete your purchase of the property and that the buyer's premium will be paid to the PSO.

Extension of Auction Period

If bidding occurs in the final moments of the auction, the end of the auction will be extended automatically for successive fixed periods of time (the “Anti-Snipe Time”). The auction will end after no bidding occurs during the Anti-Snipe Time.

Auction Might be Cancelled or Postponed / Sale Might be Vacated

Because the property is subject to a court proceeding, the auction might be cancelled or postponed at any time or the court might vacate the sale after the auction takes place or decide to not confirm the sale. If you are the highest bidder, your purchase of the property might be delayed indefinitely or you might not be able to complete your purchase of the property. You will bear all risk of loss in these circumstances and will not seek to hold anyone liable for any costs, expenses, or losses you may incur.

The Highest Bidder

The PSO has sole and absolute discretion to determine the highest bidder, subject to the court's review of the results of the auction and the court's confirmation of the sale.

If you are the highest bidder, you will have to complete and sign a Purchaser Information Form and return it to the PSO within twenty-four (24) hours of the end of the auction.

Paying the Balance Due

If you are the highest bidder, you must pay the following amounts by the payment deadline: (1) the balance of the contract price, (2) county transfer taxes, (3) county deed recording fees, and (4) any costs, allowances, and taxes that the contract price is insufficient to cover.

The payment deadline is thirty (30) days after the court's confirmation of the sale.

You must make your payment to the title company identified on the property details page and in the email sent to the highest bidder. Your payment must be made by wire transfer. You will receive wire transfer instructions. No other method of payment is permitted.

Your wire transfer must reference the Auction ID No. and the property address.

The Deed

The PSO will convey title to the property via a Private Selling Officer's deed in accordance with section 5302.31 of the Ohio Revised Code. No warranties of title are made in connection with the conveyance of title.

If you wish to take title in the name of an entity, the PSO may require documentation or information relevant to an entity's purchase of real property, such as entity formation documents and resolutions authorizing the transaction, all of which must be complete and accurate at the time it is provided.

Title Insurance

If the property is subject to section 2329.191 of the Ohio Revised Code, the highest bidder is covered by title insurance applicable to foreclosure actions. Section 2329.191 of the Ohio Revised Code requires the plaintiff in a foreclosure action relating to residential property to file a Preliminary Judicial Report (a "PJR") with the court and to update it with a Final Judicial Report. The PJR is a guarantee of the record title only and is made for the use and benefit of the guaranteed party, as defined in the PJR, and the purchaser at the judicial sale, subject to all of the exclusions, exceptions, conditions, and stipulations set forth in the PJR.

A PJR does not provide the same coverage that an owner's title insurance policy provides. An owner's policy provides greater coverage. If you wish to obtain an owner's policy, you may contact the title company identified on the property details page for additional information. Any additional title insurance coverage will be solely at your expense.

Consequences of Defaulting on Your Purchase

If you default on your obligation to purchase the property by the payment deadline, then: (1) you agree to forfeit or pay the amount of the sale deposit to the plaintiff or judgment creditor who requested the sale of the property and further agree that such an amount is reasonable to cover the costs of your default, (2) you hereby consent to the personal jurisdiction of the court that ordered the sale of the property and agree to the issuance of an order from that court vacating the sale of the property, (3) you agree to pay damages to the plaintiff or the judgment creditor who requested the sale of the property in an amount equal to the difference between your contract price and the contract price at a subsequent sale of the property. You also acknowledge that, in addition to the foregoing, you may be held in contempt of court under section 2329.30 of the Ohio Revised Code and that your eligibility to use the website may be suspended or terminated. These consequences of default are in addition to any other remedies provided by law; you may be subject to other consequences not described in this agreement.

Disclaimers Regarding Information

The PSO has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to the property, including whether any information is complete, accurate, reliable, current, or error-free. All descriptions of properties on the website are based solely on visual observations or information available from public records and are provided solely for identification purposes.

Occupancy Status

No representations are made about whether the property is occupied. If you are the highest bidder, all eviction proceedings and other duties and responsibilities of a real

property owner and/or landlord, including compliance with federal, state or local laws, ordinances and regulations, will be your sole responsibility and obligation.

Jurisdiction of the Court

The property and the auction process are subject to the jurisdiction of a court (the "Court"), usually the Court of Common Pleas in the county in which the property is located. Your rights and obligations are governed and interpreted by the laws of the State of Ohio, other applicable law, orders from the Court (collectively, "Applicable Law"), and the terms and conditions of this agreement. If there is conflict between this agreement and Applicable Law, the conflict will be resolved in favor of Applicable Law.

This agreement shall be construed, and the legal relations between the parties determined, in accordance with the laws of the State of Ohio, without regard to its conflicts of law rules. Any allegation, controversy or claim arising from or relating to an auction of property or brought in connection with this agreement shall be brought in the Court or, if the Court no longer has jurisdiction over the Property, then in the Franklin County, Ohio, Court of Common Pleas or the United States District Court located in Franklin County, Ohio. You hereby irrevocably consent to the exclusive jurisdiction and venue of these courts. You agree to submit to the personal jurisdiction of these courts, and you agree not to assert the doctrine of *forum non conveniens* in any action in these courts.

Amendments to this Agreement

The PSO reserves the right to amend the terms of this agreement at any time. All amendments become effective upon posting to the website. If you object to any amendment, your sole recourse will be to stop using the website and/or participating in an auction on the website. Your continued use of the website and/or participation in any auction on the website constitutes your acknowledgement of the amendment and agreement to be bound by the terms and conditions of this agreement, as amended.

By registering to bid, I agree that I have read and understand the previous terms and conditions.

Online Only Foreclosure Auction Office and Warehouse buildings



200 & 220 Cherry Ave. Canton, OH 44702

The property is reported to be 4 buildings on 2 contiguous parcels totaling 68,163 SqFt, including warehouse and office space. The first parcel contains 1 warehouse, built in 1926 and comprises 50,920 SqFt. It is a 4-story building with a full basement and 1 HB. It has a raised overhead door on the South side facing 2nd St. NE. The second parcel contains an office/ retail building and 2 posterior warehouses. The office building has an effective year built of 1896 and comprises 5,236 SqFt. There is approx. 3,000 SqFt of paved area on the North side partitioned by a 6 Ft chain fence. The second warehouse is a 1-story building totaling 4,559 SqFt, built in 1896. It has 2 HBs. It runs west from the rear of office building. There is an overhead door accessible from the North side via 3rd St. NE. The third warehouse consists of 7,448 SqFt and has effective built year of 1896. Building is 2-stories and has a full basement. There are two raised overhead doors on the west side accessible by a small loading area behind the office building. There is approx. 3,000 SqFt of concrete area on the Northeast side of property. All buildings have ducted heat/ gas and are of brick on masonry construction. No Central air. Parcel number: 229955, 209354. Note, there is a city order to repair or demolish building(s) on parcel 209354. Information provided by public sources and is believed to be accurate but not guaranteed. Auctioneer has not reviewed the interior of the structures. Appraised at \$330,000.00. Minimum bid is \$220,000.00

Bid online thru Wed. Jan. 29 at 1pm

www.gryphonusa.com

Richard F. Kruse, Auctioneer

rfk@gryphonusa.com

614-774-4118

Contact: Jeremy Pratt

jgp@gryphonusa.com

614-885-0020



**** Brokers must pre-register buyers at GryphonUSA.com to earn commissions**

*A Buyer's Premium will be assessed to the purchaser for any third party sales

Subject Property	
Parcel	229955
Owner	G & A ENTERPRISES
Address	200 CHERRY AVE NE CANTON OH 44702-1139
Mailing Address Line 1	LERETA LLC
Mailing Address Line 2	1123 PARKVIEW DR
Mailing Address Line 3	COVINA CA 91724
Legal Description	144 WH
Last Inspected	01/01/2018
Property Class	COMMERCIAL
DTE Classification	480 - COMMERCIAL WAREHOUSE
Tax District	00020 CANTON CITY - CANTON CSD
School District	7602 CANTON CSD
Township	MCKINLEY TOWNSHIP
City	CANTON CITY
Neighborhood	002-05-99-01
Map Routing Number	02 065B 34 1100

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2018	\$29,600	\$10,360	\$162,100	\$56,740	\$191,700	\$67,100
2017	\$21,100	\$7,390	\$140,300	\$49,110	\$161,400	\$56,500
2016	\$21,100	\$7,390	\$140,300	\$49,110	\$161,400	\$56,500
2015	\$21,100	\$7,390	\$140,300	\$49,110	\$161,400	\$56,500
2014	\$19,800	\$6,930	\$131,000	\$45,850	\$150,800	\$52,780
2013	\$19,800	\$6,930	\$131,000	\$45,850	\$150,800	\$52,780
2012	\$19,800	\$6,930	\$131,000	\$45,850	\$150,800	\$52,780
2011	\$25,000	\$8,750	\$202,400	\$70,840	\$227,400	\$79,590
2010	\$25,000	\$8,750	\$202,400	\$70,840	\$227,400	\$79,590
2009	\$25,000	\$8,750	\$202,400	\$70,840	\$227,400	\$79,590
2008	\$25,000		\$202,800		\$227,800	\$79,730

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
BUILDING SITE				13,400	SF	\$2.80	0	\$29,600

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
5/18/1994	5350	1994	1	YES	\$170,000	\$63,000
11/26/1990	11783	1990	1	YES	\$180,000	\$63,000
9/6/1990	8908	1990	1	YES	\$180,000	\$85,470

Details for Primary Building 7688173					
Building Type	515 - WAREHOUSE, STORAGE	Construction Type	21 - BRICK ON MASONRY	Full Baths	0
Year Built	1926	Quality Basement Finish	0 - NONE	Half Baths	1
Number Of Stories	4.00	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	DUCTED HEAT/GAS	Number Of Fireplaces	0
Living Area	50920	Central Air	NO	Family Room	NO
Quality Grade	100	Number Of Bedrooms	0	Primary Value	\$162,100

100 Feet

225890

225887

225889

225888

234522

209354

9999

299173

244139

229955

2ND ST, NE

228857

43

246822

246820

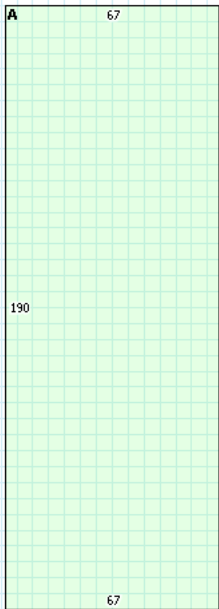
246823

299251

9999

234660

AccuGlobe
Map Engine



Scale: 5ft

A 515
12730 sqft

229955 Building ID 7688173

Data For Parcel 229955

Previous Years Tax per Property

Tax Data

Parcel:	229955
Owner:	G & A ENTERPRISES
Site Address:	200 CHERRY AVE NE CANTON OH 44702-1139
Map Routing Number:	02 065B 34 1100
Tax Map:	CC_065B.pdf



[+] [Try our old map.](#)

Tax Information - Data as of 1/9/2020 1:06:05 AM

Bill Number:	20188652569	Installment Number:	2
Taxable Land Value:	\$10,360	Taxable Building Value:	\$56,740
Owner Occupancy Discount:	NO	Homestead Reduction:	NO
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:		Tax Abatement:	NO
Owner Occupancy Qualified Value:		Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2018		

Tax Billing - Data as of 1/9/2020 1:06:05 AM

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	3,214.09			08/10/2019
	Tax Reduction	-853.00			
	_ Net Tax:	2,361.09	2,361.09	.00	
	27-MUSKINGUM WATERSHED	9.00	9.00	.00	
	82-SPECIAL IMPROVEMENT DIST	341.12	341.12	.00	
	_ Total 1st Half:	2,711.21	2,711.21	.00	
2nd Half:	Real Estate Tax	3,214.09			
	Tax Reduction	-853.00			
	_ Net Tax:	2,361.09	.00	2,361.09	
	27-MUSKINGUM WATERSHED	9.00	.00	9.00	
	_ Total 2nd Half:	2,370.09	.00	2,370.09	
Post 2nd Half:	Tax Pen 2nd Half	236.11	.00	236.11	
	SA Pen 2nd Half: 27-MUSKINGUM WATERSHED	.90	.00	.90	
	December Interest	43.46	.00	43.46	
	_ Total Post 2nd Half:	280.47	.00	280.47	
	Total:	5,361.77	2,711.21	2,650.56	

Tax Payments - Data as of 1/9/2020 1:06:05 AM

Payment Date	Payment Half	Payment Amount
02/11/2019	1	\$2,711.21

Special Assessments - Data as of 1/9/2020 12:13:05 AM

Agency	Code	StandardAmount	Status	Type	Balance
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$9.00	ACTIVE	SEMI-ANNUAL FIXED	\$0.00
MUN - CANTON CITY	14 - DELINQUENT WATER	\$778.22	ACTIVE	ANNUAL FIXED	\$0.00
MUN - CANTON CITY	82 - SPECIAL IMPROVEMENT DIST	\$330.57	PAID IN FULL	ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$18.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUN - CANTON CITY	13 - DELINQUENT SEWER ACCOUNTS	\$480.88	ACTIVE	ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$9.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$9.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$9.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00

1/9/2020

Stark County, Ohio - Property Data

MUN - CANTON CITY	82 - SPECIAL IMPROVEMENT DIST	\$341.11	ACTIVE	ANNUAL FIXED	\$682.22
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$9.00	ACTIVE	SEMI-ANNUAL FIXED	\$9.90
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$9.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00

The CAMA data is current as of 1/9/2020 1:29:48 AM.

Subject Property	
Parcel	209354
Owner	G & A ENTERPRISES
Address	220 CHERRY AVE NE CANTON OH 44702-1139
Mailing Address Line 1	LERETA LLC
Mailing Address Line 2	1123 PARKVIEW DR
Mailing Address Line 3	COVINA CA 91724
Legal Description	142-110.95' WE;143-IRR WE
Last Inspected	04/26/2019
Property Class	COMMERCIAL
DTE Classification	480 - COMMERCIAL WAREHOUSE
Tax District	00020 CANTON CITY - CANTON CSD
School District	7602 CANTON CSD
Township	MCKINLEY TOWNSHIP
City	CANTON CITY
Neighborhood	002-05-99-01
Map Routing Number	02 065B 34 1000

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2018	\$39,700	\$13,900	\$94,800	\$33,200	\$134,500	\$47,100
2017	\$28,400	\$9,940	\$79,100	\$27,710	\$107,500	\$37,650
2016	\$28,400	\$9,940	\$79,100	\$27,710	\$107,500	\$37,650
2015	\$28,400	\$9,940	\$79,100	\$27,710	\$107,500	\$37,650
2014	\$26,500	\$9,280	\$73,900	\$25,880	\$100,400	\$35,160
2013	\$26,500	\$9,280	\$73,900	\$25,880	\$100,400	\$35,160
2012	\$26,500	\$9,280	\$75,800	\$26,540	\$102,300	\$35,820
2011	\$33,500	\$11,730	\$95,500	\$33,440	\$129,000	\$45,170
2010	\$33,500	\$11,730	\$95,500	\$33,440	\$129,000	\$45,170
2009	\$33,500	\$11,730	\$98,200	\$34,380	\$131,700	\$46,110
2008	\$33,500		\$96,200		\$129,700	\$45,400

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
BUILDING SITE				17,980	SF	\$2.80	0	\$39,700

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
9/19/1996	11138	1996	1	YES	\$75,000	\$31,400
5/2/1994	4516	1994	1	YES	\$80,000	\$29,300

Details for Primary Building 7678962					
Building Type	515 - WAREHOUSE, STORAGE	Construction Type	21 - BRICK ON MASONRY	Full Baths	0
Year Built	1896	Quality Basement Finish	0 - NONE	Half Baths	2
Number Of Stories	1.00	Percent Complete	100	Basement	0 - NONE
Condition	4 - FAIR	Heat Type	DUCTED HEAT/GAS	Number Of Fireplaces	0
Living Area	4559	Central Air	NO	Family Room	NO
Quality Grade	80	Number Of Bedrooms	0	Primary Value	\$15,900

Details for Secondary Building 7819265					
Building Type	395 - OFFICE, GENERAL	Construction Type	21 - BRICK ON MASONRY	Full Baths	
Year Built		Quality Basement Finish	0 - NONE	Half Baths	
Number Of Stories	2.00	Percent Complete	100	Basement	0 - NONE
Condition	4 - FAIR	Heat Type	DUCTED HEAT/GAS	Number Of Fireplaces	NOT AVAILABLE
Living Area	5236	Central Air	NOT AVAILABLE	Family Room	NOT AVAILABLE
Quality Grade	100	Number Of Bedrooms		Primary Value	\$40,500

Details for Secondary Building 7819266					
Building Type	515 - WAREHOUSE, STORAGE	Construction Type	21 - BRICK ON MASONRY	Full Baths	
Year Built		Quality Basement Finish	0 - NONE	Half Baths	
Number Of Stories	2.00	Percent Complete	100	Basement	1 - FULL
Condition	4 - FAIR	Heat Type	DUCTED HEAT/GAS	Number Of Fireplaces	NOT AVAILABLE
Living Area	7448	Central Air	NOT AVAILABLE	Family Room	NOT AVAILABLE
Quality Grade	100	Number Of Bedrooms		Primary Value	\$31,600

Details for Improvement 6553369					
Building Type	406 - CONCRETE	Adjustment Percent	0	Year Built	1980
Number Of Stories	NOT AVAILABLE	Value	4,200	Reason	-
Frontage	0.00	Common Walls	NOT AVAILABLE	Condition	AVERAGE
Depth	NOT AVAILABLE	Construction Type	NOT AVAILABLE	Grade	100
Area (sqft)	3,000	Height	NONE	Value	4,200

Details for Improvement 6553370					
Building Type	405 - PAVING - ASPHALT	Adjustment Percent	0	Year Built	1980
Number Of Stories	NOT AVAILABLE	Value	2,300	Reason	-
Frontage	0.00	Common Walls	NOT AVAILABLE	Condition	AVERAGE
Depth	NOT AVAILABLE	Construction Type	NOT AVAILABLE	Grade	100
Area (sqft)	3,000	Height	NONE	Value	2,300

Details for Improvement 6262464					
Building Type	310 - FENCING - CHAIN	Adjustment Percent	0	Year Built	1978
Number Of Stories	1	Value	400	Reason	-
Frontage	0.00	Common Walls	0	Condition	AVERAGE
Depth	0	Construction Type	LIGHT/MEDIUM STEEL	Grade	110
Area (sqft)	110	Height	6	Value	400

285956

208076

3RD ST, NE

205318

242816

243586

202187

205320

202520

299173

243891

210783

225890

225887

225889

225888

CHERRY AVE, NE

209354

234522

299173

244139

2ND ST, NE

9999

229955

43

228857



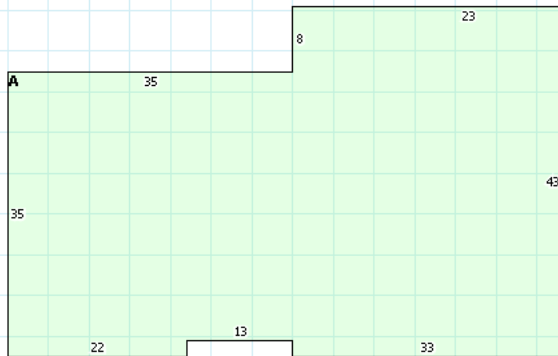
Scale: 5ft

A 515
4559 sqft

209354 Building ID 7678962

Scale: 5ft

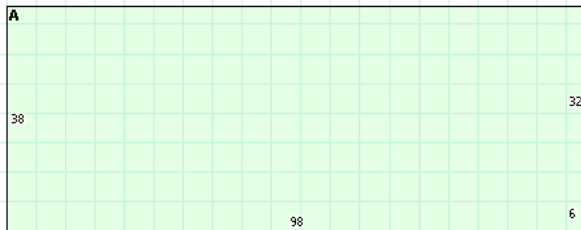
A 395
2618 sqft



209354 Building ID 7819265

Scale: 5ft

A 515
3724 sqft



209354 Building ID 7819266

Data For Parcel 209354

Previous Years Tax per Property

Tax Data

Parcel:	209354
Owner:	G & A ENTERPRISES
Site Address:	220 CHERRY AVE NE CANTON OH 44702-1139
Map Routing Number:	02 065B 34 1000
Tax Map:	CC_065B.pdf



[+] [Try our old map.](#)

Tax Information - Data as of 1/9/2020 1:06:05 AM

Bill Number:	20188779014	Installment Number:	2
Taxable Land Value:	\$13,900	Taxable Building Value:	\$33,200
Owner Occupancy Discount:	NO	Homestead Reduction:	NO
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:		Tax Abatement:	NO
Owner Occupancy Qualified Value:		Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2018		

Tax Billing - Data as of 1/9/2020 1:06:05 AM

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	2,256.09			08/10/2019
	Tax Reduction	-598.75			
	_ Net Tax:	1,657.34	1,657.34	.00	
	27-MUSKINGUM WATERSHED	15.00	15.00	.00	
	82-SPECIAL IMPROVEMENT DIST	456.78	456.78	.00	
	_ Total 1st Half:	2,129.12	2,129.12	.00	
2nd Half:	Real Estate Tax	2,256.09			
	Tax Reduction	-598.75			
	_ Net Tax:	1,657.34	.00	1,657.34	
	27-MUSKINGUM WATERSHED	15.00	.00	15.00	
	_ Total 2nd Half:	1,672.34	.00	1,672.34	
Post 2nd Half:	Tax Pen 2nd Half	165.73	.00	165.73	
	SA Pen 2nd Half: 27-MUSKINGUM WATERSHED	1.50	.00	1.50	
	December Interest	30.66	.00	30.66	
	_ Total Post 2nd Half:	197.89	.00	197.89	
	Total:	3,999.35	2,129.12	1,870.23	

Tax Payments - Data as of 1/9/2020 1:06:05 AM

Payment Date	Payment Half	Payment Amount
02/11/2019	1	\$2,129.12

Special Assessments - Data as of 1/9/2020 12:13:05 AM

Agency	Code	StandardAmount	Status	Type	Balance
MUN - CANTON CITY	82 - SPECIAL IMPROVEMENT DIST	\$442.67	PAID IN FULL	ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$15.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUN - CANTON CITY	13 - DELINQUENT SEWER ACCOUNTS	\$99.76	ACTIVE	ANNUAL FIXED	\$0.00
MUN - CANTON CITY	14 - DELINQUENT WATER	\$82.45	ACTIVE	ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$15.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUN - CANTON CITY	82 - SPECIAL IMPROVEMENT DIST	\$456.78	ACTIVE	ANNUAL FIXED	\$913.56
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$15.00	ACTIVE	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$30.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00

1/9/2020

Stark County, Ohio - Property Data

MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$15.00	ACTIVE	SEMI-ANNUAL FIXED	\$16.50
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$15.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$15.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00

The CAMA data is current as of 1/9/2020 1:29:48 AM.