

ORDINANCE C-63-09

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF 3374 VENTURA BOULEVARD  
AND APPROPRIATE \$145,000.00 FROM THE GENERAL FUND FOR SAID PURCHASE

WHEREAS, the property located at 3374 Ventura Blvd. is immediately adjacent to both Windsor Park and the Grove City Department of Public Service complex; and

WHEREAS, the acquisition of the Property would provide a storage area and enable the City, if needed in the future, to expand the service complex or the park.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY,  
STATE OF OHIO, THAT:

SECTION 1. Council hereby authorizes the purchase of the property located at 3374 Ventura Blvd. as set forth in Exhibit "A".

SECTION 2. There is hereby appropriated \$145,000.00 from the unappropriated monies of the General Fund to Acct. #001-0010-3000-710 for the purchase price, including related closing costs.

SECTION 3. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Passed: 9-21-09

Effective: 9-21-09

Attest:

I certify that this ordinance is correct as to form.

I certify that there is money in the treasury, or is in the process of collection to pay the within ordinance.

  
Ted A. Berry, President of Council

  
Richard L. Stage, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

  
Stephen J. Smith, Director of Law

  
Michael A. Turner, Director of Finance

Southwest Brokers, Inc.  
5928 Haughn Rd.  
Grove City, Ohio 43123  
(614) 876-4448

C-63-09  
Exhibit "A"



Real Estate Purchase Contract  
Adopted by the Columbus Board of REALTORS  
and by the Columbus Bar Association



It is recommended that all parties  
be represented by legal counsel and a Realtor.

Date August 5, 2009

The undersigned Buyer agrees to buy and the undersigned Seller agrees to sell, through you as Broker, upon the terms hereinafter set forth, the following real estate located in the State of Ohio, County of Franklin described as:

3374 Ventura Blvd., Grove City, OH 43123.

1. On the following terms: \$140,000.00 (One Hundred Forty Thousand Dollars) total sales price. Buyer agrees to buy property in an "AS IS" condition. This contract contingent upon buyer obtaining all necessary approvals within 60 days and satisfactory appraisal. Seller to have possession up to 9 months after closing, contract is assignable.

2. **Deed:** Seller shall convey to Buyer marketable title in fee simple by transferable and recordable general warranty deed, with release of dower, if any, or fiduciary deed, as appropriate, free and clear of all liens and encumbrances not excepted by this contract, and except the following: (None, if nothing inserted.)

3. **Taxes and Assessments:** At closing, Seller shall pay or credit on purchase price all delinquent taxes, including penalty and interest, all assessments which are a lien on the date of contract and all agricultural use tax recoupments for years prior to the year of closing. At closing, Seller shall also pay or credit on the purchase price all other unpaid real estate taxes which are a lien for years prior to closing and a portion of such taxes and agricultural use tax recoupments for year of closing prorated through date of closing and based on a 365 day year and, if undetermined, on most recent available tax rate and valuation, giving effect to applicable exemptions, recently voted millage, change in valuation, etc., whether or not certified.

Seller warrants that no improvements or services (site or area) have been installed or furnished, or notification received from public authority, or owner's association of future improvements of which any part of the costs may be assessed against the real estate, except the following: (None, if nothing inserted.)

4. **Fixtures and Equipment:** The consideration shall include any fixtures, including but not limited to: built-in appliances; heating, central air conditioning, and humidifying equipment and their control apparatus; stationary tubs; pumps; water softening equipment (unless leased); roof antennae; attached wall-to-wall carpeting and attached floor coverings; curtain rods and window coverings (excluding draperies and curtains); attached mirrors; light, bathroom and lavatory fixtures; storm and screen doors and windows, awnings, blinds and window air conditioners, whether now in or on the premises or in storage; garage door openers and controls; attached fireplace equipment; security systems and controls (unless leased); smoke alarms, satellite TV reception system and components; all exterior plants and trees; and the following:

The following shall be excluded: \_\_\_\_\_

PROPERTY ADDRESS: 3374 Ventura Blvd., Grove City, OH 43123

- ~~5. **Property Inspection and Test:** Seller shall cooperate in making the property reasonably available for inspection and test(s) described in 5A, 5B, 5C, and 5D. Buyer shall be responsible for the repair(s) of any damage caused by their inspection(s) and test(s); repairs shall be timely completed in a workman-like manner at Buyer's expense.~~
- ~~5A. Buyer, at Buyer's expense, shall have \_\_\_\_\_ days (Not applicable if number of days is not inserted) after acceptance hereof to have the property and all improvements, fixtures, and equipment inspected and tested and any other environmental inspection(s) and/or test(s) completed.~~
- ~~5B. Buyer, at Buyer's expense, shall have \_\_\_\_\_ days (Not applicable if number of days is not inserted) after acceptance hereof to have the property inspected for wood destroying insects and furnish a report on FHANA approved form by an Ohio Certified Pest (Termite) Control Applicator and to secure a gas line warranty with a written guaranty from a gas line repair company or licensed plumber of Buyer's choosing. Seller shall pay Buyer, at closing, for the first \$ \_\_\_\_\_ of the cost of such inspection and gas line warranty.~~
- ~~5C. Buyer, at Buyer's expense, shall have \_\_\_\_\_ days (Not applicable if number of days is not inserted) after acceptance hereof to have the septic and well system inspected by a local health authority or State EPA approved laboratory of Buyer's choosing. Seller shall pay Buyer, at closing, the first \$ \_\_\_\_\_ of the cost of such septic and well inspection.~~
- ~~5D. Buyer, at Buyer's expense, shall have \_\_\_\_\_ days (Waived if number of days is not inserted or home was built after January 1, 1978) to have a lead-based paint inspection(s) and test(s). (With respect to housing constructed prior to January 1, 1978, the Seller is obligated to provide certain information and disclosures regarding lead-based paint. Every Buyer of any interest in residential real property on which a residential dwelling 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. In the event that the home was built prior to January 1, 1978, Buyer must be provided with the pamphlet entitled "Protect Your Family from Lead in Your Home" and the Lead-Based Paint and Lead-Based Hazard Disclosure Form. 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 inspection(s) 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.)~~
- ~~5E. If Buyer is not, in good faith, satisfied with the condition of the property as disclosed by the inspection(s) and test(s) provided for in paragraph 5A, 5B, 5C, and 5D above, Buyer may elect to do one of the following:~~
- ~~(i) within the time period specified above, deliver to Seller or Seller's agent a written request that the Seller remedy any unsatisfactory conditions, along with a written copy of the inspection(s) and test(s) specifying said unsatisfactory conditions and in the event that Buyer and Seller do not reach an agreement regarding remedying the unsatisfactory conditions within the time period specified above, then unless Buyer, in writing, waives such request prior to the expiration of such period, this contract shall terminate OR~~
  - ~~(ii) within the time period specified above, terminate this contract by delivering written notice of such termination to Seller or Seller's agent, along with a written copy of such inspection(s) and test(s), which notice and report(s) shall specify the unsatisfactory conditions. Failure of Buyer to so deliver written notice constitutes a waiver of Buyer's right to terminate pursuant to this provision.~~
- ~~**IT IS NOT THE INTENT OF THIS PROVISION TO PERMIT THE BUYER TO TERMINATE THIS AGREEMENT FOR COSMETIC OR NON-MATERIAL CONDITIONS.**~~
- ~~6. **Home Maintenance Plan:** Seller, at Seller's expense of \$ \_\_\_\_\_, shall provide \_\_\_\_\_ (Not applicable if plan name not inserted.) The brokers may receive compensation in connection with the sale of the home maintenance plan.~~
- ~~7. **Title Insurance:** Seller shall furnish and pay for an owner's title insurance commitment and policy in the amount of the purchase price, with copy of subdivision or condominium plat. The title evidence shall be certified to within 30 days prior to closing with endorsement as of 8:00 A.M. on the business day prior to the date of closing, all in accordance with the standards of the Columbus Bar Association, and shall show in Seller marketable title in fee simple free and clear of all liens and encumbrances except: (a) those created by or assumed by Buyer; (b) those specifically set forth in this contract; (c) zoning ordinances; (d) legal highways; and (e) covenants, restrictions, conditions and easements of record which do not unreasonably interfere with present lawful use. Buyer shall pay any additional costs incurred in connection with mortgage insurance issued for the protection of Buyer's lender. If Buyer desires a survey, Buyer shall pay the cost thereof.~~

~~If title to all or part of the real estate is unmarketable, as determined by Ohio law with reference to the Ohio State Bar Association's Standards of Title Examination, or is subject to liens, encumbrances, easements, conditions, restrictions or encroachments other than those excepted in this contract, Seller shall within (30) days after written notice thereof, remedy or remove any such defect, lien, encumbrance, easement, condition, restriction or encroachment or obtain title insurance without exception therefore. At closing, Seller shall sign an affidavit with respect to off-record title matters in accordance with the community custom.~~

PROPERTY ADDRESS: 3374 Ventura Blvd., Grove City, OH 43123

8. **Rentals, Interest, Condominium Charges, Insurance, Utilities and Security Deposits:** Adjustments shall be made through date of closing for: (a) rentals; (b) interest on any mortgage assumed by Buyer; (c) condominium or other association periodic charges; and (d) transferrable insurance policies, if Buyer so elects. Seller shall pay, through date of possession, all accrued utility charges and any other charges that are or may become a lien. Security deposits shall be transferred to Buyer.
9. **Damage or Destruction of Property:** Risk of loss to the real estate and appurtenances shall be borne by Seller until closing provided that if any property covered by this contract shall be substantially damaged or destroyed before this transaction is closed, Buyer may (a) proceed with the transaction and be entitled to all insurance money, if any, payable to Seller under all policies covering the property, or (b) rescind the contract, and thereby release all parties from liability hereunder, by giving written notice to Seller and Broker within ten (10) days after Buyer has written notice of such damage or destruction. Failure by Buyer to so notify Seller and Broker shall constitute an election to proceed with the transaction.
10. **Deposit:** Buyer has deposited with Broker the sum receipted for below, which shall be returned to Buyer, upon Buyer's request, if no contract shall have been entered into. Upon acceptance of this contract by both parties, Broker shall deposit such amount in its trust account to be disbursed, subject to collection by Broker's depository, as follows: (a) deposit shall be applied on purchase price or returned to Buyer when transaction is closed; (b) if Seller fails or refuses to perform, or any contingency is not satisfied or waived, the deposit shall be returned; (c) if Buyer fails or refuses to perform, this deposit shall be paid to the Seller. If the parties are unable to agree upon the disposition of the deposit, then upon the request of either Buyer or Seller for the return or payment of the deposit, the Broker holding the deposit shall give written notice to the other party of such request, and shall advise the other party that such deposit shall be returned or paid in accordance with such request unless the other party delivers written objection thereto within 20 days after receipt of such notice. If the Broker does not receive any written objection within such 20-day period, then the Broker shall return or pay such deposit in accordance with such request. If the other party objects in writing within such 20-day period, Broker shall retain the deposit until (i) Buyer and Seller have settled the dispute; (ii) disposition has been ordered by a final court order; or (iii) Broker deposits said amount with a court pursuant to applicable court procedures. The return or payment of such deposit shall not in any way prejudice the rights of Seller, Buyer or Broker(s) in any action for damages or specific performance.
11. **Miscellaneous:** Buyer has examined all property involved and, in making this offer, is relying solely upon such examination with reference to the condition, character and size of land and improvements and fixtures, if any. This contract constitutes the entire agreement and there are no representations, oral or written, which have not been incorporated herein. Time is of the essence of all provisions of this contract. All representations, covenants and warranties of the parties, contained in this Contract, shall survive the closing.
12. **Closing and Possession:** This contract shall be performed and this transaction closed on or before Dec. / 31 / 2009 unless the parties agree in writing to an extension.  
Month Day Year

Seller is entitled to possession through Approx. May 1, 2010

At the time Seller delivers possession, the property will be in the same condition as the date of acceptance of this contract, except as provided in the Damage or Destruction of Property paragraph, normal wear and tear excepted; and all debris and personal property not included in this contract shall be removed by Seller.

13. **Duration of Offer:** This offer shall be open for acceptance through \_\_\_\_\_ / August 7 / \_\_\_\_\_ / 2009  
Time Month Day Year

**NOTICE:**

**#1 Ohio Fair Housing Law:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex familial status, ancestry, handicap, or national origin; or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

**#2 Residential Property Disclosure Form:** With respect to the sale of real property that has from one to four dwelling units, most sellers will be required to provide Buyer with a completed Property Disclosure Form complying with the requirements of Ohio law. If such disclosure is required but is not provided by the time Buyer enters into this agreement, Buyer may be entitled to rescind this agreement by delivering a document of rescission to Seller or Seller's agent, provided such document of rescission is delivered prior to all three of the following dates:

(1) The date of closing (2) 30 days after the Seller accepted the Buyer's offer; and (3) Within 3 business days following the receipt by Buyer or Buyer's agent of the Property Disclosure Form or amendment of that form.

**#3 Ohio's Sex Offender Registration and Notification Law:** Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community if a sex offender resides in the area. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law. Therefore, you can obtain information from the sheriff's office regarding the notices they have provided pursuant to Ohio's sex offender notification law.

PROPERTY ADDRESS: 3374 Ventura Blvd., Grove City, OH 43123

The undersigned Buyer agrees to the terms herein and acknowledges the receipt hereof:

Signature

Richard H. McCall, Agent for Buyer  
Print Name

Signature

Print Name

Address \_\_\_\_\_

Phone \_\_\_\_\_

Deed to \_\_\_\_\_

Signed this 6 day of Aug, 2009

Name of Buyer's Attorney \_\_\_\_\_

Phone \_\_\_\_\_

Selling Broker Southwest Brokers, Inc.

Selling Broker # 05970 Phone 614/875-4448

Fax# 614/539-5119

Address 5928 Haughn Rd.

Grove City, OH 43123

Selling Agent Dick McCall File # 171792

Home Phone # 614/571-4448

The undersigned Seller agrees to the terms herein and acknowledges the receipt hereof:

Signature

Mary S. Brooks  
Print Name

Signature

Print Name

Address \_\_\_\_\_

Phone (614) 991-0083

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Name of Seller's Attorney \_\_\_\_\_

Phone \_\_\_\_\_

Listing Broker Same

Listing Broker # \_\_\_\_\_ Phone \_\_\_\_\_

Fax# \_\_\_\_\_

Address \_\_\_\_\_

Listing Agent \_\_\_\_\_ File # \_\_\_\_\_

Home Phone # \_\_\_\_\_



Broker acknowledges receipt of the sum of \$ \_\_\_\_\_ by cash/  
check which shall be held, deposited and disbursed pursuant to the **Deposit** paragraph.  
By \_\_\_\_\_



# 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: 3374 Ventura Blvd., Grove City, OH 43123

Buyer(s): Richard H. McCall, Agent for Buyers

Seller(s): Mary S. Brooks

## 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) Dick McCall and real estate brokerage Southwest Brokers, Inc. 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.

[Signature]  
BUYER/TENANT                      8/6/09  
DATE

[Signature]  
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, 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100





Auditor, Franklin County, Ohio

Geographic Information System

PID: 040-006627  
BROOKS MARY S  
147 N HALDY AVE, COLUMBUS OH 43204

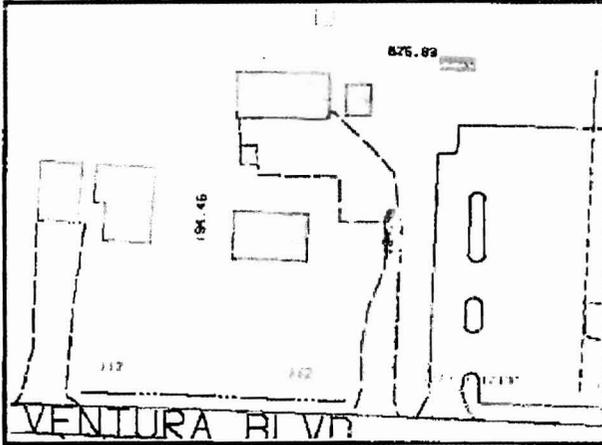


Image Date: 06/05/2009 11:02:56



Image Date: 5/20/2008 11:15:06 A

**Owner Name** BROOKS MARY S  
**Site Address** 03374 VENTURA BL  
**Mall Address** MARY S BROOKS  
3374 VENTURA BLVD  
GROVE CITY OH 43123  
**Tax District** CITY OF GROVE CITY  
**Description** 3374 VENTURA BLVD  
CASTLE FARMS 33

**Transfer Date** 12/21/2007  
**Sale Amount** \$0  
**Year Built** 1986  
**Auditor's Map** M092C 027.00  
**Neighborhood** 08204  
**School Name** SOUTH-WESTERN CSD  
**Annual Taxes** \$2,054.86

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$21,100	\$0	\$0
Building	\$87,500	\$0	\$0
Total	\$108,600	\$0	\$0

**Accessed Acreage** 0.499  
**Landuse** 510 - ONE-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

**Building Information**

**Rooms** 5      **Baths** 1  
**Bedrooms** 3      **Half Baths** 1

**Number of Cards** 1  
**Square Feet** 1,082      **Fireplaces** 0  
**Air Cond.** NONE      **Stories** 1.0

**Disclaimer**

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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# Summary

## Parcel Info

Parcel ID	Map Routing Number	Owner	Location
<b>040-006627-00</b>	<b>040-M092C - 027-00</b>	<b>BROOKS MARY S</b>	<b>03374 VENTURA BL</b>

Summary



Property Profile

Land

Building

Improvements

MAP(GIS)

Sketch

Photo

Transfer History

Area Sales Activity

Area Rentals

Tax Information

Levy Info

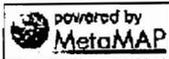
Tax Distribution

Rental Contact

Tax Estimator

Property Reports

Tax Estimator by School/District



Data updated on:  
2009-08-05 07:11:30

Owner Information	
Owner	<b>BROOKS MARY S</b> <b>147 N HALDY AVE</b> <b>COLUMBUS OH 43204</b> If the address above is incorrect - Click Here
Tax Bill Mailing Info	<b>MARY S BROOKS</b> <b>3374 VENTURA BLVD</b> <b>GROVE CITY OH 43123</b> To change mailing information ONLY - Click Here

Current Value		
	Market	Taxable
Land	<b>\$21,100</b>	<b>\$7,390</b>
Improvements	<b>\$87,500</b>	<b>\$30,630</b>
Total	<b>\$108,600</b>	<b>\$38,020</b>
Cauv	<b>0</b>	<b>0</b>

Legal Description
<b>3374 VENTURA BLVD</b> <b>CASTLE FARMS 33</b>

Building Data			
Year Built	<b>1986</b>	Total Sq Footage	<b>1,092</b>
Total Rooms	<b>5</b>	Bedrooms	<b>3</b>
Full Baths	<b>1</b>	Half Baths	<b>1</b>

Most Recent Transfer	
Sale Amount	<b>\$0</b>
Date of Sale	<b>12/21/2007</b>
Conveyance Type	<b>AF</b>
Exempt Number	<b>914294-N</b>
Number of Parcels	<b>1</b>

2008 Tax Status		
Land Use	<b>[510] ONE-FAMILY DWELLING</b>	
Tax District	<b>[040] CITY OF GROVE CITY</b>	
School District	<b>[2511] SOUTH-WESTERN CSD</b>	
Neighborhood	<b>08204</b>	
Board of Revision	<b>NO</b>	CDQ
Homestead Exemption	<b>NO</b>	Owner Occupied Reduction (2.5%) <b>NO</b>
Special Assessment	<b>YES</b>	

Tax Year 2008		
Annual Taxes	<b>\$2,054.86</b>	Taxes Paid <b>\$2,215.54</b>