

Tax year 2025 BOR no. 26-00069  
 County CARROLL Date received 3/9/2026

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.  
 Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint  Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property	James D. Weber	2086 Wedge Rd S.W.	
2. Complainant if not owner	Jdw LLC.	2094 Wedge Rd S.W.	
3. Complainant's agent			
4. Telephone number and email address of contact person		970-300-8920 cell 330 627 4957 Hm jdw@jdw LLC 11@yahoo.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
33 0000 971 000		2086 Wedge Rd S.W. RECEIVED	
		MAR 09 2026	
7. Principal use of property <u>Guest House</u>			
AUDITOR'S OFFICE CARROLL COUNTY OH			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
330000971000	\$ 41,000 <sup>00</sup>	116 450	\$ 75,450 \$ 75,450
9. The requested change in value is justified for the following reasons: <u>The Reason is we need the value corrected</u>			



10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_ and sale price \$ 41,000 ; and attach information explained in "Instructions for Line 10" on back.
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_
13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/09/26 Complainant or agent (printed) James Weber Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 9<sup>th</sup> day of March 2026  
(Date) (Month) (Year)

Notary [Signature]



**Eva N Johnson**

Notary Public, State of Ohio

My Commission Expires 10/01/29

# Instructions for Completing DTE 1

DTE 1  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint**. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

**General Instructions:** Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 8.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 10.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.



March 2, 2026

RECEIVED  
MAR 09 2026  
AUDITOR'S OFFICE  
CARROLL COUNTY OH

**Appraisal of Real Estate for James Weber**

**Subject Property:** 2086 Wedge Rd. Northeast Quarter Section 15, Township 14, Range 6, Lot Number 7 in Piney View Allotment Recorded in Plat Volume 2, Page 251, Carroll County, State of Ohio. Also known as 2086 Wedge Rd SW Carrollton, OH 44615. The JDW2 LLC property.

**Tax Parcel #330000971000**

This is a 55'x150' lot accessed from Wedge Rd; a gravel road in fair condition. The lot has neither a well, spring, nor septic system. Water is provided from an adjoining property.

The dwelling is a 2017 single-story frame home of 546 square feet. The exterior has T-111 siding and shingled roofing. The floor plan features an open concept living room with oak kitchenette and 2 bedrooms on the main level. The full walkout basement level has a bathroom with composting toilet, utility area, and single stall drive under garage. The sole heat source for the structure is a wood burning stove. The foundation is concrete block and structure is in good condition. The northern half of the lot where the cabin is located lays fairly level with decent access. However, the remainder of the lot falls downhill steeply behind the structure, rendering it rather useless for further development.

The status of minerals underlying the property was not investigated nor accounted for in this opinion of value.

*546 square feet @ \$100 = \$54,600*

**Opinion of Value  
\$54,600**

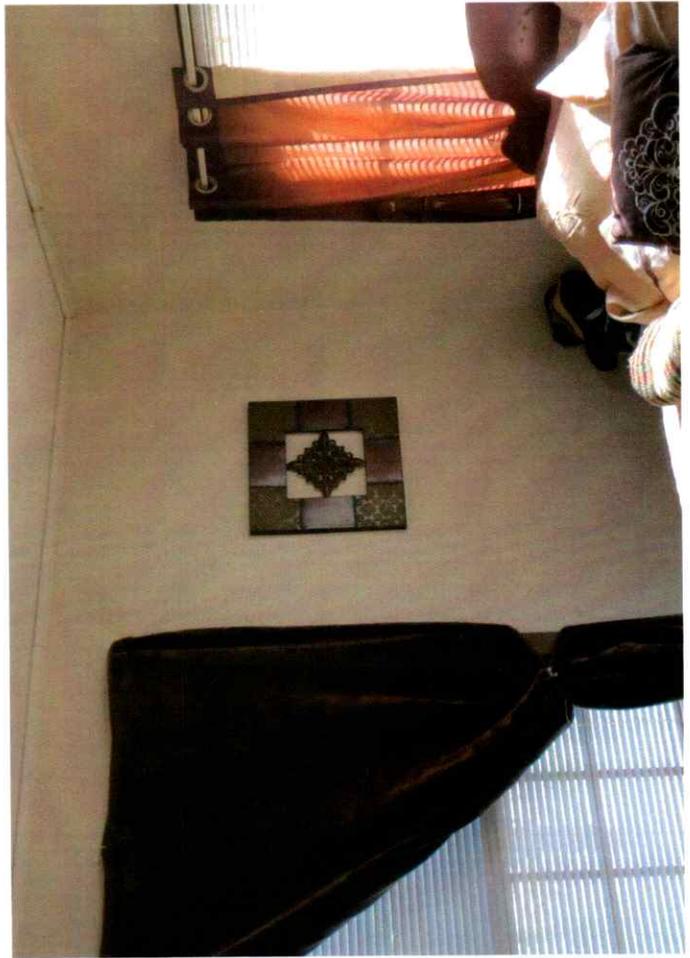
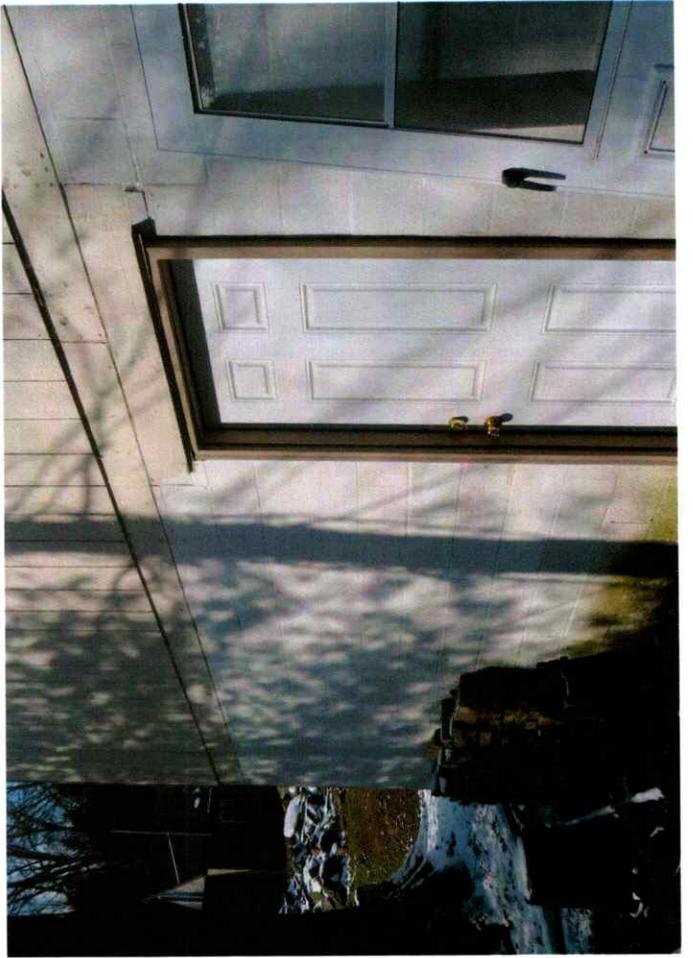
I certify that I personally inspected the above-described property and gathered information from sources believed to be correct. Any additional research or testimony required by the client, or the court will be billed at the current rates.



William Newell  
Auctioneer/Realtor/Appraiser  
Newell Realty & Auctions LLC







Carroll County, OH



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 34 feet  
2/17/2026





Parcel: 33-0000971.000  
**STACI BRADY**

Year: 2025



Carroll County Auditor | Carroll County, Ohio

**SUMMARY**

Deeded Name	JDW2 LLC	Taxpayer	JDW2 LLC
Owner	JDW2 LLC 2094 WEDGE RD SW CARROLLTON OH 44615-9519		2094 WEDGE RD SW CARROLLTON OH 44615-9519
Tax District	33-UNION TWP-CARROLLTON EVSD	Land Use	510-SINGLE FAMILY DWELLING
School District	CARROLLTON EVSD	Class	Residential
Neighborhood	00033N-PINEYVIEW 1 & 2	Subdivision	
Location	2086 WEDGE RD LOT 7	Legal	LOT 7 PINEY VW 1
CD Year		3315E-12.000	Routing Number 15E
Acres	0.0000	Map Number	
		Sold	08/26/2025
			Sales Amount 0.00

**VALUE**

District	33-UNION TWP-CARROLLTON EVSD	
Land Use	510-SINGLE FAMILY DWELLING	
Enrolled Programs		
	Appraised	Assessed
Land	13,480	4,720
Improvement	102,970	36,040
<b>Total</b>	<b>116,450</b>	<b>40,760</b>
CAUV	N	0
Homestead	N	0
OOC	N	0
<b>Taxable</b>	<b>116,450</b>	<b>40,760</b>

**CURRENT CHARGES**

Full Rate	49.000000			
Effective Rate	34.767313			
Qualifying Rate	32.190728			
	Prior	First	Second	Total
Tax	0.00	642.94	642.94	1,285.88
Special	0.00	1.00	1.00	2.00
<b>Total</b>	<b>0.00</b>	<b>643.94</b>	<b>643.94</b>	<b>1,287.88</b>
Paid	0.00	0.00	0.00	0.00
Due	0.00	643.94	643.94	1,287.88

**FUTURE CHARGES**

Type	Description	Amount
Special Assessments	099 MWCD	2.00

**TRANSFER HISTORY**

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
08/26/2025	Buyer: JDW2 LLC Seller: WEBER JAMES WARRANTY DEED 175/3248	0.00 806	N M	1
08/05/2025	Buyer: WEBER JAMES Seller: WEBER JOHN & DENISE J/S QUIT CLAIM DEED 175/1063	41,000.00 514	N	1
11/17/2014	Buyer: WEBER JOHN & DENISE J/S Seller: ISENHOUR GERALD L & ANDR WARRANTY DEED	2,200.00 637	Y	1
08/05/2008	Buyer: ISENHOUR GERALD L & ANDR Seller: RICH EDWARD R & SHERRY R WARRANTY DEED	1,000.00 480	N	1

**LAND**

Type	Dimensions	Description	Value
FL-FRONT LOT	55.0000 X 150.0000	Effective - Frontage / Depth	13,480
		<b>Total</b>	<b>13,480</b>

**DWELLING**

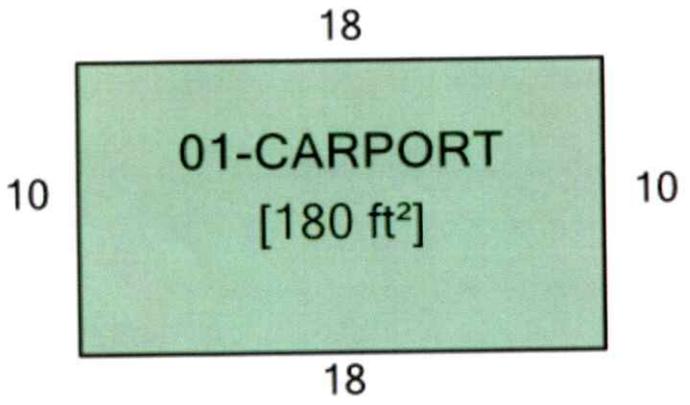
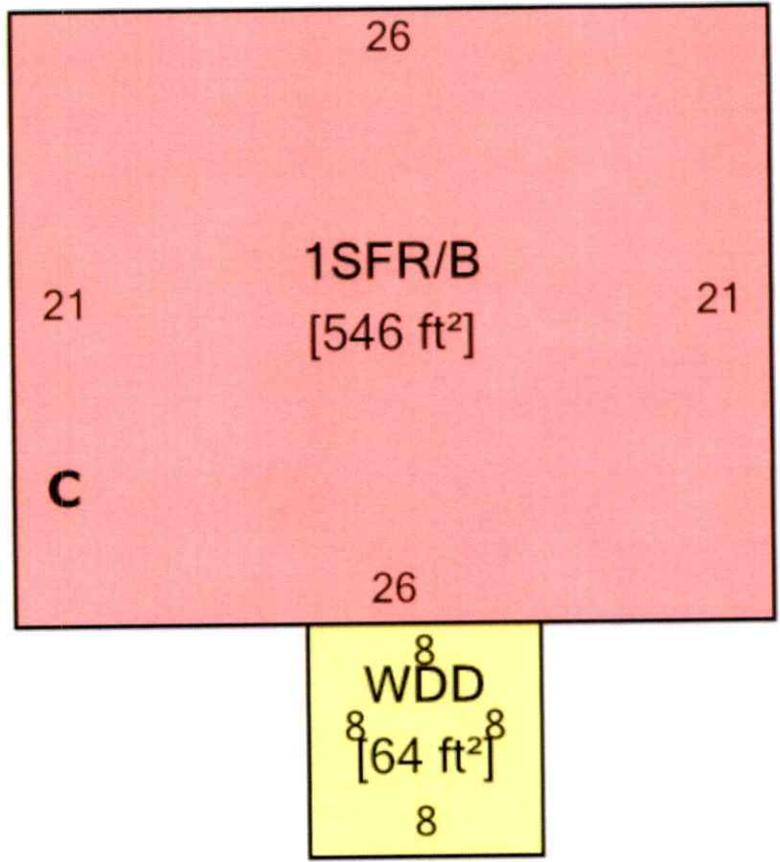
Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Dining Rooms	Other Fixtures	Heating	Cooling	Grade	Fireplace Openings	Fireplace Stacks	Living Area	Total Area	Value
1-SINGLE FAMILY	Family Rooms	1.00	0	0	0	1	0	0	0	AV-AVERAGE	2017	0	1	0	0	10,992
	Condition															102,970

**OTHER IMPROVEMENT**

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	01-CARPORT	2024		AV-AVERAGE	18 X 10	Length x Width (Optional)	180	0
							Total	0

**SKETCH**

Card 1		Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
A	1SFR/B (1 STORY FRAME / BASEMENT)	546	First Floor	546	546
B	WDD (WOOD DECK)	64	Basement	546	0
C	1CBASG (1 CAR BASEMENT GARAGE)	0	Total	1,092	546
1	01-CARPORT	180			





Property Type is 'Residential' Current Price is 1000 to 99000 MLS Status is 'Sold' 02/25/2026 to 03/27/2024 MLS Status is one of 'Active', 'C-Under Contract ALLOW Showings', 'P-Under Contract NO Showings' County is 'Carroll' Above Grade Finished Area is 100 to 900 Lot Size Acres is 0 to 1

Listings as of 2/25/2026 at 1:04 pm, Page 1 of 1

## Market Analysis Summary | Residential

#	MLS#	Address	City	Bds	Bths	Grg	Yr Blt	SqFt	Acres	Date	\$ SqFt	DOM	CDOM	Orig Price	List Price	Close Price	CP/LP
<b>Listings: Sold</b>																	
1	5092287	5103 Poplar Dr SW	Carrollton	2	1 (1/0)		0	600	0.10	02/11/25	41.25	15	15	\$0	\$0	\$24,750	
2	5154271	5027 Johnston Dr SW	Carrollton	2	1 (1/0)		1960	480	0.11	10/01/25	83.33	14	14	\$49,900	\$49,900	\$40,000	80%
3	5090815	6009 Vo Ash Dr SW	Carrollton	1	2 (2/0)		1976	560	0.40	02/28/25	85.71	44	44	\$58,000	\$58,000	\$48,000	83%
4	5064966	6074 Vo Ash Dr SW	Carrollton	2	2 (2/0)		1982	736	0.11	01/22/25	101.90	88	88	\$119,900	\$104,900	\$75,000	71%

<b>Sold Total: 4</b>	<b>Min</b>	1	1.00	0	480	0.10	41.25	14	14	\$0	\$0	\$24,750	71%
	<b>Max</b>	2	2.00	1982	736	0.40	101.90	88	88	\$119,900	\$104,900	\$75,000	83%
	<b>Avg</b>	2	1.50	1480	594	0.18	78.05	40	40	\$56,950	\$53,200	\$46,938	78%
	<b>Med</b>	2	1.50	1968	580	0.11	84.52	30	30	\$53,950	\$53,950	\$44,000	80%

<b>4</b>	<b>Total Listings</b>	<b>Average for all:</b>	2	1.50	1480	594	0.18	\$78.05	40	40	\$56,950	\$53,200	\$46,938	78%
		<b>Median for all:</b>	2	1.50	1968	580	0.11	\$84.52	30	30	\$53,950	\$53,950	\$44,000	80%

<b>Quick Statistics</b>		<b>Min</b>	<b>Max</b>	<b>Avg</b>	<b>Med</b>
	<b>List Price</b>	\$0	\$104,900	\$53,200	\$53,950
	<b>Sale Price</b>	\$24,750	\$75,000	\$46,938	\$44,000
	<b>Sale / List</b>	0%	83%	59%	76%

Prepared By William Newell

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Listings information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections. Information is believed to be correct but is not guaranteed.

William F Newell  
 Newell Realty & Auctions, LLC  
 bill@newellrealtyandauctions.com  
 Ph: 330-323-4832

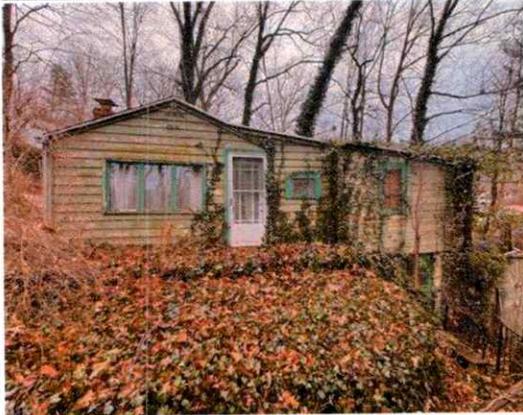


## 5103 Poplar Dr SW, Carrollton, OH 44615

MLS#: **5092287**  
 Status: **Sold**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

Close Price: **\$24,750**  
 List Price: **\$0 (Auc)**  
 DOM/CDOM: **15/15**



List Dt Rec: **01/02/2025**  
 Unit:  
 County: **Carroll**

List Date: **01/02/2025**  
 Contg Dt:  
 Pend Dt: **01/16/2025**  
 Off Mkt Dt: **01/16/2025**  
 Close Dt: **02/11/2025**  
 Exp Dt:

Parcel ID: **TX 33-0000663.000**  
 Twp: **Union Twp**  
 Subdiv:  
 School Dist: **Carrollton EVSD - 1002**  
 Bedrooms: **2**  
 Total Baths: **1 (1/0)**  
 Yr Built: **0/Public Records**  
 Liv Area: **600/NA/600**  
 Acres: **0.10**  
 Photo Opt Out: **No**

Stories: **1**  
 Tot Stories:  
 Levels: **One**  
 \$/SqFt: **\$41.25**

Directions: **5103 Poplar Dr. SW, Carrollton, OH 44615: From Carrollton go south on SR 332, right on Autumn Rd., take a sharp right onto Elk Rd. SW, then right onto Poplar Dr. Watch for signs.**

### Legal/Taxes

Taxes: **\$567** Tax Year: **2023** Assessment: **No** Homestead: **No**  
 Legal: **6 14 14 NW1/4 PT LOT 101 PALERMO ON THE LAKE**

### Rooms/SqFt Information

Beds:	Main	Upper	Lower
Beds Main:	<b>2</b>		
Full Baths:	<b>1</b>	<b>0</b>	<b>0</b>
Half Baths:	<b>0</b>	<b>0</b>	<b>0</b>
Laundry:	<b>0</b>	<b>0</b>	<b>0</b>

SqFt Approximate FINISHED/Source:  
 Above Gr: **600/Auditors Website**  
 Below Gr: **-**  
 TOTAL: **600**

Lot Information  
 Lot Sz Src: **Auditors Website**

# Rooms: # FP: **1**

### Features

Architect Style:	<b>Cabin</b>	Year Built:	<b>0/Public Records</b>
Prop Condtn:	<b>Fixer</b>		
Basement:	<b>No, Partial</b>	Cooling:	<b>None</b>
Heating:	<b>Electric</b>		
Fireplace:	<b>Yes/#FP:1</b>	Garage:	<b>No</b>
Lot Features:	<b>Lake Privileges/Acce</b>	Carpport:	<b>No</b>
Parking:	<b>Off Site</b>	Sewer:	<b>Holding Tank, Unknown</b>
Construction:	<b>Wood</b>	Waterfront:	<b>No</b>
Roof:	<b>Asphalt</b>		
Water:	<b>Well</b>		
Fence:			
Pool:	<b>No</b>		

Remarks: **Online Only Auction! Handyman Cabin at Leesville Lake. Union Twp., Carroll County, OH. ABSOLUTE AUCTION, all sells to the highest bidder online only. ONLINE BIDDING STARTS: FRIDAY, JANUARY 10, 2025, 1:00 PM AND ENDS: THURSDAY, JANUARY 16, 2025, 1:00 PM. Looking for a getaway lake property? This property is located within short walking distance to the lake and docks. Leesville Lake is known for its great fishing, trophy muskie fishing, and a short distance to public hunting/recreation areas. The cabin features an open kitchen, dining area, and living room with a wood-burning stove. Two bedrooms and full bath with shower. Breaker electric and electric furnace. Well water & holding tank for septic. The cabin has been vacant for some time and shows mold on the walls. Ready to be renovated to your liking. Carroll Co. parcel #33-0000663.000. Take a look at this lot at your convenience. \$284.74 annual taxes. Any mineral rights owned by the seller to transfer. For more information or help with bidding contact the auctioneer.**

### Agent/Broker Info

List Agent: **Eugene R Kiko (C2003011172)**   
 Contact #: **330-495-0131**  
 LA Email: **genokiko@kikocompany.com**  
 LA License #: **OH SAL.2003011172**  
 Attrib Cnt: **genokiko@kikocompany.com 330-495-0131**  
 Waived Agt: **No**

List Office: **Kiko (C11415)**   
 Office Phone: **330-453-9187**  
 Office Fax: **330-453-1765**  
 Brokerage Lic: **257874**

Buyer Agent: [Eugene R Kiko \(C2003011172\)](#)   
Contact #: **330-495-0131**  
BA Email: [genokiko@kikocompany.com](mailto:genokiko@kikocompany.com)  
BA License #: **OH SAL.2003011172**  
Co Buyer Agt: [Ian Smith \(2022006463\)](#)  
Co License #: **OH SAL.2022006463**  
Co BA Email: [iansmith@kikocompany.com](mailto:iansmith@kikocompany.com)

Buyer Office: [Kiko \(C11415\)](#)   
Office Phone: **330-453-9187**  
Office Fax: **330-453-1765**  
Brokerage Lic: 257874  
Co Buyer Off: [Kiko \(C11415\)](#)  
Brokerage Lic: 257874

**Showing**

Electronic Lock Box: **No** Serial #:  
Showing Rqmts: **Call Listing Agent**  
Show Address to Client: **Yes**

**Distribution**

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

**Listing/Contract Info**

Owner Name: Owner Phone: Owner Agent: **No** Warranty: **No**  
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**  
Listing Contract Date: **01/02/2025** Expiration Date: Purchase Contract Date: **01/16/2025**  
Possession: **Time of Transfer** Orig List Price: **\$0**  
Occupant: **Vacant**  
Special Listing Conditions: **Auction**  
Online Bidding: **Yes** [www.kikoauctions.com](http://www.kikoauctions.com)  
Auct Date: **01/16/2025** Auct Time: **1:00PM-1:00PM**  
Broker Remarks: **For Online Bidding go to our website, click on the auction you are interested in, and press the Bid on Real Estate button.**  
Comparable Information  
Close Date: **02/11/2025** Close Price: **\$24,750**  
Closed By: **Auction** Seller Pd Closing Costs: **\$0**  
Buyer Financing: **Cash**

Prepared By: William F. Newell Information is Believed To Be Accurate But Not Guaranteed Date Printed: 02/25/2026 01:05 PM  
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5092287

[5103 Poplar Dr SW, Carrollton, OH 44615](#)

# 5027 Johnston Dr SW, Carrollton, OH 44615

MLS#: **5154271**  
 Status: **Sold**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

Close Price: **\$40,000**  
 List Price: **\$49,900**  
 DOM/CDOM: **14/14**



List Dt Rec: **09/07/2025**  
 Unit:  
 County: **Carroll**

List Date: **09/07/2025**  
 Contg Dt:  
 Pend Dt: **09/21/2025**  
 Off Mkt Dt: **09/21/2025**  
 Close Dt: **10/01/2025**  
 Exp Dt:

Parcel ID: **TX 33-0000672.000 33-0000884.001**  
 Twp: **Union Twp**  
 Subdiv: **Palermo On Lake Add 01**  
 School Dist: **Carrollton EVSD - 1002**  
 Bedrooms: **2**  
 Total Baths: **1 (1/0)**  
 Yr Built: **1960/Public Records**  
 Liv Area: **480/NA/480**  
 Acres: **0.11**  
 Photo Opt Out: **No**

Stories: **1**  
 Tot Stories: **2**  
 Levels: **One**  
 \$/SqFt: **\$83.33**

Directions: **Autumn Road SW to Parkland to Elk to Meadow to Johnson**

### Legal/Taxes

Taxes: **\$439** Tax Year: **2024**  
 Legal: **LOT 19 PALERMO ON LK 1 S PT**

Assessment: **No** Homestead: **No**

### Rooms/SqFt Information

Beds: <b>2</b>	Main	Upper	Lower
Beds Main:	<b>2</b>		
Full Baths:	<b>0</b>	<b>0</b>	<b>1</b>
Half Baths:	<b>0</b>	<b>0</b>	<b>0</b>
Laundry:	<b>0</b>	<b>0</b>	<b>0</b>

SqFt Approximate FINISHED/Source:  
 Above Gr: **480/Public Records**  
 Below Gr: **-**  
 TOTAL: **480**

Lot Information  
 Lot Sz Src: **Auditors Website**

# Rooms: **4** # FP: **1**

Room	Level	Dimensions	Floors	Features
Living Room	1st		Wood	
Kitchen	1st		Wood	
Bedroom	1st		Wood	
Bedroom	1st		Wood	
Bathroom	Bsmnt			

### Features

Architect Style: <b>Cabin</b>	Year Built: <b>1960/Public Records</b>
Prop Attached: <b>No</b>	Builder Name:
Prop Condt: <b>Actual YBT, Fixer</b>	
Basement: <b>Yes, Exterior Entry, Full, Interior Entry, Storage Space, Walk-Out Access</b>	
Heating: <b>Oil</b>	Cooling: <b>None</b>
Appliances: <b>Range</b>	
Fireplace: <b>Yes/#FP:1/Living Room, Wood Burning</b>	
Parking: <b>None</b>	
Construction: <b>Vinyl Siding</b>	Garage: <b>No</b>
Roof: <b>Asphalt/Fiberglass</b>	Carport: <b>No</b>
Water: <b>Well</b>	Sewer: <b>Holding Tank</b>
Fence: <b>None</b>	Waterfront: <b>No</b>
Foundation: <b>Block</b>	
Pool: <b>No</b>	
Community: <b>Fishing, Lake</b>	

Remarks: **Leesville Lake,,,,this 2 bedroom cottage is ready for a new owner. So much potential is waiting for you to make this home your own, Located on a dead end street, you will love the privacy and tranquility this home has to offer, Just minutes from the lake and the woods you could spend your days fihing, hunting or just relaxing in front of the fireplace. Property is being " sold as is",**

### Agent/Broker Info

List Agent: **Angie Hartong (C366356)**   
 Contact #: **330-705-8034**  
 LA Email: **angiehartong65@gmail.com**  
 LA License #: **OH SAL.0000366356**  
 Attrib Cnt: **angiehartong65@gmail.com, 330-705-8034**  
 Waived Agt: **No**  
 Buyer Agent: **Angie Hartong (C366356)**   
 Contact #: **330-705-8034**

List Office: **High Point Real Estate Group (C98987)**   
 Office Phone: **330-492-1900**  
 Office Fax: **330-492-0074**  
 Brokerage Lic: **434629**  
 Buyer Office: **High Point Real Estate Group (C98987)**   
 Office Phone: **330-492-1900**

BA Email: [angiehartong65@gmail.com](mailto:angiehartong65@gmail.com)  
BA License #: **OH SAL.0000366356**

Office Fax: **330-492-0074**  
Brokerage Lic: 434629  
**Showing**

---

Electronic Lock Box: **No** Serial #:  
Show Address to Client: **Yes**  
Agent Safety: **Electricity Not On, Minimal or No Interior Lighting, Vacant Distribution**  
Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

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**Listing/Contract Info**

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Owner Name: **Jan T Bell** Owner Phone: Owner Agent: **No** Warranty: **No**  
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**  
Listing Contract Date: **09/07/2025** Expiration Date: Purchase Contract Date: **09/21/2025**  
Possession: **Time of Transfer** Orig List Price: **\$49,900**  
Occupant: **Vacant**  
Special Listing Conditions: **Principal/NR**  
Online Bidding: **No**  
Court Ordered: **No**  
List Terms: **Cash**  
Broker Remarks: **Owner has never lived in property, electric and heat are not on, seller does not know where the holding tank is located**

Comparable Information

Close Date: **10/01/2025** Close Price: **\$40,000**  
Closed By: **Sale** Seller Pd Closing Costs: **\$0**  
Buyer Financing: **Cash**

Prepared By: William F. Newell Information is Believed To Be Accurate But Not Guaranteed Date Printed: 02/25/2026 01:05 PM  
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5154271

[5027 Johnston Dr SW , Carrollton, OH 44615](#)

# 6009 Vo Ash Dr SW, Carrollton, OH 44615

MLS#: **5090815**  
 Status: **Sold**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

Close Price: **\$48,000**  
 List Price: **\$58,000**  
 DOM/CDOM: **44/44**



List Dt Rec: **12/19/2024**  
 Unit:  
 County: **Carroll**

List Date: **12/18/2024**  
 Contg Dt:  
 Pend Dt: **01/29/2025**  
 Off Mkt Dt: **01/29/2025**  
 Close Dt: **02/28/2025**  
 Exp Dt:

Parcel ID: **TX 28-0001333.000 280000536000 280001402000 280000538000**

Twp: **Perry Twp**  
 Subdiv: **Vo Ash 1 Lot 2,4,6 N1/2 8**  
 School Dist: **Carrollton EVSD - 1002**  
 Bedrooms: **1**  
 Total Baths: **2 (2/0)**  
 Yr Built: **1976/Assessor**  
 Liv Area: **560/560/1120**  
 Acres: **0.40**  
 Photo Opt Out: **No**

Stories:  
 Tot Stories:  
 Levels: **Two**  
 \$/SqFt: **\$85.71**

Directions: **332 S out of Carrollton. Left on Aster. Left on Vo Ash. Stay Left to continue on Vo Ash Dr. home will be the last home on the left.**

### Association Information

Maint Fee: **No** Unit Floor #:  
 Association: **Yes/\$970/Annually/Vo Ash Property Owners Assoc.** Unit Location:  
 Assoc Includes: **Recreation, Snow Removal, Trash Removal, Water**  
 Restrictions: **Mandatory Owners Assoc**

### Legal/Taxes

Taxes: **\$716** Tax Year: **2023** Assessment: **No** Homestead: **No**  
 Legal: **LOT 6 VO ASH 1**

### Rooms/SqFt Information

Beds: **1** **Main Upper Lower**  
 Beds Main: **1**  
 Full Baths: **1 0 1**  
 Half Baths: **0 0 0**  
 Laundry: **0 0 1**

SqFt Approximate FINISHED/Source:  
 Above Gr: **560/Assessor**  
 Below Gr: **560/Owner**  
 TOTAL: **1,120**

Lot Information  
 Lot Sz Src: **Auditors Website**

# Rooms: **3** # FP: **0**

### Features

Architect Style: **Conventional** Year Built: **1976/Assessor**  
 Prop Condn: **Actual YBT, Fixer**  
 Basement: **Yes, Block**  
 Heating: **Forced Air, Propane** Cooling: **Window Unit(s)**  
 Fireplace: **No**  
 Laundry: **Lower Level**  
 View Desc: **Rural**  
 Parking: **Off Street**  
 Construction: **Vinyl Siding** Garage: **No**  
 Roof: **Asphalt** Carport: **No**  
 Water: **Public** Sewer: **Septic**  
 Fence: Waterfront: **No**  
 Foundation: **Block**  
 Pool: **No/None**  
 Other Struct: **Shed**  
 Community: **Clubhouse, Common Facility, Fishing, Lake**

Remarks: **Charming Cottage at Vo Ash Lake, Ready for Your Personal Touch! Nestled on 3.5 spacious lots on a dead end in the serene community of Vo Ash Lake, this cottage is bursting with potential and waiting for its next chapter. Whether you're dreaming of a weekend getaway, or a cozy year-round home, this property is ready to be transformed into your ideal retreat. Be captivated by the peaceful surroundings. With ample outdoor space spanning 3.5 lots, there's plenty of room to create your dream garden, add a deck for entertaining, or simply relax and enjoy the fresh air. Vo Ash Lake offers a tranquil setting with natural beauty, perfect for outdoor enthusiasts, fishing, or simply unwinding. This property provides a unique opportunity to make your mark and create a home that reflects your personal style. Key Features: Located on 3.5 lots for extra privacy and outdoor space Endless potential to update and customize Close to the beautiful Vo Ash Lake, Leesville Lake, MWCD and outdoor activities. Ideal for a primary residence, or vacation home. Bring your vision and transform this cottage into the perfect escape. Schedule your tour today and start imagining the possibilities! No Short term rentals. Auditor indicates 1 full bath and 1 half bath, but Seller states 2 full baths.**

### Agent/Broker Info

List Agent: **Janice L Fleming (C2013000565)**   
 Contact #: **330-312-2842**

List Office: **Cutler Real Estate (C73730)**   
 Office Phone: **330-627-0727**

LA Email: [JFleming@cutlerhomes.com](mailto:JFleming@cutlerhomes.com)  
LA License #: **OH SAL.2013000565**  
Attrib Cnt: [JFleming@cutlerhomes.com](mailto:JFleming@cutlerhomes.com) 330-312-2842  
Waived Agt: **No**  
Buyer Agent: [\*\*Gavyn Strauss \(2021003412\)\*\*](mailto:Gavyn Strauss (2021003412))   
Contact #: **614-639-9919**  
BA Email: [\*\*sold@gavynstrauss.com\*\*](mailto:sold@gavynstrauss.com)  
BA License #: **OH SAL.2021003412**

Office Fax:  
Brokerage Lic: 158000

Buyer Office: [\*\*Real of Ohio \(20313\)\*\*](mailto:Real of Ohio (20313))   
Office Phone: **855-450-0442**  
Office Fax:  
Brokerage Lic: 2020008417

**Showing**

Electronic Lock Box: **No** Serial #:  
Showing Rqmts: **Use Showing Time Link**  
Show Address to Client: **Yes**

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

**Listing/Contract Info**

Owner Name: Owner Phone: Owner Agent: **No** Warranty: **No**  
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**  
Listing Contract Date: **12/18/2024** Expiration Date: Purchase Contract Date: **01/29/2025**  
Possession: **Time of Transfer** Orig List Price: **\$58,000**

Special Listing Conditions: **Principal/NR**

Concessions: **No**

Online Bidding: **No**

Broker Remarks: **Sold As-Is, Any inspections will be the responsibility of the buyer. Utilities are not on so bring your flashlights. There are some pieces of furniture the Seller is working getting removed however most items will remain. Dues: \$125/yr water - \$500, maintenance - \$100, roads - \$25, work day = \$750, One time transfer fee: \$75. There has been talk of sewer system at some point - HOA guess of \$1,000 one time assessment. HOA documents in supplements.**

Comparable Information

Close Date: **02/28/2025**

Close Price: **\$48,000**

Closed By: **Sale**

Seller Pd Closing Costs: **\$0**

Buyer Financing: **Cash**

Prepared By: William F. Newell

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 02/25/2026 01:05 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5090815

[6009 Vo Ash Dr SW , Carrollton, OH 44615](https://www.realtor.com/property/6009-Vo-Ash-Dr-SW-Carrollton-OH-44615)

# 6074 Vo Ash Dr SW, Carrollton, OH 44615

MLS#: **5064966**  
 Status: **Sold**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

Close Price: **\$75,000**  
 List Price: **\$104,900**  
 DOM/CDOM: **88/88**



List Dt Rec: **10/04/2024**      List Date: **10/03/2024**  
 Unit:      Contg Dt:      Pend Dt: **11/20/2024**  
 County: **Carroll**      Off Mkt Dt: **11/20/2024**  
                                  Close Dt: **01/22/2025**  
                                  Exp Dt:      **01/22/2025**

Parcel ID: **TX 28-0001265.000 28-0000559.000 28-0000095.000 28-0000094.000**  
 Twp: **Carrollton Village**  
 Subdiv:      **Carrollton Village**  
 School Dist: **Carrollton EVSD - 1002**  
 Bedrooms: **2**      Stories:      **2**  
 Total Baths: **2 (2/0)**      Tot Stories:      **2**  
 Yr Built: **1982/Public Records**      Levels:      **One**  
 Liv Area: **736/NA/736**      \$/SqFt:      **\$101.90**  
 Acres: **0.11**  
 Photo Opt Out: **No**

Directions: **Off Aster Rd SW**

### Association Information

Maint Fee: **No**      Unit Floor #:      Unit Location:  
 Association: **Yes/\$970/Annually/Vo Ash Lake Association**  
 Assoc Includes: **Common Area Maintenance, Other**  
 Restrictions: **None**

### Legal/Taxes

Taxes: **\$804**      Tax Year: **2023**      Assessment: **No**      Homestead: **No**  
 Legal: **LOT 37 VO ASH 1**

### Rooms/SqFt Information

Bed:	Main	Upper	Lower
Beds Main:	2		
Full Baths:	1	0	1
Half Baths:			
Laundry:	0	0	1

# Rooms: **3**      # FP: **2**

SqFt Approximate FINISHED/Source:  
 Above Gr: **736/Realist**  
 Below Gr: **-**  
 TOTAL: **736**

Lot Information  
 Lot Sz Src: **Realist**

Room	Level	Dimensions	Floors	Features
Living Room	1st	13 x 12	Carpet	
Kitchen	1st	11 x 10	Carpet	
Bedroom	1st	11 x 10	Carpet	
Bedroom	1st	10 x 10	Carpet	

### Features

Architect Style: <b>Cabin</b>	Year Built: <b>1982/Public Records</b>
Prop Condn: <b>Actual YBT</b>	
Basement: <b>Yes, Full</b>	
Heating: <b>Electric, Forced Air</b>	Cooling: <b>Central Air</b>
Fireplace: <b>Yes/#FP:2</b>	
Parking: <b>No Garage</b>	
Construction: <b>Wood</b>	Garage: <b>No</b>
Roof: <b>Asphalt/Fiberglass</b>	Carport: <b>No</b>
Water: <b>Shared Well</b>	Sewer: <b>Shared Septic</b>
Fence: <b>No</b>	Waterfront: <b>Yes</b>
Pool: <b>No</b>	

Remarks: **WOW! A lakefront property that has several attached parcels makes this the envy of the neighborhood! All the exterior charm of a Swiss chalet, this darling home is a delight in every way. Sitting atop a gradual hill, looking down upon the sparkling waters, this home has decks galore to offer perfect views from just about every angle. With all the additional parcels that transfer with this property, there is clearly room to realize any dream you can imagine here. Priced right and uniquely interesting, this is the perfect lakefront property that will have you exclaiming...WOW!**

### Agent/Broker Info

List Agent: <b>Patrick R Riley (C2009002833)</b>	List Office: <b>Century 21 Carolyn Riley RL. Est. Svcs, Inc. (C18425)</b>
Contact #: <b>330-388-8611</b>	Office Phone: <b>330-867-4266</b>
LA Email: <b>theakronrealtor@gmail.com</b>	Office Fax: <b>330-864-4121</b>
LA License #: <b>OH BRKP.2009002833</b>	Brokerage Lic: <b>440829</b>
Attrib Cnt: <b>330-867-4266 crr.realestate@gmail.com</b>	
Waived Agt: <b>No</b>	

Buyer Agent: [William F Newell \(C368382\)](#)  
Contact #: **330-323-4832**  
BA Email: [bill@newellrealtyandauktion.com](mailto:bill@newellrealtyandauktion.com)  
BA License #: **OH SALM.0000368382**  
Co Buyer Agt: [Alyssa Newell \(2020005603\)](#)  
Co License #: **OH SAL.2020005603**  
Co BA Email: [mackiealyssa@icloud.com](mailto:mackiealyssa@icloud.com)

Buyer Office: [Newell Realty & Auctions, LLC \(C85850\)](#)  
Office Phone: **330-627-2350**  
Office Fax: **330-627-7073**  
Brokerage Lic: 443433  
Co Buyer Off: [Newell Realty & Auctions, LLC \(C85850\)](#)  
Brokerage Lic: 443433

**Showing**

Electronic Lock Box: **No** Serial #:  
Show Address to Client: **Yes**

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

**Listing/Contract Info**

Owner Name: **Grandview Homes 1 LLC** Owner Phone: Owner Agent: **No** Warranty: **No**  
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**  
Listing Contract Date: **10/03/2024** Expiration Date: Purchase Contract Date: **11/20/2024**  
Possession: **Time of Transfer** Orig List Price: **\$119,900**  
Special Listing Conditions: **Principal/NR**  
Online Bidding: **No**  
List Terms: **Cash, Conventional**  
Broker Remarks: **Send all offers to theakronrealtor@gmail.com or through dotloop. Allow 48 hours for responses. This is a corporate seller so please follow the cheat sheet in the supplements**  
Comparable Information  
Close Date: **01/22/2025** Close Price: **\$75,000**  
Closed By: **Sale** Seller Pd Closing Costs: **\$0**  
Buyer Financing: **Cash**

Prepared By: William F. Newell Information is Believed To Be Accurate But Not Guaranteed Date Printed: 02/25/2026 01:05 PM  
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5064966

[6074 Vo Ash Dr SW, Carrollton, OH 44615](#)



## 2066 Wedge Rd SW, Carrollton, OH 44615

MLS#: **4286370**  
 Status: **Sold**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

Close Price: **\$65,000**  
 List Price: **\$82,500**  
 DOM/CDOM: **8/8**



List Dt Rec: **06/07/2021**  
 Unit:  
 County: **Carroll**

List Date: **06/07/2021**  
 Contg Dt:  
 Pend Dt: **06/15/2021**  
 Off Mkt Dt: **06/15/2021**  
 Close Dt: **07/12/2021**  
 Exp Dt:

Parcel ID: **TX 33-0000793.000**  
 Twp: **Union Twp**  
 Subdiv: **Piney View**  
 School Dist: **Carrollton EVSD - 1002**  
 Bedrooms: **2**  
 Total Baths: **1 (1/0)**  
 Yr Built: **2010**  
 Liv Area: **780/NA/780**  
 Acres: **0.21**  
 Photo Opt Out: **No**

Stories: **1**  
 Tot Stories:  
 Levels:  
 \$/SqFt: **\$83.33**

Directions: **From 332, turn right onto Canyon Rd. Keep right onto Thrasher Rd. Turn left on Wedge Rd. House is on the left.**

### Legal/Taxes

Taxes: **\$534** Tax Year: Assessment: **No** Homestead: **No**  
 Legal: **LOT 2 PINEY VW 1**

### Rooms/SqFt Information

	Main	Upper	Lower
Beds: <b>2</b>			
Beds Main:	<b>2</b>		
Full Baths:	<b>1</b>	<b>0</b>	<b>0</b>
Half Baths:	<b>0</b>	<b>0</b>	<b>0</b>
Laundry:	<b>0</b>	<b>0</b>	<b>0</b>

SqFt Approximate FINISHED/Source:  
 Above Gr: **780/Auditors Website**  
 Below Gr: **-**  
 TOTAL: **780**

# Rooms: **4** # FP: **0**

### Features

Architect Style: <b>Ranch</b>	Year Built: <b>2010</b>
Prop Condn: <b>Actual YBT</b>	
Basement: <b>No, None</b>	
Heating: <b>Electric, Other</b>	Cooling: <b>Wall Unit(s)</b>
Appliances: <b>Microwave, Range, Refrigerator</b>	
Fireplace: <b>No</b>	
Patio/Porch: <b>Porch</b>	
View Desc: <b>Trees/Woods</b>	
Parking: <b>0.0/No Garage, Unpaved</b>	
Construction: <b>Log</b>	Garage: <b>0.0</b>
Roof: <b>Asphalt/Fiberglass</b>	Carpport: <b>No</b>
Water: <b>Well</b>	Sewer: <b>Septic</b>
Community: <b>Lake</b>	

Remarks: **Don't miss your chance to relax at this rustic looking cabin right next to Leesville Lake! It is located only minutes away from the Petersburg marina. Surrounded by trees, the covered porch is the perfect place to escape and enjoy the nature. Inside the cabin, you will find yourself surrounded by natural light coming in from the big windows and sky lights. It has two bedrooms, a full bath, living room, and kitchen. Call and schedule a showing today!**

### Agent/Broker Info

List Agent: <a href="#">Emma Johnston (2019002957)</a>	List Office: <a href="#">Cedar One Realty (20143)</a>
Contact #: <b>330-760-4365</b>	Office Phone: <b>330-476-6077</b>
LA Email: <a href="mailto:ejohnston@cedar-one.com">ejohnston@cedar-one.com</a>	Office Fax: <b>330-476-6269</b>
LA License #: <b>OH SAL.2019002957</b>	Brokerage Lic: 2015005262
Buyer Agent: <a href="#">Emma Johnston (2019002957)</a>	Buyer Office: <a href="#">Cedar One Realty (20143)</a>
Contact #: <b>330-760-4365</b>	Office Phone: <b>330-476-6077</b>
BA Email: <a href="mailto:ejohnston@cedar-one.com">ejohnston@cedar-one.com</a>	Office Fax: <b>330-476-6269</b>
BA License #: <b>OH SAL.2019002957</b>	Brokerage Lic: 2015005262

### Showing

Electronic Lock Box: **No** Serial #:  
 Showing Rqmts: **Call Listing Agent, Use Showing Time Link**

Show Address to Client: **Yes**

**Distribution**

Internet Listing Y/N: **Yes**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N:

**Listing/Contract Info**

---

Owner Name:

Owner Phone:

Owner Agent:

Warranty: **No**

Listing Agreement: **Exclusive Right To Sell**

Listing Service: **Full Service**

Listing Contract Date: **06/07/2021**

Expiration Date:

Purchase Contract Date: **06/15/2021**

Possession: **Negotiable (Possession)**

Orig List Price: **\$82,500**

Occupant: **Vacant**

Online Bidding: **No**

Court Ordered: **No**

Broker Remarks: **House is sold "as is". Buyer is keeping a few cabinets, rocking chair, everything on the walls, and a few miscellaneous items, but the rest of the furniture can stay and be negotiated into the price if buyer is interested. Seller also has a pontoon and trailer that could be sold with home. There is a security system, and code will be given when a showing is scheduled.**

Comparable Information

Close Date: **07/12/2021**

Close Price: **\$65,000**

Closed By: **Sale**

Seller Pd Closing Costs: **\$0**

Buyer Financing: **Cash**

Prepared By: William F. Newell

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 02/25/2026 01:10 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4286370

[2066 Wedge Rd SW , Carrollton, OH 44615](#)

# 2068 Vesper Rd SW, Carrollton, OH 44615

MLS#: **4369187**  
 Status: **Sold**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

Close Price: **\$70,000**  
 List Price: **\$80,000**  
 DOM/CDOM: **46/46**



List Dt Rec: **05/02/2022**  
 Unit:  
 County: **Carroll**

List Date: **05/02/2022**  
 Contg Dt:  
 Pend Dt: **06/17/2022**  
 Off Mkt Dt: **06/17/2022**  
 Close Dt: **08/01/2022**  
 Exp Dt:

Parcel ID: **TX 33-0001054.000 33-0000486.000**  
 Twp: **Union Twp**  
 Subdiv: **Piney View Allotment 1**  
 School Dist: **Carrollton EVSD - 1002**  
 Bedrooms: **2**  
 Total Baths: **1 (1/0)**  
 Yr Built: **1967**  
 Liv Area: **862/NA/862**  
 Acres: **0.24**  
 Photo Opt Out: **No**

Stories: **1**  
 Tot Stories:  
 Levels:  
 \$/SqFt: **\$81.21**

Directions: **Scio Rd to Canyon Rd Sw to Azalea Rd to Thrasher Rd to Vesper Rd**

### Legal/Taxes

Taxes: **\$280** Tax Year: Assessment: **Yes** Homestead: **Yes**  
 Legal: **LOT 24 PINEY VW 1**

### Rooms/SqFt Information

Beds: <b>2</b>	Main	Upper	Lower
Beds Main:	<b>2</b>		
Full Baths:	<b>1</b>	<b>0</b>	<b>0</b>
Half Baths:	<b>0</b>	<b>0</b>	<b>0</b>
Laundry:	<b>1</b>	<b>0</b>	<b>0</b>

SqFt Approximate FINISHED/Source:  
 Above Gr: **862/Owner**  
 Below Gr: **-**  
 TOTAL: **862**  
Lot Information  
 Lot Sz Src: **Realist**

# Rooms: **4** # FP: **0**

### Features

Architect Style: <b>Ranch</b>	Year Built: <b>1967</b>
Prop Condt: <b>Actual YBT</b>	
Basement: <b>No</b>	
Heating: <b>Forced Air, Propane</b>	Cooling: <b>Central Air</b>
Fireplace: <b>No</b>	
Patio/Porch: <b>Deck, Porch</b>	
Parking: <b>0.0/Carport, Paved</b>	
Construction: <b>Wood</b>	Garage: <b>0.0</b>
Roof: <b>Metal</b>	Carport: <b>Yes</b>
Water: <b>Well</b>	Sewer: <b>Septic</b>
Other Struct: <b>Shed</b>	

Remarks: **This 2 bedroom 1 bath home is located minutes away from the North Fork Marina & Campground. One floor living with two separate living spaces. Forced air heat with central air, metal roof, and newer vinyl windows. Could be a summer getaway or come live year-round. Call today for your private showing.**

### Agent/Broker Info

List Agent: <a href="#">Justin Mareno (C2013001764)</a>	List Office: <a href="#">Howard Hanna (C94944)</a>
Contact #: <b>330-933-4648</b>	Office Phone: <b>330-830-0969</b>
LA Email: <a href="mailto:justinmareno@howardhanna.com">justinmareno@howardhanna.com</a>	Office Fax: <b>330-830-0973</b>
LA License #: <b>OH SAL.2013001764</b>	Brokerage Lic: 189163
Buyer Agent: <a href="#">John P Beran (2019000825)</a>	Buyer Office: <a href="#">BHHS Stouffer Realty, Inc. (20208)</a>
Contact #: <b>216-780-0591</b>	Office Phone: <b>330-722-3302</b>
BA Email: <a href="mailto:johnberan@stoufferrealty.com">johnberan@stoufferrealty.com</a>	Office Fax: <b>330-722-3230</b>
BA License #: <b>OH SAL.2019000825</b>	Brokerage Lic: 2010001109

### Showing

Showing Rqmts: **Showing Service, Use Showing Time Link**  
 Show Address to Client: **Yes**

### Distribution

Internet Listing Y/N: **Yes** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N:

### Listing/Contract Info

Owner Name:	Owner Phone:	Owner Agent:	Warranty: <b>No</b>
Listing Agreement: <b>Exclusive Right To Sell</b>		Listing Service: <b>Full Service</b>	
Listing Contract Date: <b>05/02/2022</b>	Expiration Date:	Purchase Contract Date: <b>06/17/2022</b>	
Possession: <b>Negotiable (Possession)</b>		Orig List Price: <b>\$85,000</b>	
Online Bidding: <b>No</b>			
Court Ordered: <b>No</b>			

Broker Remarks: **Shed is partly located on neighbors lot**

Comparable Information

Close Date: **08/01/2022**

Close Price: **\$70,000**

Closed By: **Sale**

Seller Pd Closing Costs: **\$0**

Buyer Financing: **Conventional**

Prepared By: William F. Newell

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 02/25/2026 01:10 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4369187

[2068 Vesper Rd SW , Carrollton, OH 44615](#)

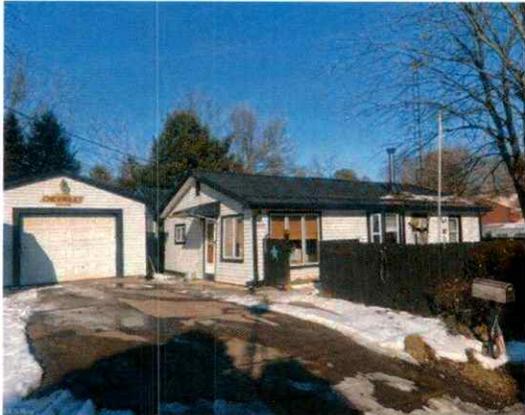


## 2039 Vesper Rd SW, Carrollton, OH 44615

MLS#: **5183379**  
 Status: **Active**  
 Recent: **03/04/2026 : Price Decrease : \$125,000->\$100,000**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

List Price: **\$100,000** ↓  
 DOM/CDOM: **8/8**



List Dt Rec: **02/13/2026**  
 Unit:  
 County: **Carroll**

List Date: **02/13/2026**  
 Contg Dt:  
 Pend Dt:  
 Off Mkt Dt:  
 Close Dt:  
 Exp Dt:

### Supplements (1)

Parcel ID: **TX 33-0000942.000 33-0000814.000**

Twp: **Union Twp**  
 Subdiv: **Piney View 01**  
 School Dist: **Carrollton EVSD - 1002**  
 Bedrooms: **3**  
 Total Baths: **1 (1/0)**  
 Yr Built: **1958/Public Records**  
 Liv Area: **770/NA/770**  
 Acres: **0.43**  
 Photo Opt Out: **No**

Stories:  
 Tot Stories:  
 Levels: **One**  
 \$/SqFt: **\$129.87**

Directions: **Route 332 to Canyon Rd. To Thrasher Rd To Vesper Rd Property is on the right.**

### Legal/Taxes

Taxes: **\$856** Tax Year: **2025** Assessment: **No** Homestead: **No**  
 Legal: **LOT 45 N 1/2 PINEY VW 1 - MWCD \$4.00 yearly**

### Rooms/SqFt Information

	Main	Upper	Lower
Beds: <b>3</b>			
Beds Main: <b>3</b>			
Full Baths: <b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Half Baths: <b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Laundry: <b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

SqFt Approximate FINISHED/Source:  
 Above Gr: **770/Public Records**  
 Below Gr: **-**  
 TOTAL: **770**

### Lot Information

Lot Sz Src: **Auditors Website**

# Rooms: **4** # FP: **1**

### Features

Architect Style: <b>Cape Cod</b>	Year Built: <b>1958/Public Records</b>
Prop Condn: <b>Actual YBT</b>	
Basement: <b>No, None, Slab</b>	
Heating: <b>Electric, Wood</b>	Cooling: <b>Ceiling Fan(s), None</b>
Fireplace: <b>Yes/#FP:1/Wood Burning Stove</b>	
Parking: <b>2.0/Driveway</b>	
Construction: <b>Vinyl Siding</b>	Garage: <b>Yes/2.0</b>
Roof: <b>Metal</b>	Carport: <b>No</b>
Water: <b>Well</b>	Sewer: <b>Septic</b>
Fence:	Waterfront: <b>No</b>
Pool: <b>No</b>	

Remarks: **Located on the desirable north end of Leesville Lake near the marina and campground area, this 3-bedroom, 1-bath home offers a rare opportunity to enjoy lake-area living with space and flexibility. The home features a comfortable layout with generous living space and three well-sized bedrooms, making it suitable for year-round living, a weekend getaway, or an investment opportunity. A newer metal roof adds durability and peace of mind, and the detached two-car garage provides excellent storage for vehicles, boats, tools, or recreational equipment. Situated on nearly half an acre, the property offers a nice-sized yard with room to entertain, garden, relax, or create your own outdoor retreat. There's space here to truly enjoy the setting — whether that means hosting summer gatherings or simply unwinding after a day on the water. Leesville Lake is known for its scenic shoreline, peaceful atmosphere, and strong reputation for boating and fishing. The lake spans over 1,000 acres and is popular for pontooning, kayaking, and catching species such as muskie, bass, catfish, and panfish. The nearby marina offers dock rentals, boat access, and seasonal activity, while the campground area adds to the welcoming, recreational feel of the north end of the lake. If you've been searching for a well-located home close to the marina, campground, and water access — with yard space and garage storage — this property presents a solid opportunity to enjoy everything the Leesville Lake area has to offer.**

### Agent/Broker Info

List Agent: **Megan Eckstein (2023001083)**   
 Contact #: **330-605-4302**  
 LA Email: **MoveWithMeganE@gmail.com**  
 LA License #: **OH SAL.2023001083**

List Office: **Keller Williams Legacy Group Realty (C75759)**   
 Office Phone: **330-433-6005**  
 Office Fax: **330-433-6010**  
 Brokerage Lic: 2007005231

Attrib Cnt: **MoveWithMeganE@gmail.com, 330-605-4302**  
Waived Agt: **No**

**Showing**

Electronic Lock Box: **No** Serial #: \_\_\_\_\_  
Showing Contact: \_\_\_\_\_ Type: **Showing Service**  
Showing Rqmts: **Use Showing Time Link**  
Show Address to Client: **Yes**

**Distribution**

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

**Listing/Contract Info**

Owner Name: \_\_\_\_\_ Owner Phone: \_\_\_\_\_ Owner Agent: **No** Warranty: **No**  
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**  
Listing Contract Date: **02/13/2026** Expiration Date: \_\_\_\_\_ Purchase Contract Date: \_\_\_\_\_  
Possession: **Negotiable (Possession)** Orig List Price: **\$125,000**  
Special Listing Conditions: **Standard**  
Concessions: **Negotiable**  
Online Bidding: **No**  
List Terms: **Cash, Conventional**  
Broker Remarks: **Please contact Megan Eckstein with questions or offers. Back on the market no fault of the home. Septic Inspection scheduled for 3/10/26**

Prepared By: William F. Newell Information is Believed To Be Accurate But Not Guaranteed Date Printed: 03/05/2026 09:33 AM  
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5183379

[2039 Vesper Rd SW , Carrollton, OH 44615](#)

# Parcel



**Parcel Number**  
33-0000971.000 (website)  
**Legal**  
LOT 7 PINEY VW 1  
**Owner**  
JDW2 LLC

**Location** 📍  
2086 WEDGE RD LOT 7  
**Acres**  
0.0000



Date ▲	Public	Style	Attached To	Notes
08/26/2025	N	General	Transfer on 08/26/2025	Transfer from WEBER JAMES to JDW2 LLC New Ownership: Yes
08/05/2025	N	General	Transfer on 08/05/2025	Transfer from WEBER JOHN & DENISE J/S to WEBER JAMES New Ownership: Yes
09/30/2024	N	General	Parcel	BOR # 24-006 BOR DENIED WITH AN AUDITOR CORRECTION. CORRECTED 1SFR/B TO WDD VALUE WAS \$87,110 REDUCED WITH CHANGE TO \$84,700,-KK
04/11/2024	N	General	Adjustment on 04/11/2024	CORRECT AN ERROR FROM 1SFR/B TO WDD ON FRONT OF DWLG 4-10-24 CORRECTED 1SFR/B TO WDD FOR TY23, GAVE VALUE CHANGE NOTICE TO SB TO SEND WITH BOR DOCUMENTS, GAVE THEM A CREDIT FOR SECOND HALF TY23.-KK
04/10/2024	N	General	Parcel	4-10-24 CORRECTED 1SFR/B TO WDD, SENT VALUE CHANGE NOTICE FOR TY24,-KK

Date ▲	Public	Style	Attached To	Notes
06/26/2023	N	General	Parcel	PER FIELD REVIEW 6/23/23 - DWLG COMPLETE. APPROXIMATE BUILD YEAR 2017 - SENT VALUE CHANGE NOTICE TY23 - VM
07/12/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 140 LAND 590 IMP REMOVED BLDG VALUE FOR '07 REVAL, HOUSE CAVED IN BLDG DECREASE FOR 2001 REVAL DUE TO POOR CONDITION NV DWLG RAZED FOR 07 REVAL 7/12/18 REAPP 19 RF-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 1570 8370 9940 550 2930 3480 2001 ANN. EQUAL 1760 7320 9080 620 2560 3180 2004 ANN EQUAL 1900 7910 9810 670 2770 3440 2007 ANN. EQUAL 1980 1980 690 690

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	55X150	245.00		13,475					13,480
FRONT LOT - FRT/ACRES = '0', EF-FRT = '55.00', DPTH = '150', FCTR = '100', RATE = '200',									
<b>Total</b>	<b>0.1894</b>								<b>13,480</b>

Parcel	33-000971.000
Property Address	2086 WEDGE RD LOT 7
District	33-UNION TWP-CARROLLTON EVSD
Map Number	3315E-12.000
Routing	15E
Land Use	510-SINGLE FAMILY DWELLING
Class	Residential
Neighborhood	00033N-PINEYVIEW 1 & 2-AV
Living Area	546

Card 1

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW & ROLLING	SEWER	SIDEWALK	STATIC
STEEP	WATER WELL	UNPAVED	

Dwelling									
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	546	First Floor		100.00	100.00		82,670	
Units Converted	1	546	Basement					14,650	
Total Rooms									
Bed Rooms	1								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						97,320	
Full Baths	1	Living Units Value							
Half Baths		Plumbing						6,440	
Extra Fixtures		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length			
		Exterior Features		WDD=64				1,490	
		Garage / Carport		1.00BASG				3,140	
		Base Value						108,390	
		Grade		Code	100%	Factor			
		Well / Septic		Code		Factor			
		Adjustment		108,390 total value x 1.0 multiplier				108,390	
		RCN Value		Built	2017	Rem	Eff	2020	
		Year		Depreciation %				-5,419	
		Observed %		Depreciation Value				-5,419	
		RCNLD Value		BOR				102,971	
		BOR		Trend					
		Final Value						102,970	



Valuations			
Assessment		2025	2026
Appraised	Land	13,480	13,480
	Improvement	102,970	102,970
	Total	116,450	116,450
Assessed	Land	4,720	4,720
	Improvement	36,040	36,040
	Total	40,760	40,760
Land	Improvement	Total	

Owner	JDW2 LLC
Legal	LOT 7 PINEY VW 1



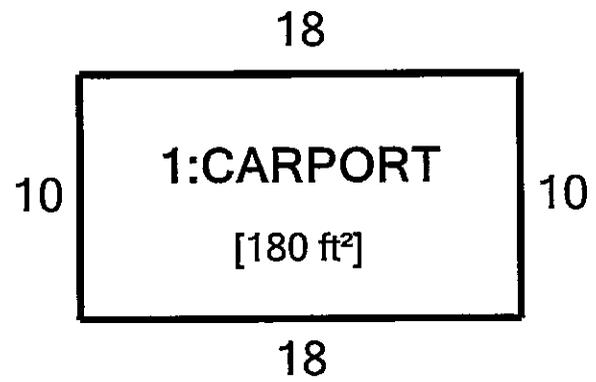
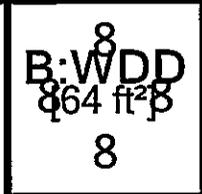
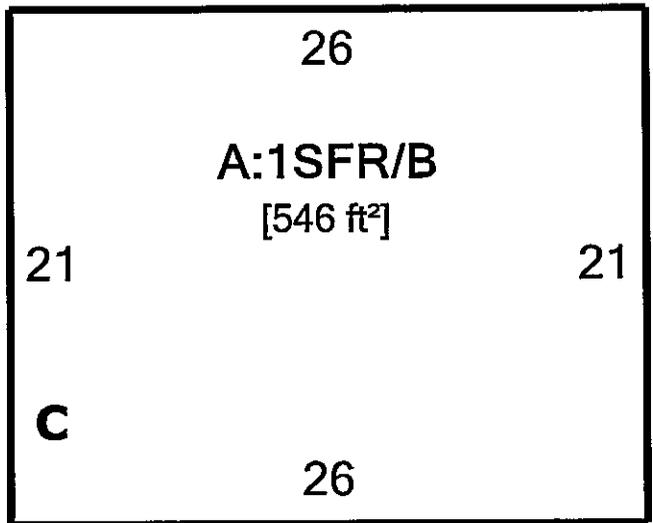
Permits					
Permit	Date	CD	Description	%	Amount

Notes					

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
1	01-CARPORT CANVAS CARPORT	18 X 10	180		0.00	0	1	100%			2024/ /2024	AV-0.00				0
<b>Total</b>																
<b>0</b>																

Sales									
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance		
08/26/2025	WEBER JAMES	0.00	WARRANTY DEED	N	1	N	806		
08/05/2025	WEBER JOHN & DENISE J/S	41,000.00	QUIT CLAIM DEED	N	1	N	514		
11/17/2014	ISENHOUR GERALD L & ANDR	2,200.00	WARRANTY DEED	Y	1	N	637		

ID	Description	Size
A	1SFR/B	546
B	WDD	64
C	1CBASG	0
1	01	180



Notes

8/14/25 - 10X18 CANVAS CARPORT PP - VM  
 REVAL 2025 FIELD REVIEW DONE BY JMR-KK  
 REVAL 2025- CORR EFF YEAR FOR DWLG, CORR  
 1SFR/B TO WDD, ADDED 1CBASG 3/29/24 SBT  
 CALL BACK - R : : E : 071111 : JD  
 INFL:UTILITIES  
 EQ04AGRES: 8% LAND 8% IMP 140 LAND 590 IMP  
 REMOVED BLDG VALUE FOR '07 REVAL, HOUSE  
 CAVED IN  
 BLDG DECREASE FOR 2001 REVAL DUE TO POOR  
 CONDITION  
 NV DWLG RAZED FOR 07 REVAL  
 7/12/18 REAPP 19 RF-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 1570 8370 9940 550 2930  
 3480  
 2001 ANN. EQUAL 1760 7320 9080 620 2560  
 3180  
 2004 ANN EQUAL 1900 7910 9810 670 2770  
 3440  
 2007 ANN. EQUAL 1980 1980 690 690  
 6/26/23 - PER FIELD REVIEW 6/23/23 - DWLG  
 COMPLETE. APPROXIMATE BUILD YEAR 2017 -  
 SENT VALUE CHANGE NOTICE TY23 - VM