

GENERAL BACKGROUND INFORMATION

(As available @ 5/2013 - subject to change without notice)

Barberton, Ohio Industrial/Warehouse Building

594 Hudson Run Road
1 Building total Square Footage 4,304 +/- SF
Summit County
~~List Price - \$120,000~~
New Price - \$97,000



Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, Receiver & Broker
Eric Zimmerman, Vice President

Stark County Court of Common Pleas
Case #2013CV00570
RBS Citizens, NA vs. Ronald R Cordray, et al.

Ag Real Estate Group, Inc.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



We are pleased you have selected Ag Real Estate Group, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate Ag Real Estate Group, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Ag Real Estate Group, Inc.

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Ag Real Estate Group, Inc. and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Ag Real Estate Group, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Ag Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Ag Real Estate Group, Inc. has listed. In that instance Ag Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When Ag Real Estate Group, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ag Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Ag Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Ag Real Estate Group, Inc. will be representing your interests. When acting as a buyer's agent, Ag Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

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 as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, 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.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date

REGISTRATION

Ronald R. Cordray, et al., In Receivership
594 Hudson Run Road
Barberton, OH 44203

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio. Eric M. Silver is appointed Receiver for this property via order of the Stark County Court of Common Pleas. Details of the Receivership, including case number, can be found in the information package. Consummation or completion of a sale of the property may or may not occur. Any effort or resources expended by a principal or broker is at his/her own risk and may or may not lead to completion of a transaction. The Receiver, broker, agent, lender, and debtor make no representation whatsoever regarding the condition or value of the property or whether a transaction will be completed. Completion of a transaction will require, among other things, approval of the Court and all secured creditors.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee equal to 2.5% of the purchase price (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the date below, after which time the registration becomes null and void.**

You are advised that this property is being marketed at the same time that the secured creditor(s) is pursuing foreclosure proceedings. It is our intent to secure a purchase agreement from a qualified purchaser that will satisfy all parties and allow the secured creditors to dismiss the foreclosure action. We make no representation regarding the likelihood that this will occur.

CIRCLE ONE CHOICE: ***/ I am / am not*** represented by a broker or agent.

Buyer (print and sign) Phone # Date

Buyer's Agent - Name and Phone # Date

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker
Receiver for Ronald R. Cordray et al.

594 Hudson Run Road

This property owned by, Ronald R. Cordray, et. al. and is in Receivership via an order signed by Judge Heath. The order is available for review upon request. The order directs the Receiver to, among other tasks, market the properties for sale.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described. The Receiver has operated the property since May, 2013 and therefore has very limited information about the property and its historical operations, including expenses.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Receiver, the Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the quality, condition, suitability, and potential value of the property.

THE RECEIVER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, THE STATUS OF ANY LITIGATION RELATED TO THE PROPERTY OR THE OWNER, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE RECEIVER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE RECEIVER. ANY AND ALL CONTEMPLATED TRANSACTIONS WILL BE COMPLETED ONLY BY APPROVAL OF THE COURT.

GENERAL BACKGROUND INFORMATION

(Included as of 5/2013)

- **Market Information**
- **Data Sheet**
- **Location Maps**
- **Aerial Photos**
- **Tax Map**
- **Zoning Use Information**
- **Demographic Information**
- **Property Detail Reports**

Market Information



Barberton Annual Mum Fest

Area Map & Highlights

The interstate and Ohio highway systems intersect Barberton and are situated along the perimeter of the city. Barberton is readily accessible for travel on North-South and East-West Interstates/Ohio highways with little congestion.

The Akron-Canton Airport, located on I-77 (south), is within 20 minutes driving time of downtown Barberton, with seven major airlines serving the airport. Cleveland-Hopkins International Airport is located 45 minutes from Barberton and is served by 22 national and international airlines.

Barberton is located within 35 miles of the major concert halls and theaters in the Cleveland area and within 20 miles of local concert halls and theaters in the Akron and Canton Areas.

Recreational

Summit County offers various recreational and cultural activities. The Akron Metropolitan Park District operates a park system of over 6,000 acres in the County and neighboring Medina County. In addition, the city of Akron operates 1,200 acres of parks within that city.

The Cuyahoga Valley National Recreation Area, a national park of approximately 33,000 acres, is located primarily in Summit County. The National Park Service has estimated that approximately seven million persons use this national park, and the numerous non-federal facilities within its boundaries, each year.

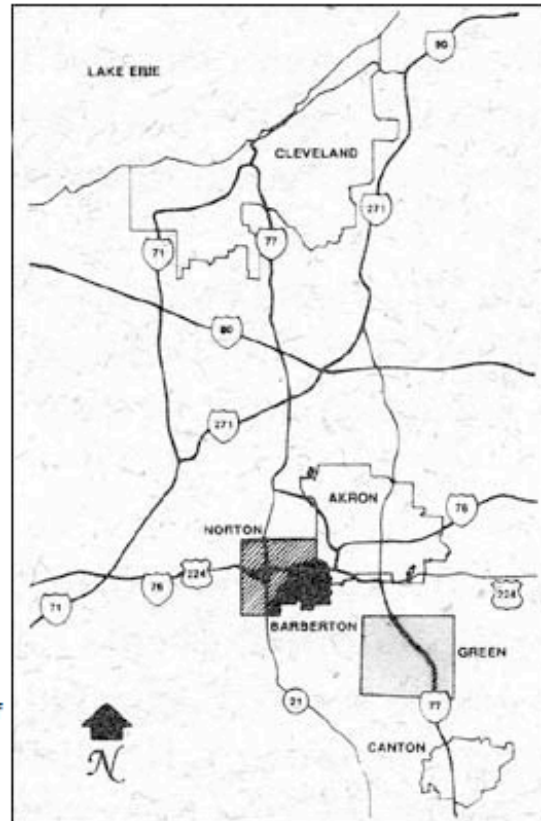
Seventy-five miles of shoreline in the Portage Lakes chain located in Coventry and Franklin Townships are available for swimming, fishing and boating. Thirty private and public golf courses are located here. The NEC World Series of Golf is held at the Firestone Country Club each year.

Cultural

The E.J. Thomas Center for Performing Arts, located on the University of Akron campus, is home to the Akron Symphony Orchestra and the Ohio Ballet. In addition to concerts at E.J. Thomas, the Akron Symphony provides a series of free concerts in parks throughout the area.

Blossom Music Center, located in the northern part of the County in Cuyahoga Falls, is the summer home of the internationally renowned Cleveland Orchestra and hosts a variety of musical programs throughout the summer. Nestled on a beautiful wooded hillside in the Cuyahoga National Recreation Area, Blossom provides a full range of events that appeal to all musical tastes. The outdoor pavilion seats about 5,000 and the lawn accommodates an additional 15,000.

The Akron Art Museum provides residents of Summit County with a fine collection of 19th and 20th century American art. The historic post office provides a unique setting for displays by nationally prominent artists as well as the Museum's permanent collection.



The above content was found on: <http://www.cityofbarberton.com>, Image from FaceBook

Market Information

Leisure Activities

Barberton and the Northeast Ohio Region offer exceptional recreational and entertainment activities. Barberton offers a wide range of recreational activities free or for little cost to residents.

- Fourteen different neighborhood parks, eight of which are supervised in the summer.
- Skating rinks in the winter at one of the neighborhood parks and fourteen all-weather tennis courts, four of which are lighted.
- Summer and winter adult and youth sport leagues and recreational activities.
- The Magical Theater, located in the downtown Alexander Square historic district, is one of only six residence theaters in the United States dedicated to children and family productions.
- The Lake Anna Gazebo summer concert series offers big band, pop, jazz and country music concerts throughout the summer.
- Downtown Barberton, located beside scenic Lake Anna, offers unique shopping and services.
- Lake Anna is home to many annual special events such as: The Mum Fest, The Arts & Crafts Festival, Cherry Blossom.



Our Neighborhoods

Barberton's selection of affordable, quality-built housing and exceptional city services provides an atmosphere of comfortable living. The city offers a variety of housing ranging from starter-type homes to executive homes and condominiums in areas such as Austin Estates. City streets are designed to minimize traffic throughout the neighborhoods, emphasizing pedestrian circulation and safety for children.

Barberton residents enjoy access to 14 neighborhood parks some of which feature skating rinks, wading pools, tennis and basketball courts. There are numerous planned activities for children during the summer months. A curb-side recycling program provides weekly pickup of newspapers, plastics and metals for a minimum fee.

Throughout the city, neighborhood flowerscapes are planted and maintained by the Barberton Beautification committee enhancing the neighborhood identities.

Barberton's neighborhoods are distinguished, not only by their aesthetics, but also by the neighborhoods' strong community spirit.

Barberton's Neighborhood Conservation Services (NCS) is a non-profit agency sponsoring programs that assist neighborhood-organizing self help programs, housing rehabilitation, weatherization and affordable new housing. The Van Hyning neighborhood organizations is an example of that spirit. During 1985, the Van Hyning neighborhood received national recognition from the Neighborhood Reinvestment Corporation for achieving "Self Reliance" through improvements to the neighborhood and outstanding organization of those improvements. In 1991 NCS, through a joint private/public funding partnership, built and sold 18 new homes in South Barberton at below market rates. Other Barberton neighborhoods organize activities such as block parties, Halloween parties and clean-up efforts.



Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



Summit County

Established: Act - March 3, 1840
2010 Population: 541,781
Land Area: 412.8 square miles
County Seat: Akron City
Named for: Highest point along the Erie-Ohio Canal



Taxes

Taxable value of real property	\$12,256,057,370
Residential	\$9,347,825,320
Agriculture	\$102,333,550
Industrial	\$382,379,330
Commercial	\$2,416,790,510
Mineral	\$6,728,660
Ohio income tax liability	\$394,313,863
Average per return	\$1,625.49

Land Use/Land Cover

Percent

Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	46.93%
Cropland	4.81%
Pasture	1.97%
Forest	41.13%
Open Water	1.77%
Wetlands (Wooded/Herbaceous)	3.01%
Bare/Mines	0.38%

Largest Places

Census 2010 Census 2000

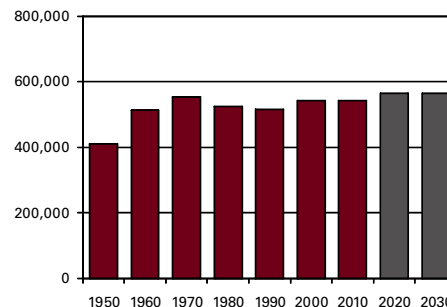
Akron city	199,110	217,074
Cuyahoga Falls city	49,652	49,374
Stow city	34,837	32,139
Barberton city	26,550	27,899
Green city	25,699	22,817
Hudson city	22,262	22,439
Twinsburg city	18,795	17,006
Copley twp	17,304	13,641
Tallmadge city (pt.)	17,257	16,180
Springfield twp	14,644	15,168

UB: Unincorporated balance.

Total Population

Census

1800		1880	43,788	1950	410,032
1810		1890	54,089	1960	513,569
1820		1900	71,715	1970	553,371
1830		1910	108,253	1980	524,472
1840	22,560	1920	286,065	1990	514,990
1850	27,485	1930	344,131	2000	542,899
1860	27,344	1940	339,405	2010	541,781
1870	34,674				
Projected					
				2020	564,810
				2030	564,210



Ohio County Profiles

Summit County

Population by Race

	Number	Percent
ACS Total Population	543,150	100.0%
White	441,107	81.2%
African-American	77,970	14.4%
Native American	865	0.2%
Asian	11,222	2.1%
Pacific Islander	88	0.0%
Other	2,660	0.5%
Two or More Races	9,238	1.7%
Hispanic (may be of any race)	8,188	1.5%
Total Minority	107,656	19.8%

Educational Attainment

	Number	Percent
Persons 25 years and over	368,126	100.0%
No high school diploma	38,600	10.5%
High school graduate	120,580	32.8%
Some college, no degree	73,176	19.9%
Associate degree	28,277	7.7%
Bachelor's degree	70,506	19.2%
Master's degree or higher	36,987	10.0%

Family Type by**Employment Status**

	Number	Percent
Total Families	142,556	100.0%
Married couple, husband and wife in labor force	60,064	42.1%
Married couple, husband in labor force, wife not	20,713	14.5%
Married couple, wife in labor force, husband not	6,784	4.8%
Married couple, husband and wife not in labor force	18,006	12.6%
Male householder, in labor force	6,723	4.7%
Male householder, not in labor force	1,850	1.3%
Female householder, in labor force	20,272	14.2%
Female householder, not in labor force	8,144	5.7%

Household Income

	Number	Percent
Total Households	223,122	100.0%
Less than \$10,000	18,610	8.3%
\$10,000 to \$19,999	25,396	11.4%
\$20,000 to \$29,999	24,445	11.0%
\$30,000 to \$39,999	24,778	11.1%
\$40,000 to \$49,999	22,500	10.1%
\$50,000 to \$59,999	18,507	8.3%
\$60,000 to \$74,999	23,891	10.7%
\$75,000 to \$99,999	26,454	11.9%
\$100,000 to \$149,999	23,832	10.7%
\$150,000 to \$199,999	8,117	3.6%
\$200,000 or more	6,592	3.0%
Median household income	\$47,926	

Percentages may not sum to 100% due to rounding.

Population by Age

	Number	Percent
ACS Total Population	543,150	100.0%
Under 5 years	32,099	5.9%
5 to 17 years	94,697	17.4%
18 to 24 years	48,228	8.9%
25 to 44 years	138,642	25.5%
45 to 64 years	151,787	27.9%
65 years and more	77,697	14.3%
Median Age	39.5	

Family Type by Presence of**Own Children Under 18**

	Number	Percent
Total Families	142,556	100.0%
Married-couple families with own children	41,586	29.2%
Male householder, no wife present, with own children	3,589	2.5%
Female householder, no husband present, with own children	16,372	11.5%
Families with no own children	81,009	56.8%

Poverty Status of Families**By Family Type by Presence****Of Related Children**

	Number	Percent
Total Families	142,556	100.0%
Family income above poverty level	128,271	90.0%
Family income below poverty level	14,285	10.0%
Married couple, with related children	2,332	16.3%
Male householder, no wife present, with related children	830	5.8%
Female householder, no husband present, with related children	8,339	58.4%
Families with no related children	2,784	19.5%

Ratio of Income**To Poverty Level**

	Number	Percent
Population for whom poverty status is determined	535,713	100.0%
Below 50% of poverty level	35,479	6.6%
50% to 99% of poverty level	38,240	7.1%
100% to 149% of poverty level	41,190	7.7%
150% to 199% of poverty level	45,353	8.5%
200% of poverty level or more	375,451	70.1%

Geographical Mobility

	Number	Percent
Population aged 1 year and older	537,665	100.0%
Same house as previous year	479,363	89.2%
Different house, same county	38,611	7.2%
Different county, same state	13,702	2.5%
Different state	4,367	0.8%
Abroad	1,622	0.3%

Ohio County Profiles

Summit County

Travel Time To Work

	Number	Percent
Workers 16 years and over	249,077	100.0%
Less than 15 minutes	76,855	30.9%
15 to 29 minutes	103,436	41.5%
30 to 44 minutes	42,626	17.1%
45 to 59 minutes	15,238	6.1%
60 minutes or more	10,922	4.4%
Mean travel time	22.4 minutes	

Housing Units

	Number	Percent
Total housing units	244,314	100.0%
Occupied housing units	223,122	91.3%
Owner occupied	155,046	63.5%
Renter occupied	68,076	27.9%
Vacant housing units	21,192	8.7%

Year Structure Built

	Number	Percent
Total housing units	244,314	100.0%
Built 2005 or later	5,147	2.1%
Built 2000 to 2004	14,043	5.7%
Built 1990 to 1999	27,875	11.4%
Built 1980 to 1989	19,882	8.1%
Built 1970 to 1979	31,537	12.9%
Built 1960 to 1969	31,997	13.1%
Built 1950 to 1959	41,815	17.1%
Built 1940 to 1949	20,128	8.2%
Built 1939 or earlier	51,890	21.2%
Median year built	1963	

Value for Specified Owner-Occupied Housing Units

	Number	Percent
Specified owner-occupied housing units	155,046	100.0%
Less than \$20,000	2,459	1.6%
\$20,000 to \$39,999	2,622	1.7%
\$40,000 to \$59,999	5,544	3.6%
\$60,000 to \$79,999	14,438	9.3%
\$80,000 to \$99,999	19,086	12.3%
\$100,000 to \$124,999	21,196	13.7%
\$125,000 to \$149,999	18,773	12.1%
\$150,000 to \$199,999	30,004	19.4%
\$200,000 to \$299,999	25,034	16.1%
\$300,000 to \$499,999	12,305	7.9%
\$500,000 to \$999,999	3,106	2.0%
\$1,000,000 or more	479	0.3%
Median value	\$141,200	

House Heating Fuel

	Number	Percent
Occupied housing units	223,122	100.0%
Utility gas	201,071	90.1%
Bottled, tank or LP gas	1,895	0.8%
Electricity	15,670	7.0%
Fuel oil, kerosene, etc	2,263	1.0%
Coal, coke or wood	1,056	0.5%
Solar energy or other fuel	665	0.3%
No fuel used	502	0.2%

Percentages may not sum to 100% due to rounding.

Gross Rent

	Number	Percent
Specified renter-occupied housing units	68,076	100.0%
Less than \$100	647	1.0%
\$100 to \$199	2,389	3.5%
\$200 to \$299	2,552	3.7%
\$300 to \$399	2,696	4.0%
\$400 to \$499	4,727	6.9%
\$500 to \$599	8,713	12.8%
\$600 to \$699	9,156	13.4%
\$700 to \$799	8,586	12.6%
\$800 to \$899	9,152	13.4%
\$900 to \$999	6,455	9.5%
\$1,000 to \$1,499	8,090	11.9%
\$1,500 or more	1,655	2.4%
No cash rent	3,258	4.8%
Median gross rent	\$719	

Median gross rent as a percentage of household income

30.1

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units

	Number	Percent
Specified owner-occupied housing units with a mortgage	108,773	100.0%
Less than \$400	1,090	1.0%
\$400 to \$599	3,722	3.4%
\$600 to \$799	8,864	8.1%
\$800 to \$999	15,373	14.1%
\$1,000 to \$1,249	20,638	19.0%
\$1,250 to \$1,499	17,653	16.2%
\$1,500 to \$1,999	21,728	20.0%
\$2,000 to \$2,999	15,158	13.9%
\$3,000 or more	4,547	4.2%
Median monthly owners cost	\$1,317	

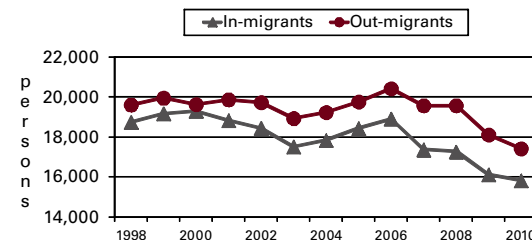
Median monthly owners cost as a percentage of household income

23.6

Vital Statistics

	Number	Rate
Births / rate per 1,000 women aged 15 to 44	6,342	59.8
Teen births / rate per 1,000 females 15-19	633	34.9
Deaths / rate per 100,000 population	5,427	1,000.3
Marriages / rate per 1,000 population	2,903	5.4
Divorces / rate per 1,000 population	1,628	3.0

Migration



Ohio County Profiles

Summit County

Agriculture

Land in farms (acres)	15,000
Number of farms	320
Average size (acres)	47
Total cash receipts	\$12,756,000
Per farm	\$39,863

Education

Public schools buildings	159
Students (Average Daily Membership)	76,963
Teachers (Full Time Equivalent)	5,148.1
Expenditures per student	\$11,486
Graduation rate	81.0
Non-public schools	42
Students	11,154
4-year public universities	1
Branches	0
2-year public colleges	0
Private universities and colleges	0
Public libraries (Main / Branches)	7 / 20

Transportation

Registered motor vehicles	512,446
Passenger cars	383,713
Noncommercial trucks	49,514
Total license revenue	\$12,564,447.58
Interstate highway miles	90.34
Turnpike miles	13.61
U.S. highway miles	5.85
State highway miles	184.84
County, township, and municipal road miles	2,782.39
Commercial airports	4

Voting

Number of precincts	475
Number of registered voters	371,028
Voted in 2010 election	197,000
Percent turnout	53.1%

Health Care

Physicians (MDs & DOs)	1,780
Registered hospitals	10
Number of beds	2,804
Licensed nursing homes	41
Number of beds	4,004
Licensed residential care	32
Number of beds	2,519
Adults with employer-based insurance	64.7%
Children with employer-based insurance	65.4%

State Parks, Forests, Nature Preserves, And Wildlife Areas

Areas/Facilities	8
Acreage	2,669.13

Communications

Television stations	2
Radio stations	6
Daily newspapers	1
Circulation	91,500
Weekly newspapers	8
Circulation	116,125

Crime

Total crimes reported in Uniform Crime Report	40,992
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Finance

FDIC insured financial institutions (HQs)	5
Assets (000)	\$15,092,492
Branch offices	176
Institutions represented	23

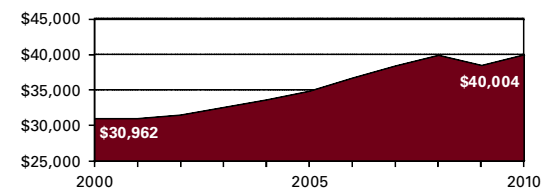
Transfer Payments

Total transfer payments	\$4,224,071,000
Payments to individuals	\$4,125,176,000
Retirement and disability	\$1,481,362,000
Medical payments	\$1,752,791,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$407,256,000
Unemployment benefits	\$226,462,000
Veterans benefits	\$67,284,000
Federal education and training assistance	\$141,213,000
Other payments to individuals	\$48,808,000
Total personal income	\$20,611,827,000
Dependency ratio	20.5%

Federal Expenditures

Direct expenditures or obligations	\$4,169,633,424
Retirement and disability	\$1,538,783,911
Other direct payments	\$1,307,210,515
Grant awards	\$883,759,900
Highway planning and construction	\$80,882,349
Temporary assistance to needy families	\$34,810,920
Medical assistance program	\$476,564,119
Procurement contract awards	\$251,050,653
Dept. of Defense	\$186,690,464
Salary and wages	\$188,828,445
Dept. of Defense	\$47,168,000
Other federal assistance	\$751,016,370
Direct loans	\$24,827,758
Guaranteed loans	\$519,441,117
Insurance	\$206,747,495

Per Capita Personal Income



Civilian Labor Force

	2007	2008	2009	2010	2011
Civilian labor force	294,400	296,200	293,100	288,000	283,100
Employed	278,600	278,100	264,500	259,300	259,000
Unemployed	15,800	18,100	28,600	28,600	24,000
Unemployment rate	5.4	6.1	9.8	9.9	8.5

Establishments, Employment, and Wages by Sector: 2010

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	13,951	222,213	\$9,283,962,825	\$803
Goods-Producing	2,094	37,219	\$1,927,397,979	\$996
Natural Resources and Mining	26	182	\$7,238,313	\$764
Construction	1,136	9,063	\$420,483,765	\$892
Manufacturing	932	27,973	\$1,499,675,901	\$1,031
Service-Providing	11,857	184,995	\$7,356,564,846	\$765
Trade, Transportation and Utilities	3,308	50,474	\$1,901,554,077	\$724
Information	200	3,570	\$186,750,310	\$1,006
Financial Services	1,337	11,081	\$567,507,212	\$985
Professional and Business Services	2,669	42,831	\$2,392,575,464	\$1,074
Education and Health Services	1,688	45,150	\$1,787,214,625	\$761
Leisure and Hospitality	1,339	23,884	\$322,171,330	\$259
Other Services	1,273	7,931	\$197,191,659	\$478
Federal Government		2,162	\$128,804,827	\$1,146
State Government		5,051	\$259,407,593	\$988
Local Government		23,208	\$989,503,029	\$820

Private Sector total includes Unclassified establishments not shown.

Change Since 2005

Private Sector	-3.0%	-7.3%	2.7%	10.8%
Goods-Producing	-12.6%	-22.9%	-13.6%	12.2%
Natural Resources and Mining	-21.2%	-37.9%	-52.5%	-23.7%
Construction	-14.1%	-17.4%	-3.1%	17.4%
Manufacturing	-10.5%	-24.4%	-15.8%	11.5%
Service-Producing	-1.1%	-3.3%	8.0%	11.8%
Trade, Transportation and Utilities	-4.9%	-12.4%	-8.6%	4.3%
Information	-2.0%	-9.7%	-0.4%	10.3%
Financial Services	-7.4%	-13.9%	2.4%	19.0%
Professional and Business Services	-1.4%	0.8%	17.1%	16.1%
Education and Health Services	11.1%	12.2%	23.0%	9.5%
Leisure and Hospitality	2.4%	-6.7%	5.4%	12.6%
Other Services	-0.5%	-6.2%	9.5%	16.6%
Federal Government		-8.0%	7.9%	17.3%
State Government		7.3%	18.5%	10.4%
Local Government		-1.7%	5.3%	7.2%

Business Numbers

	2007	2008	2009	2010	2011
Business starts	1,260	1,051	984	833	881
Active businesses	11,472	11,247	10,870	10,725	10,616

Major Employers

Akron City Schools	Govt
Akron General Health System	Serv
Children's Hospital Medical Center	Serv
Diebold Inc	Mfg
FirstEnergy Corp	Utility
Goodyear Tire & Rubber Co	Mfg
Jo-Ann Stores Inc	Trade
McDermott Int'l/Babcock & Wilcox	Mfg
Signet Group plc/Sterling Inc	Trade
Summa Health System	Serv
University of Akron	Govt

Residential**Construction**

	2007	2008	2009	2010	2011
Total units	1,089	731	559	561	527
Total valuation (000)	\$199,890	\$127,580	\$82,651	\$96,501	\$93,907
Total single-unit bldgs	906	593	488	482	476
Average cost per unit	\$212,269	\$206,698	\$162,673	\$193,290	\$193,655
Total multi-unit bldg units	183	138	71	79	51
Average cost per unit	\$41,389	\$36,294	\$46,001	\$42,222	\$33,866

594 Hudson Run Road

Data Sheet

**594 Hudson Run Road
Barberton, OH 44203**

The Property

Address: 594 Hudson Run Road
Zoning: RM-18 Multi-Family District
Lot Size: .48 acres +/-
Parcel Number: 01-05732, 01-05735, 01-05739

Building*

Number of Buildings: 1
Number of Stories: 1
Year Built: circa 1931 with addition circa 1950
Building Square Footage: 4,304 +/-
Overhead Doors: 4

Construction

Exterior Wall: Vinyl Siding
Structure: Block and Frame
Sprinkler: No
Clear Height: 10' - 15'

Utilities

Water: City of Barberton
Sewer: City of Barberton
Electric: Ohio Edison
Gas: Dominion East Ohio

HVAC

HVAC: Forced Air with air conditioning (condition unknown)

**All information to be verified by potential purchaser. Data listed above obtained from Public Records and has not been verified by Receiver, Seller or Broker.*

594 Hudson Run Road

Location Map



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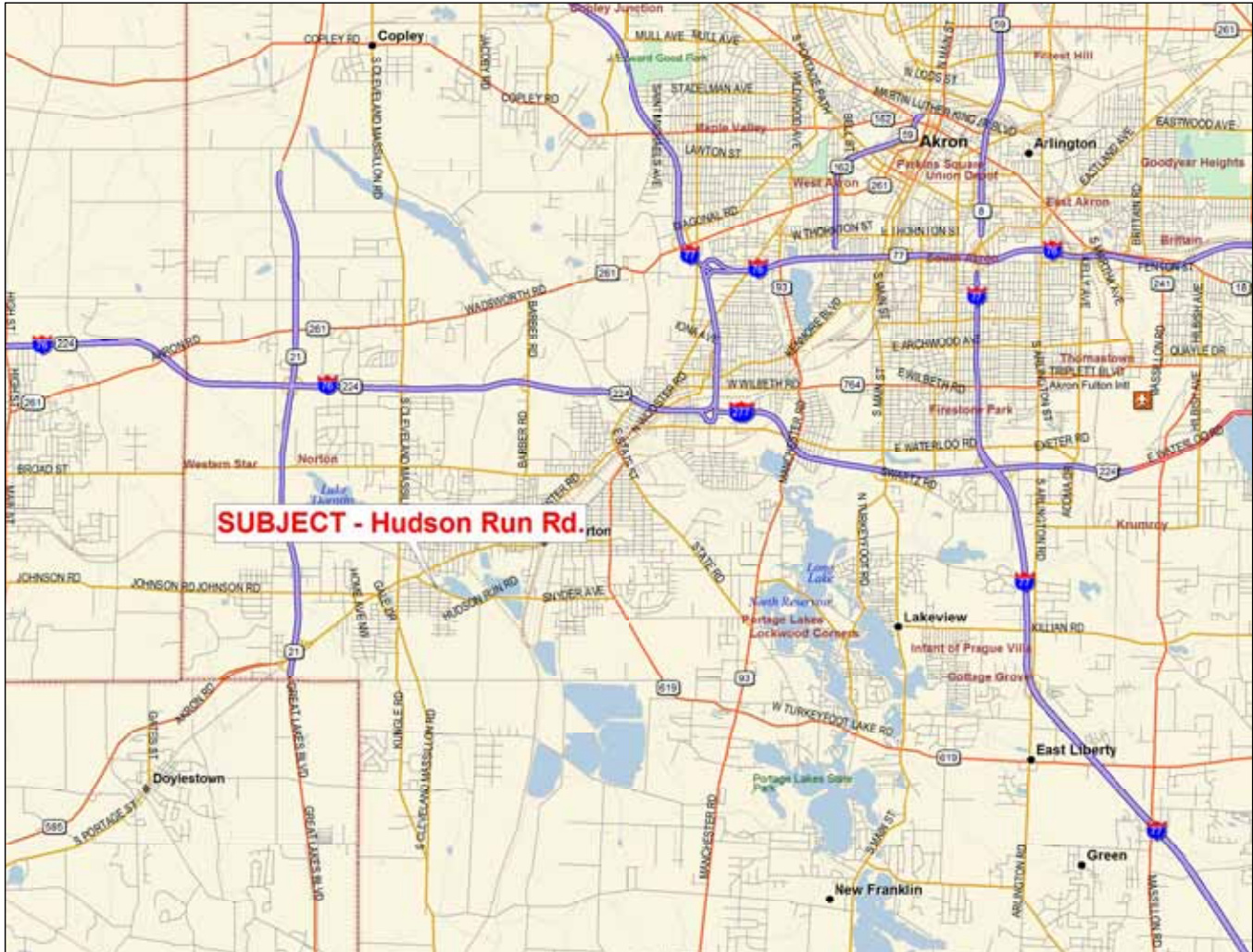
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594 Hudson Run Road

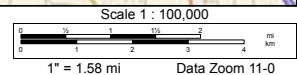
Location Map



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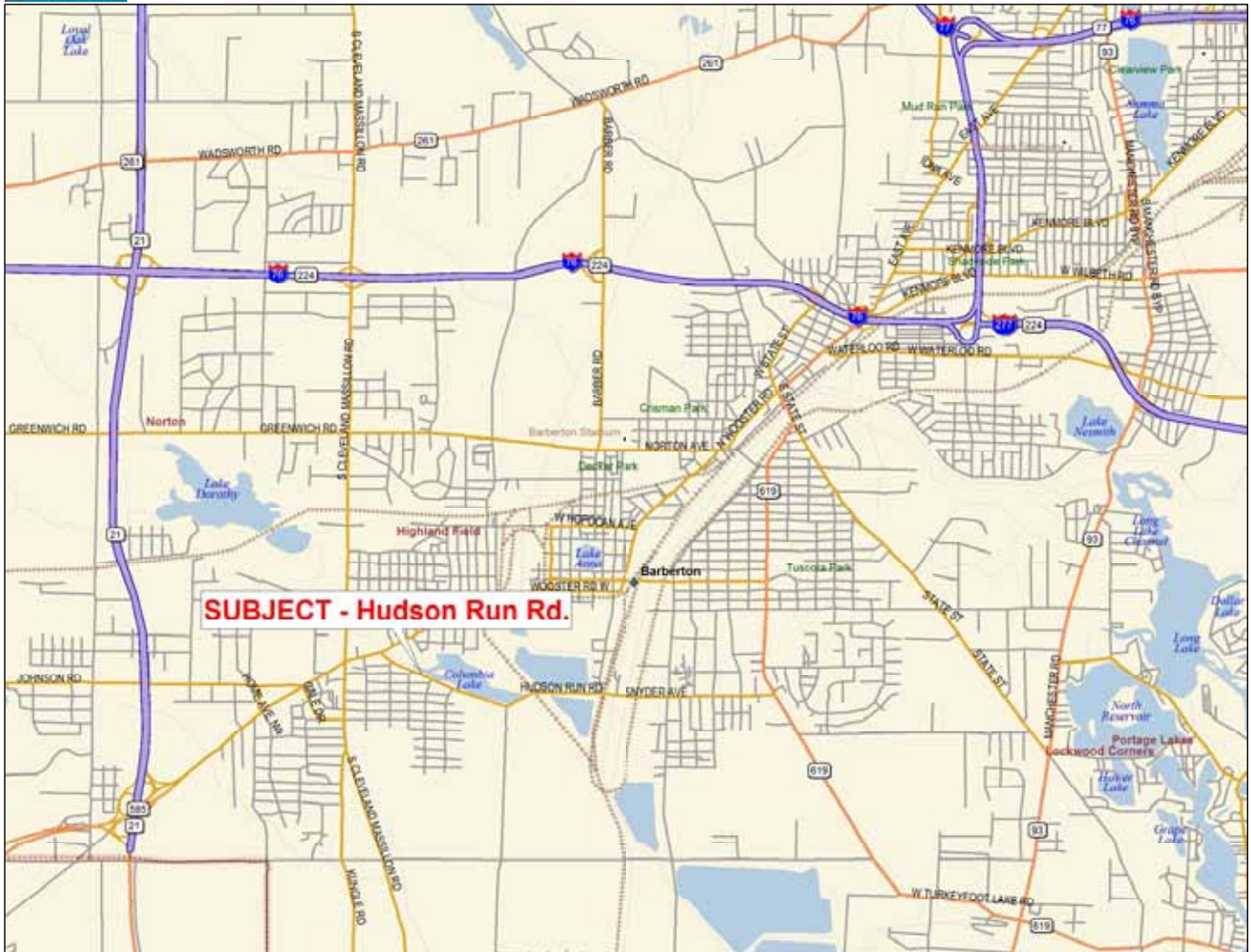


594 Hudson Run Road

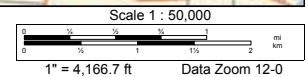
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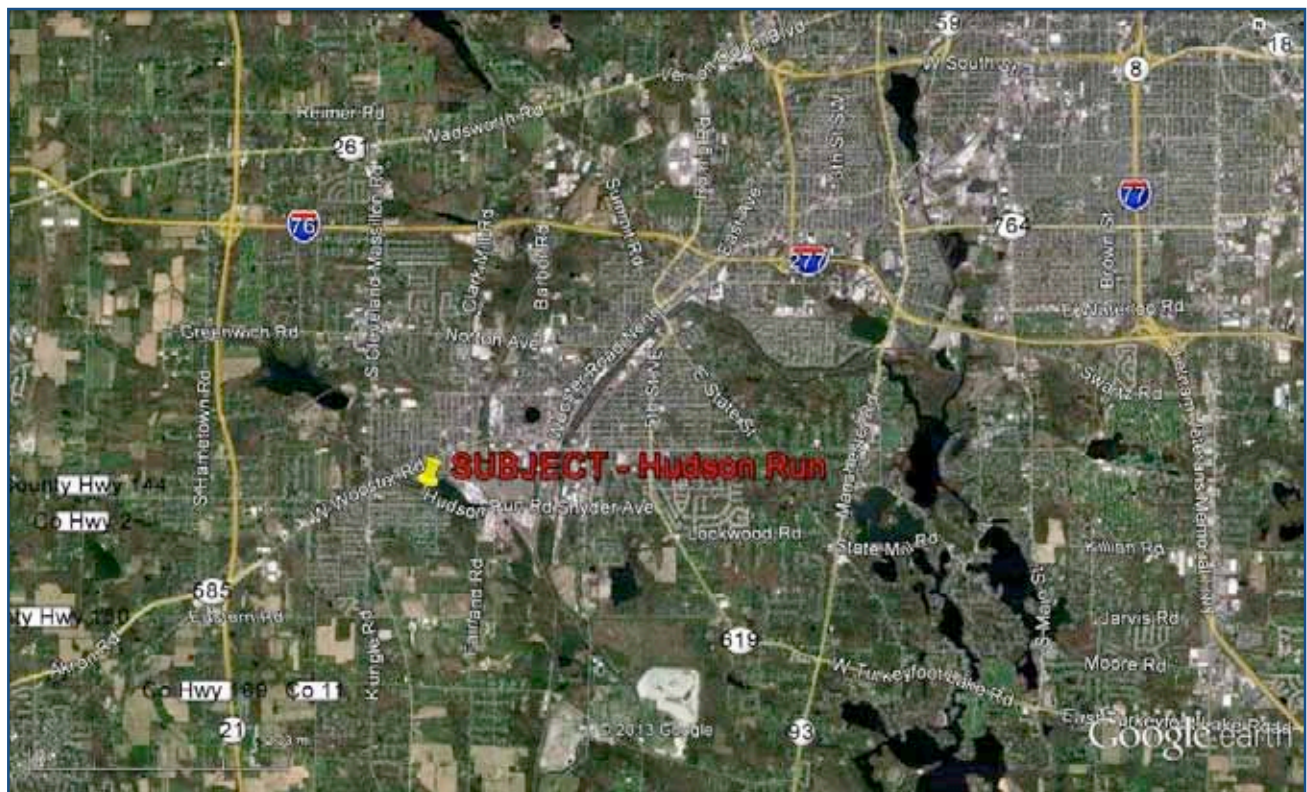


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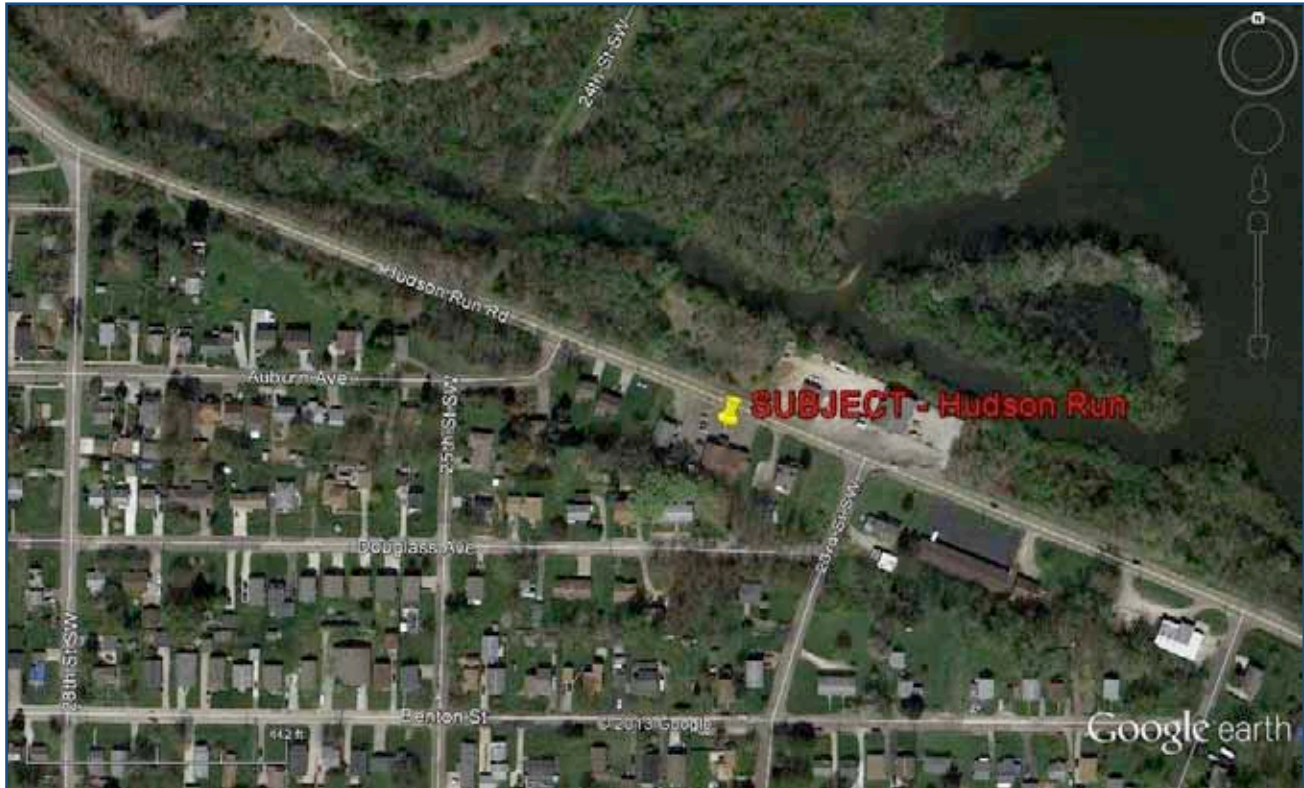
594 Hudson Run Road

Aerial Photos



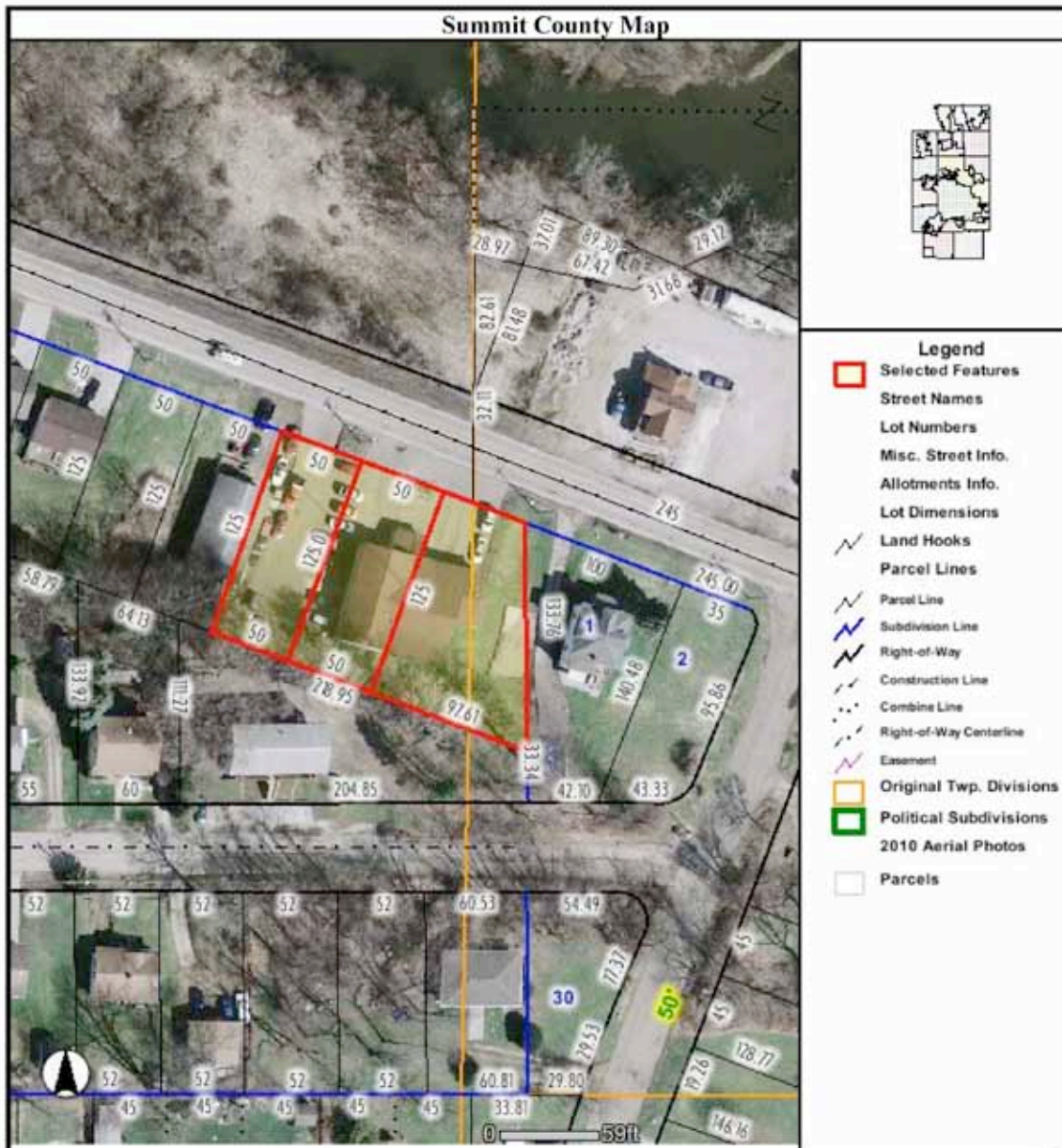
594 Hudson Run Road

Aerial Photos



594 Hudson Run Road

Tax Map



Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	080009201001000	0105739	594 HUDSON RUN RD	CORDRAY RONALD R	
2	080010201023000	0105732	594 HUDSON RUN RD	CORDRAY RONALD R	
3	080010201022000	0105735	594 HUDSON RUN RD	CORDRAY RONALD R	

Kristen M. Scalise, CPA, CFE, Fiscal Officer
Alan Brubaker, P.E., P.S., Engineer
Russell M. Pry, Executive



[PRINT](#)

Zoning Use Information

594 Hudson Run Road
Barberton, OH 44203

This property is currently zoned Residential Multi-Family 18. The City of Barberton Building Commissioner has indicated the prior use was a legal non-conforming use. The next user will be required to apply for rezoning for a commercial use. Please contact Jim Bauschlinger, City of Barberton Building Commissioner at 330-861-7289 for further details.

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B. Frontage Landscaping

Notwithstanding any contrary provision of Table 1220B, all Frontage Buffers required under such Table shall be of at least Medium intensity, as defined in Table 1220C.

C. Design Review

To forestall land use conflicts in an area in land use transition and to further neighborhood compatibility in the absence of the normal rezoning hearing at the time development plans are prepared, the Planning Commission shall have determined that the specific use proposed under the TOD is visually compatible in its publicly visible appearance, as defined herein, with the surrounding properties and adjacent public ways.

Such compatibility shall be determined based on item 2B of Table 1310J.

Filing requirements shall be as specified for Certificates of Appropriateness in Tables 1320B and 1320C. The approval procedures for such review shall be as specified in Chapter 1320 for such Certificates except that:

1. action shall be taken solely by the Planning Commission in lieu of by the Design Review Board, and
 2. no public hearing shall be required, and
 3. division 1320.02(g)(4), Negotiation Period, shall not apply.
- (Ord. 148-1995. Passed 12-11-95.)

(j) DAO District

Property classified in the DAO District shall conform to exterior architectural appearance standards adopted by City Council in conjunction with the adoption of an amendment classifying the property in this district. (Ord. 119-1999. Passed 7-26-99.)

1110.03 Residential Districts

(a) Purpose

Residential Districts are intended to recognize, preserve, and protect the present character of Barberton's single- and two-family residential neighborhoods, to facilitate the development of new neighborhoods and infill housing, and to provide for a variety of housing types and densities to accommodate different age groups and lifestyles of City residents.

(b) Districts

(1) Single-Family Detached Residential Districts

A. RS-32 High-Density Single-Family Residential District

This district is intended to provide for developments of manufactured or site-built detached dwellings that offer affordable higher-density housing not exceeding approximately 12 units per acre. Land in this District may be developed with Zero Lot Lines under 1250.03.

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B. RS-40 High-Density Single-Family Residential District

This district is intended to provide for an exclusive single-family detached residential environment characterized by lots of the size most common in the City and densities not exceeding approximately 10 dwelling units per acre.

C. RS-50 Medium-Density Single-Family Residential District

This district is intended to provide for an exclusive single-family detached residential environment characterized by densities not exceeding approximately 6 units per acre.

D. RS-70 Medium-Density Single-Family Residential District

This district is intended to provide for an exclusive single-family detached residential environment characterized by densities not exceeding approximately 4 1/2 units per acre.

E. RS-85 Low-Density Single-Family Residential District

This district is intended to provide for an exclusive single-family detached residential environment characterized by densities not exceeding approximately 2 units per acre.

F. RS-100 Low-Density Single-Family Residential District

This district is intended to provide for an exclusive single-family detached residential environment characterized by very large lots and densities not exceeding approximately 1 1/2 dwelling units per acre.

(2) Single-Family Attached Residential Districts

A. RA-16 High-Density Single-Family Attached Residential District

This district is intended to:

1. provide a single-family housing choice for those who prefer a small house and lot;
- and
2. to facilitate transition between attached and multi-family housing by allowing attached dwellings and townhouses at densities of approximately 25 dwelling units per acre.

B. RA-25 Low-Density Single-Family Attached Residential District

This district is intended to:

1. provide a single-family housing choice for those who prefer a small house and lot;
- and
2. to facilitate transition between detached and attached housing by limiting attached dwellings and townhouses to densities of approximately 15 dwelling units per acre.

(3) Two-Family Residential Districts

A. RT-40 High-Density Two-Family Residential District

This district is intended to provide for a two-family detached residential environment characterized by lots of the size most common in the City and densities not exceeding approximately 20 dwelling units per acre.

B. RT-50 Medium-Density Two-Family Residential District

This district is intended to provide for a two-family detached residential environment characterized by densities not exceeding approximately 12 dwelling units per acre.

C. RT-70 Low-Density Two-Family Residential District

This district is intended to provide for a two-family detached residential environment characterized by densities not exceeding approximately 9 dwelling units per acre.

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(4) Multi-Family Residential Districts

A. RM-18 Low-Density Multi-Family Residential District

This district is intended to facilitate transition between single-family and multi-family housing by limiting multifamily densities to the equivalent of approximately 18 two-bedroom dwelling units per acre, a density comparable to the highest density allowed in RA or RT Districts.

B. RM-30 Medium-Density Multi-Family Residential District

This district is intended to provide locations for apartment development at densities not exceeding the equivalent of approximately 30 two-bedroom dwelling units per acre.

C. RM-50 High Density Multi-Family Residential District

This district is intended to provide locations for apartment development at densities not exceeding the equivalent of approximately 50 two-bedroom dwelling units per acre.

(c) District Regulations

Regulations for Residential Districts shall be as established in Tables 1110B, 1110C, and 1110E of this chapter and Tables 1130A and 1130B of Chapter 1130, Allowable Uses.
(Ord. 158-2003. Passed 12-15-03.)

1110.04 Business Districts

(a) Purpose

Business districts are intended to:

1. provide appropriate environments for different kinds of businesses
2. protect less intensive land uses from any adverse effects from such businesses, and
3. maintain the City's jobs and tax base by protecting business areas from encroachment by residential or other incompatible uses.

Although these districts may allow residential uses, they are not intended to offer a residential environment protected from adverse effects of business activity.

(b) Districts

(1) Office Districts

A. O-1 Neighborhood Office District

This district is intended to provide locations in the City's neighborhoods for smaller office buildings on smaller sites housing low traffic-generating uses. It is intended for:

1. locations that can serve as a transition or buffer area between residential and more intensive retail, office, or industrial uses
2. major street frontage locations not suited for retail
3. other higher-value locations not compatible with high-traffic retail development or with industrial use, and
4. locations that are otherwise not suited for residential or for more in-intensive

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Chapter 1130 **Allowable Uses**

1130.01 General Regulations

(a) Uses Allowed

Only the following uses of land, bodies of water, air rights, buildings, structures, or other premises are allowed in the City of Barberton:

(1) Pre-Existing Uses

Uses lawfully established on the effective date of this Code, subject to the provisions of Chapter 1340, Nonconformities

(2) Uses With Prior Permit

Uses that:

- A. had a Building Permit lawfully issued prior to the effective date of this Code, and
- B. began construction within 6 months thereof and diligently prosecuted such construction to completion, and
- C. are constructed and occupied in conformance with the plans on the basis of which the Permit was issued

(3) Permitted Uses

Permitted Uses in the applicable zoning district, as provided in Tables 1130A, 1130C, and 1130E, subject to the conditions and requirements of applicable City regulations.

(4) Conditional Uses

Conditional Uses in the applicable zoning district, as provided in Tables 1130B, 1130D, and 1130F, subject to the approval of a Conditional Use Permit as provided in division 1310.03(b) and to other conditions and requirements of applicable City regulations

(5) Temporary Uses

Temporary Uses subject to the provisions of division 1310.04(a).

(b) Uses Fitting Multiple Classifications

(1) Identical Classification in Different Groups

In a few cases a use may be listed in more than one Use Group in Tables 1130G - 1130J. As a consequence, the use may be designated under Tables 1130A - 1130F as both a Permitted Use and a Conditional Use in the same zoning district. In such case, the use shall be considered a Permitted Use in that district.

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(2) Different Classifications

If a Principal Use can be considered to fall under two or more different use classifications that are listed in different Use Groups, it shall be regulated by the classification that is in the judgment of the Building Commissioner the narrowest or most specific.

(3) All Other Cases

Otherwise, if a Principal Use can be classified both as a Permitted Use and as a Conditional Use, it shall be considered a Conditional Use.

(c) Other Regulations

(1) Interpretation of Sales Uses

Uses identified as stores, shops, sales establishments, and the like shall be interpreted to be engaged in retail sales only unless specifically indicated to the contrary.

(2) Outdoor Activities

Sales, merchandise display, storage, repair, and motor vehicle servicing shall be conducted entirely indoors except for the uses specified herein.

A. Temporary Uses

Outdoor activity allowed as a Temporary Use under division 1310.04(a).

B. Vending Machines

Vending machines, as defined herein, news boxes, pay telephones, motor fuel pumps, and the like located outdoors.

C. Incidental Residential Sales

Children's lemonade stands and similar incidental activities customarily associated with residential uses.

D. Incidental Servicing

Incidental servicing, as defined herein, of motor vehicles.

E. Listed Uses

The following uses, and other uses characteristically involving outdoor activity, where specifically listed as permitted in the various zoning districts:

1. open sales lots, as defined herein
2. open air flea markets, farmers markets, and the like
3. outdoor cafes, as defined herein
4. street vendors, as defined herein
5. outdoor recreation facilities such as amusement parks, miniature golf, skating rinks, race tracks, stadiums, and amphitheaters
6. drive-through establishments, as defined herein
7. permanent farm stands
8. outdoor storage

F. Accessory Outdoor Sales

Outdoor sales areas or displays as an Accessory Use on the premises of a business or on public or private land immediately adjacent thereto that:

1. do not exceed 25 percent of the floor area of the business or 300 square feet of land area, whichever is less, per establishment, and
2. conform to all City regulations governing use of public sidewalks, street rights-of-way, or other public lands.

(3) Special Industrial Conditional Uses

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In any I Industrial District, the Planning Commission may approve or conditionally approve as a Conditional Use a use allowed only in a higher-numbered Industrial District as provided herein.

The Board shall approve such Conditional Use only upon making findings of fact that:

A. the proposed use conforms to the Approval Criteria for Conditional Uses of Table 1310D, and

B. because of technological advances or special methods of operating or of controlling external effects, the proposed use:

1. will not produce the objectionable environmental effects--such as noise, traffic, glare, odor, dust, vibration, and the like--commonly associated with such proposed use, and

2. will instead produce a level of such effects comparable to or less objectionable than those customarily produced by uses listed as allowed in the present zoning district classification of the property.

The burden of providing evidence to support such findings--in the form of scientific data, expert opinion, or other information acceptable to the Board--shall be upon the applicant. Such evidence shall be submitted with the application.

The Board shall request comments concerning the effects of the proposed use and the evidence presented from the Planning Director, Building Commissioner, City Engineer, Fire Chief, Health Department, and other City officials as appropriate.

Table 1130A: Permitted Uses in Residential & Open Land Districts

Use Group	Zoning District					
	<u>LC</u>	<u>AE</u>	<u>RS</u>	<u>RT</u>	<u>RA</u>	<u>RM</u>
1. Conservancy	X	X	-	-	-	-
1C. Special Conservancy	-	X	-	-	-	-
2. Agricultural	-	X	-	-	-	-
3. General	-	X	X	X	X	X
4. Single-Family Residential	-	X	X	X	X	X
5. Two-Family Residential	-	-	-	X	X	X
6. Attached Residential	-	-	-	-	X	X
7. Multi-Family Residential	-	-	-	-	-	X
8. Local Institutional	-	X	X	X	X	X

Table 1130B: Conditional Uses in Residential & Open Land Districts

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Use Group	LC	Zoning District				
		<u>All</u> <u>AE</u>	<u>All</u> <u>RS</u>	<u>All</u> <u>RT</u>	<u>All</u> <u>RA</u>	<u>RM</u>
1C. Special Conservancy	X	-	-	-	-	-
2C. Special Agricultural	-	X	-	-	-	-
3C. Special General	-	X	X	X	X	X
4C. Special Single-Family Residential	-	X	X	X	X	X
5C. Special Two-Family Residential	-	-	-	X	X	X
6C. Special Attached Residential	-	-	-	-	X	X
7C. Special Multi-Family Residential	-	-	-	-	-	X
8C. Special Local Institutional	-	X	X	X	X	X

These tables indicate the general types of uses allowable in each district. Specific uses for each Use Group listed appear in Tables 1130G, 1130H, 1130I, and 1130J.

Table 1130C: Permitted Uses in Commercial Districts

Use Group	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>	<u>CD</u>
3. General	X	X	X	X	X
7. Multi-Family Residential	X	X	X	-	X
8. Local Institutional	X	X	X	X	X
8C. Special Local Institutional	X	X	X	X	X
9. General Business	X	X	X	X	X
10. Neighborhood Office	-	X	X	X	X
11. Retail Office	X	X	X	X	
12. Convenience Retail	X	X	X	X	X
13. Neighborhood Retail	-	X	X	-	X
14. Community Center Retail	-	-	X	-	X
15. Office Center	-	X	-	X	
16. Highway Commercial	-	-	-	X	-

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Table 1130D: Conditional Uses in Commercial Districts

Use Group	C1	C2	C3	C4	CD
3C. Special General	X	X	X	X	X
7C. Special Multi-Family Residential	X	X	X	-	X
9C. Special General Business	X	X	X	X	X
10C. Special Neighborhood Office	-	X	X	X	X
11C. Special Retail Office	-	X	X	X	X
12C. Special Convenience Retail	X	X	X	X	X
13C. Special Neighborhood Retail	-	X	X	-	X
14. Community Center Retail	-	X	-	-	-
14C. Special Community Center Retail	-	-	X	-	X
15. Office Center	-	X	-	-	-
15C. Special Office Center	-	-	X	-	X
16C. Special Highway Commercial	-	-	-	X	-

These tables indicate the general types of uses allowable in each district. Specific uses for each Use Group listed appear in Tables 1130G, 1130H, 1130I, and 1130J.

Conditional Uses are subject to 1310.03(b).

Table 1130E: Permitted Uses in Office and Industrial Districts

Use Group	O1	O2	I1	I2	I3	IU
3. General	X	X	X	X	X	X
7. Multi-Family Residential	X	X	-	-	-	-
8. Local Institutional	X	X	-	-	-	-
8C. Special Local Institutional	X	X	-	-	-	-
9. General Business	X	X	X	X	X	X
10. Neighborhood Office	X	X	-	-	-	-
15. Office Center	-	X	X	X	-	-
16. Highway Commercial -	-	X	X	-	-	-
17. Light Industrial	-	-	X	X	X	-
17C. Special Light Industrial	-	-	-	X	X	-
18. Medium Industrial	-	-	-	X	X	-
18C. Special Medium Industrial	-	-	-	-	X	-
19. Heavy Industrial	-	-	-	-	X	-
20. Urban Industrial	-	-	-	-	-	X

* In the I-U District, no use in any lot or building site shall exceed a gross floor area of 15,000 square feet.

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594 Hudson Run Road

Demographic Summary Report

594 Hudson Run Rd, Barberton, OH 44203

Building Type: **Industrial**
 RBA: **4,247 SF**
 Land Area: **.19 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2016 Projection	7,086	36,532	83,577
2011 Estimate	7,280	36,555	82,491
2010 Census	7,395	36,705	82,256
Growth 2011 - 2016	-2.70%	-0.10%	1.30%
Growth 2010 - 2011	-1.60%	-0.40%	0.30%
2011 Population by Hispanic Origin	92	423	991
2011 Population By Race	7,280	36,555	82,491
White	7,013 96.33%	33,822 92.52%	75,874 91.98%
Black or African American	76 1.04%	1,650 4.51%	4,046 4.90%
American Indian and Alaska Native	20 0.27%	102 0.28%	220 0.27%
Asian	12 0.16%	163 0.45%	619 0.75%
Native Hawaiian and Pacific Islander	2 0.03%	21 0.06%	33 0.04%
Other Race	31 0.43%	126 0.34%	249 0.30%
Two or More Races	126 1.73%	672 1.84%	1,449 1.76%
Households			
2016 Projection	2,968	15,085	34,039
2011 Estimate	3,045	15,029	33,459
2010 Census	3,092	15,091	33,371
Growth 2011 - 2016	-2.50%	0.40%	1.70%
Growth 2010 - 2011	-1.50%	-0.40%	0.30%
Owner Occupied	1,967 64.60%	10,289 68.46%	23,513 70.27%
Renter Occupied	1,078 35.40%	4,740 31.54%	9,946 29.73%
2011 Households by HH Income	3,045	15,030	33,459
Income Less Than \$15,000	518 17.01%	2,680 17.83%	5,048 15.09%
Income: \$15,000 - \$24,999	476 15.63%	2,158 14.36%	4,311 12.88%
Income: \$25,000 - \$34,999	417 13.69%	2,063 13.73%	4,310 12.88%
Income: \$35,000 - \$49,999	623 20.46%	2,600 17.30%	5,942 17.76%
Income: \$50,000 - \$74,999	564 18.52%	2,693 17.92%	6,520 19.49%
Income: \$75,000 - \$99,999	293 9.62%	1,487 9.89%	3,709 11.09%
Income: \$100,000 - \$149,999	124 4.07%	971 6.46%	2,553 7.63%
Income: \$150,000 - \$199,999	17 0.56%	204 1.36%	631 1.89%
Income: \$200,000+	13 0.43%	174 1.16%	435 1.30%
2011 Avg Household Income	\$44,514	\$49,392	\$53,661
2011 Med Household Income	\$36,887	\$37,638	\$41,396
2011 Per Capita Income	\$18,676	\$20,582	\$22,022



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5/13/2013
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Property Detail Report

Subject Property

**594 Hudson Run Rd
Barberton, OH 44203-3934
Barberton City - Summit County**



Owner Info:

Owner Name : Cordray Ronald R	Tax Billing Zip+4 : 1202
Tax Billing Address : Po Box 1202	State Use : Comm Vacant Land
Tax Billing City & State : Massillon OH	Universal Land Use : Commercial Lot
Tax Billing Zip : 44648	

Location Info:

School District : Barberton Csd	Census Tract : 5104.00
Subdivision : Hudson Heights	

Tax Info:

Tax ID : 01-05732	Total Assessment : \$10,630
Alt APN : 080010201023000	Tax Area : 01
Tax Year : 2012	Tax Appraisal Area : 01
Net Taxes : \$258	Legal Description : Lot 76 Sub 173 Hudson Hts Hudson Run Rd .140a
Assessment Year : 2012	Lot Number : 76
Land Assessment : \$10,630	

Characteristics:

Lot Acres : **.1435**

Last Market Sale:

Owner Name : **Cordray Ronald R**

Sales History:

Recording Date : **06/28/2004**
 Nominal : **Y**
 Buyer Name : **Cordray Ronald R
Trust**
 Seller Name : **Cordray Ronald R**
 Document No : **55067586**
 Document Type : **Warranty Deed**
 Hist Document No : **13372**

Mortgage History:

Mortgage Date : **12/29/2006**
 Mortgage Amt : **\$2,296,000**
 Mortgage Lender : **Charter One Bk**
 Mortgage Type : **Conventional**
 Borrower 1 : **Cordray Ronald R**

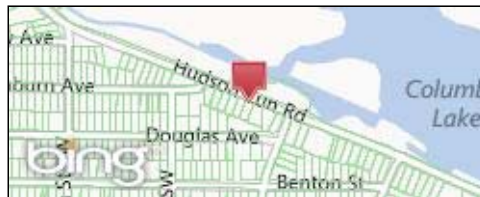
Courtesy of Eric Zimmerman
NEOHREX

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Property Detail Report

Subject Property

**594 Hudson Run Rd
Barberton, OH 44203-3934
Barberton City - Summit County**



Owner Info:

Owner Name : Cordray Ronald R	Tax Billing Zip+4 : 3934
Tax Billing Address : 594 Hudson Run Rd	State Use : Other Commercial
Tax Billing City & State : Barberton OH	Universal Land Use : Auto Repair
Tax Billing Zip : 44203	

Location Info:

School District : Barberton Csd	Census Tract : 5104.00
Subdivision : Hudson Heights	

Tax Info:

Tax ID : 01-05735	Total Assessment : \$82,650
Alt APN : 080010201022000	% Improv : 83%
Tax Year : 2012	Tax Area : 01
Net Taxes : \$2,004	Tax Appraisal Area : 01
Assessment Year : 2012	Legal Description : Lot 76 Sub 165 Hud Hts .210a
Land Assessment : \$14,030	Lot Number : 76
Improved Assessment : \$68,620	

Characteristics:

Lot Acres : .1894	Total Living Area (includes : 4,247 finished Basement)
Total Units : 1	Year Built : 1931
Topography : Above Street	# of Buildings : 1

Last Market Sale:

Recording Date : 12/05/1995	Owner Name : Cordray Ronald R
Sale Price : \$83,000	Seller : Kaplinski Frank E;Joan M
Document No : 2063-590	Price Per Sq Ft : \$19.54
Deed Type : Deed (Reg)	

Sales History:

Recording Date : 06/28/2004	12/05/1995
Sale Price :	\$83,000
Nominal : Y	
Buyer Name : Cordray Ronald R Trust	Cordray Ronald R
Seller Name : Cordray Ronald R	Kaplinski Frank E;Joan M
Document No : 55067586	2063-590
Document Type : Warranty Deed	Deed (Reg)
Hist Document No : 13372	

Mortgage History:

Mortgage Date : 12/05/1995
Mortgage Amt : \$16,000
Mortgage Lender : Seller

Mortgage Type : **Conventional**

Borrower 1 : **Cordray Ronald R**

Features:

Courtesy of Eric Zimmerman
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Property Detail Report

Subject Property

594 Hudson Run Rd
Barberton, OH 44203-3934
Barberton City - Summit County



Owner Info:

Owner Name : Cordray Ronald R	Tax Billing Zip+4 : 3934
Tax Billing Address : 594 Hudson Run Rd	State Use : Comm1 Vacant Land
Tax Billing City & State : Barberton OH	Universal Land Use : Commercial Lot
Tax Billing Zip : 44203	

Location Info:

School District : Barberton Csd	Census Tract : 5104.00
Subdivision : Hudson Heights	

Tax Info:

Tax ID : 01-05739	Total Assessment : \$5,310
Alt APN : 080009201001000	Tax Area : 01
Tax Year : 2012	Tax Appraisal Area : 01
Net Taxes : \$129	Legal Description : Hudson Hts No 2 Lot 174
	All Hudson Run Rd
Assessment Year : 2012	Lot Number : 174
Land Assessment : \$5,310	

Characteristics:

Lot Frontage : 50	Lot Depth : 125
Lot Acres : .1435	

Last Market Sale:

Recording Date : 12/05/1995	Deed Type : Deed (Reg)
Sale Price : \$83,000	Owner Name : Cordray Ronald R
Document No : 2063-590	Seller : Kaplinski Frank E;Joan M

Sales History:

Recording Date : 06/28/2004	12/05/1995
Sale Price :	\$83,000
Nominal : Y	
Buyer Name : Cordray Ronald R Trust	Cordray Ronald R
Seller Name : Cordray Ronald R	Kaplinski Frank E;Joan M
Document No : 55067586	2063-590
Document Type : Warranty Deed	Deed (Reg)
Hist Document No : 13372	

Mortgage History:

Mortgage Date : **12/05/1995**
Mortgage Amt : **\$16,000**
Mortgage Lender : **Seller**
Mortgage Type : **Conventional**
Borrower 1 : **Cordray Ronald R**

Courtesy of Eric Zimmerman
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