

# 7550 Tallmadge Rd , Rootstown, OH 44272

Listing



**Residential**    MLS: **4095964**    **Sold**  
**7550 Tallmadge Rd, Rootstown, OH 44272**

Area:	<b>POR06-Edinburg</b>	Subtype:	<b>Single Family</b>	List Price:	<b>\$225,000</b>
Twp:	<b>Edinburg Twp</b>	County:	<b>Portage</b>	Sold Price:	<b>\$230,000</b>
School Dist:	<b>Southeast LSD</b>	Map:		List Date:	<b>05/14/19</b>
Subdiv:	<b>Edinburg 02</b>			List Date Rec:	<b>05/14/19</b>
Parcel ID:	<b>11-122-00-00-003-000</b>			Pending Date:	<b>06/05/19</b>
				Off Mkt Date:	<b>06/05/19</b>
				Closing Date:	<b>07/24/19</b>
				Contingent Dt:	
				Exp. Date:	
				DOM/CDOM:	<b>58/58</b>

Directions: **SR 14 to Tallmadge Rd east past Porter Rd. Home is on the Right set back from the front pond.**

\$/SqFt: **\$130.98**

# Bedrooms: **3**    Bath Levels    Full    Half  
 # Baths: **2 (2 0)**    Upper: **0**  
 # Rooms: **7**    Main: **2**  
 # Fireplaces: **1**    Lower: **0**  
 # Stories: **1**  
 Style: **Ranch**  
 Basement: **No / Slab**

Annual Taxes: **2769**  
 Homestead: **Yes**  
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	15 x 12	First	Yes		Carpet
Family Room	19 x 14	First		Yes	Carpet
Eat-in Kitchen	19 x 12	First	Yes		Ceramic
Dining Room	11 x 12	First	Yes		Carpet
Master Bedroom	13 x 15	First	Yes		Laminate
Bedroom	12 x 12	First	Yes		Carpet
Bedroom	12 x 11	First	Yes		Carpet
Laundry Room		First			Ceramic
Sun Room	13 x 15	First			Vinyl

SqFt Approximate FINISHED / Source:  
 Above Gr: **1756/Auditors Website**  
 Below Gr: -  
 TOTAL: **1756**

Lot Size (acres): **8.5600 Auditors Website**  
 Lot Front/Depth: **305 x 786**    Irr: **Yes**

Heating Type/Fuel: **Baseboard, Fireplace-Wood / Electric, Wood**  
 Cooling Type: **Central Air**  
 Garage # Cars: **5 Attached, Detached, Door Opener, Drain, Electric, Water Available**

House Faces: **North**  
 Exterior: **Brick, Vinyl**

Disability Feat:  
 Elevator:

Driveway:  
 Dwelling Type:  
 Fence:  
 Water/Sewer: **Well, Septic**

Roof: **Asphalt/Fiberglass**  
 Year Built: **1981**  
 Year Built Detail: **Actual YBT**

Warranty: **No**  
 Fixer Upper:  
 Public Trans:  
 Avail for Auction: **No**  
 Auction Date:

Nat Resource Rights:  
 Exterior Features: **Enclosed Patio/Porch, Patio, Storage Shed/Out Bld**  
 Lot Description: **Horse Property, Pond, Spring/Creek, Wooded/Treed**  
 View Description: **Water View, Wooded**  
 Appliances/Equip: **Dishwasher, Oven, Range, Refrigerator, Smoke Detector, Water Softener**

Community Amenities:  
 Remarks: **Absolutely breathtaking 8.5 acre setting for this 3 bedroom, 2 full bath slab ranch with attached 2-car garage! Pond, fields, creeks, woods, trails, beautiful flowering trees, perennial gardens, fruit trees. A 48 x 28 outbuilding w/electric. The home boasts a view of the front pond, living room, dining room, fully applianced eat-in kitchen, patio-enclosure type sunroom, wood burning fireplace insert in the family room, master bedroom with en-suite full bath and walk in closet, and two additional bedrooms that share a full bath.**

Office Information

List Agent: [C3258/Cutler Real Estate](http://www.C3258/Cutler Real Estate)   
 Co-Lister: [C2006005436/Carol Foote](http://www.C2006005436/Carol Foote)   
 Showing Instruct: **Showing Service, Use Showing Time Link**  
 Showing Info: **Can set up showing now for showing on or after 5/28/19 by CALLING ShowingTime.**

(330) 678-1277 F:(330) 678-2344  
 (330) 618-8977 F:(330) 678-2344

<http://www.FooteStepsHome.com>  
[cfoote@cutlerhomes.com](mailto:cfoote@cutlerhomes.com)

Buy Broker Comp: **3/2**    Occupied: **Owner**    Show Addr to Client: **Yes**  
 Other Comp: **None**    Ownership: **Resident**    Online Bidding: **No**  
 Available Finance: **Cash, Conventional, FHA, VA**    Comp Explain: **3% on first 100K, 2% on remainder**  
 Broker Remarks: **Can set up showing now for showing on or after 5/28/19 by CALLING ShowingTime.**

List Type: **Exclusive Right**  
 Limited Service: **No**  
 Possession: **Negotiable**  
 Short Sale: **No**  
 Lockbox Serial #: **No**  
 Owner Name: **Alice M McConnell**

Comparable Information

[C30303/Stouffer Realty, Inc.](http://www.C30303/Stouffer Realty, Inc.)  
 Sell Agent: [C2006007093/Rob McClellan](http://www.C2006007093/Rob McClellan)  
 Co-Seller:  
 Selling Comments:

Orig List Price: **\$225,000**  
 List Price: **\$225,000**  
 Sold Price: **\$230,000**

Financed: **Conventional**  
 Sale Date: **07/24/19**  
 Closed By: **Sale**  
 Seller Giveback:

# 6893 Tallmadge Rd , Rootstown, OH 44272



**Residential**    MLS: **4081230 Sold**    List Price: **\$139,900**  
**6893 Tallmadge Rd, Rootstown, OH 44272**    Sold Price: **\$139,900**  
 Area: **POR06-Edinburg**    List Date: **03/27/19**  
 Twp: **Edinburg Twp**    List Date Rec: **03/28/19**  
 School Dist: **Southeast LSD**  
 Subdiv:    Subtype: **Single Family**    Pending Date: **03/31/19**  
 Parcel ID: **11-271-00-00-032-**    County: **Portage**    Off Mkt Date: **03/31/19**  
**001**    Map:    Closing Date: **05/01/19**  
 Exp. Date:    Contingent Dt:  
 DOM/CDOM: **40/40**  
 Directions: **SR 14 south to east on Tallmadge Rd. Home is on north side.**  
 \$/SqFt: **\$115.43**

# Bedrooms: **3**    Bath Levels: **Full Half**  
 # Baths: **1 (1 0)**    Upper: **0**  
 # Rooms: **6**    Main: **1**  
 # Fireplaces: **0**    Lower: **0**  
 # Stories: **1**  
 Style: **Ranch**  
 Basement: **Yes / Full**

Annual Taxes: **1748.79**  
 Homestead: **No**  
 Assessments: **Yes**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	14 x 13	First			Wood
Kitchen	14 x 11	First			Wood
Master Bedroom	11 x 10	First			Wood
Bedroom	11 x 10	First			Wood
Bedroom	12 x 8	First			Wood

SqFt Approximate **FINISHED / Source:**  
 Above Gr: **1212/Auditors Website**  
 Below Gr: -  
 TOTAL: **1212**

Lot Size (acres): **1.7500 Auditors Website**  
 Lot Front/Depth: **183x424**    Irr: **No**

Heating Type/Fuel: **Forced Air / Oil**  
 Cooling Type: **Other**  
 Garage # Cars: **2 Attached, Electric**  
 Driveway: **Unpaved**  
 Dwelling Type:  
 Fence:  
 Water/Sewer: **Well, Septic**  
 Nat Resource Rights:  
 Exterior Features:  
 Lot Description:  
 View Description:  
 Appliances/Equip: **Dishwasher, Microwave, Range, Refrigerator**  
 Community Amenities:

House Faces: **South**    Disability Feat:  
 Exterior: **Vinyl**    Elevator:  
 Roof: **Asphalt/Fiberglass**    Warranty: **No**  
 Year Built: **1960**    Fixer Upper:  
 Year Built Detail: **Actual YBT**    Public Trans: **Yes**  
 Avail for Auction: **No**  
 Auction Date:

Remarks: **Adorable 3 bedroom on 1.75 acres. Stainless appliances, roof 2012, siding & hot water in 2015. Hardwood floors throughout most of the home. 2-car attached garage. Well pump and pressure tank new in 2018. Nice breezeway entry. Full basement. Large covered front porch adds charm to this lovely home. Come see for yourself! Located in Edinburg Township, but please use Rootstown for GPS.**

**Office Information**    [C19548/Howard Hanna](mailto:C19548/Howard.Hanna)    (330) 562-6188    F:(330) 562-6352    <http://www.howardhanna.com>  
 List Agent: [c443102/Susan E. White](mailto:c443102/Susan.E.White)    (330) 388-3543    F:(330) 325-2394    [susanwhite@howardhanna.com](mailto:susanwhite@howardhanna.com)  
 Co-Lister:  
 Showing Instruct: **Use CSS Link, Showing Service**    **866-389-4277**    List Type: **Exclusive Right**  
[Schedule Showing](#)    Internet Listing: **Yes**    Limited Service: **No**  
 Buy Broker Comp: **3/2**    Occupied: **Owner**    Show Addr to Client: **Yes**    Possession: **Negotiable**  
 Other Comp: **Graduated**    Ownership: **Resident**    Online Bidding: **No**    Short Sale: **No**  
 Available Finance:    Comp Explain: **3% 1st 100k, 2% bal**    Lockbox Serial #: No  
 Broker Remarks: **Home shows very nice. It is truly adorable.**    Owner Name:

**Comparable Information**    [9179/RE/MAX Traditions](#)    Orig List Price: **\$139,900**    Financed: **Rural Housing**  
 Sell Agent: [2008003167/Kristine N. Bissler](#)    List Price: **\$139,900**    Sale Date: **05/01/19**  
 Co-Seller:  
 Selling Comments:    Sold Price: **\$139,900**    Closed By: **Sale**  
 Seller Giveback:

Prepared By: April L. Lane

Information is Believed To Be Accurate But Not Guaranteed

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