

PROPERTY #1

219 N. Maple St.



WALTON
REALTY & AUCTION CO, LLC
227 W. WYANDOT AVE.,
UPPER SANDUSKY, OH
43351





AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 219 N. Maple St. Bowling Green, Ohio, 43402

Buyer(s): _____

Seller(s): DCG Properties of Bowling Green LLC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.

AGENT(S)

BROKERAGE

The seller will be represented by _____, and _____.

AGENT(S)

BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

☐ Agent(s) _____ work(s) for the buyer and
Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC will

☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

☒ represent only the (check one) ☒ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT

DATE

BUYER/TENANT

DATE

SELLER/LANDLORD

SELLER/LANDLORD

DATE

DATE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



**Department of
Commerce**

Division of Real Estate &
Professional Licensing

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100





Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Address: 219 N. Maple St. Bowling Green, Ohio, 43402

Owner's Initials DJG Date 11-1-2025
Owner's Initials CYK Date 11-1-2025

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

219 N. Maple St. Bowling Green, Ohio, 43402

Owners Name(s):

DCG Properties of Bowling Green LLC

Date: November 1, 2025

Owner ☐ is ☒ is not occupying the property. If owner is occupying the property, since what date: _____

If owner is not occupying the property, since what date: _____

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

☒ Public Water Service

☐ Holding Tank

☐ Unknown

☐ Private Water Service

☐ Cistern

☐ Other _____

☐ Private Well

☐ Spring

☐ Shared Well

☐ Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☒ Yes

☐ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): WATER LINE

IN BASEMENT BROKE, HOUSE IS UNDER RENOVATION

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☐ Yes ☐ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

☒ Public Sewer

☐ Private Sewer

☐ Septic Tank

☐ Leach Field

☐ Aeration Tank

☐ Filtration Bed

☐ Unknown

☐ Other _____

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? ☒ Yes ☐ No

If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): ROOF WAS REPLACE

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☒ Yes ☐ No

If "Yes", please describe and indicate any repairs completed: DO TO BROKEN WATER LINE. NEW METER

WAS PUT IN. HOUSE IS UNDER RENOVATION

Owner's Initials DJG Date 11/1/2025
Owner's Initials CGH Date 11/1/2025

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 219 N. Maple St. Bowling Green, Ohio, 43402

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backlog; or leaking pipes, plumbing fixtures, or appliances? ☒ Yes ☐ No

If "Yes", please describe and indicate any repairs completed: BROKEN WATERLINE, HOUSE IS UNDER RENOVATION

Have you ever had the property inspected for mold by a qualified inspector? ☐ Yes ☒ No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?

☐ Yes ☒ No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

1) Electrical	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	8) Water softener	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
2) Plumbing (pipes)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	a. Is water softener leased?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3) Central heating	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	9) Security System	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
4) Central Air conditioning	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	a. Is security system leased?	<input type="checkbox"/> Yes <input type="checkbox"/> No
5) Sump pump	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	10) Central vacuum	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
6) Fireplace/chimney	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	11) Built in appliances	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
7) Lawn sprinkler	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12) Other mechanical systems	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): NEW ELECTRIC PANEL INSTALLED, NEW WATER HEATER IN PLACE BUT NOT INSTALLED, NEW FURNACE IN PLACE BUT NOT INSTALLED, NEW WINDOWS IN PLACE BUT NOT INSTALLED

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

1) Lead-Based Paint	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
2) Asbestos	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
4) Radon Gas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

a. If "Yes", indicate level of gas if known: _____

5) Other toxic or hazardous substances ☐ Yes ☒ No ☐ Unknown

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials DJG Date 11/1/2025
Owner's Initials CGH Date 11/1/2025

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 219 N. Maple St. Bowling Green, Ohio, 43402

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? ☐ Yes ☒ No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? ☐ Yes ☒ No ☐ Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? ☐ Yes ☒ No ☐ Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☒ No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☒ Yes ☒ No

If "Yes", please describe: The property resides in the North Maple Historic District.

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? ☐ Yes ☒ No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☒ No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

1) Boundary Agreement ☐ Yes ☒ No 4) Shared Driveway ☐ Yes ☒ No

2) Boundary Dispute ☐ Yes ☒ No 5) Party Walls ☐ Yes ☒ No

3) Recent Boundary Change ☐ Yes ☒ No 6) Encroachments From or on Adjacent Property ☐ Yes ☒ No

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

ALL REPLACEMENT WINDOWS STAY WITH PROPERTY

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials DJG Date 11-1-2025
Owner's Initials CGA Date 11-1-2025

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 219 N. Maple St. Bowling Green, Ohio, 43402

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: DAVID J. GERKEN, MEMBER DATE: 11-1-2025

OWNER: Cheryl J. Gerken, Member DATE: 11-1-2025

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____



**Department
of Commerce**

Division of Real Estate
& Professional Licensing

**STATE OF OHIO
RESIDENTIAL PROPERTY DISCLOSURE FORM**

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIFt_ogVb7OhX4ZDPu7fYky8Q









219 N. Maple St. Info Packet

Final Audit Report

2025-12-05

Created:	2025-12-05
By:	Darby Walton (waltonauctioneering@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6A1PdVxKIVAHsAjtJS3FPI-fhz4HGvgO

"219 N. Maple St. Info Packet" History

-  Document created by Darby Walton (waltonauctioneering@gmail.com)
2025-12-05 - 0:17:04 AM GMT
-  Document emailed to Dave Gerken (dgerken1@woh.rr.com) for signature
2025-12-05 - 0:17:10 AM GMT
-  Document emailed to Cindy Gerken (cindyjg66@gmail.com) for signature
2025-12-05 - 0:17:10 AM GMT
-  Email viewed by Dave Gerken (dgerken1@woh.rr.com)
2025-12-05 - 0:20:08 AM GMT
-  Email viewed by Cindy Gerken (cindyjg66@gmail.com)
2025-12-05 - 0:31:25 AM GMT
-  Document e-signed by Dave Gerken (dgerken1@woh.rr.com)
Signature Date: 2025-12-05 - 0:53:01 AM GMT - Time Source: server
-  Document e-signed by Cindy Gerken (cindyjg66@gmail.com)
Signature Date: 2025-12-05 - 0:58:15 AM GMT - Time Source: server
-  Agreement completed.
2025-12-05 - 0:58:15 AM GMT

Address: 219 N. Maple St. Bowling Green, Ohio, 43402

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) ^{COH}~~COH~~ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) ^{COH}~~COH~~ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

(ii) ^{COH}~~COH~~ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) DJW/SRB Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Cindy J. Barker, Member</u>	<u>11-1-25</u>		
Seller	Date	Purchaser	Date
<u>David J. Gordon, Member</u>	<u>11-1-25</u>		
Seller	Date	Purchaser	Date
Darby J. Walton / Sam R. Baer	11-1-25		
Seller's Agent	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

Summary

Parcel Number: **B08-510-240410001000**
Map Number: 510-2404
Location Address: 219 N MAPLE ST
Acres: 0
Legal Description: INLOT 3016 E91'
(Note: Not to be used on legal documents.)
Land Use: 520 - TWO FAMILY DWELLING OWNER
OCCUPIED
(Note: Land Use is for valuation purposes only.
Consult the local jurisdiction for zoning and legal
use.)
Neighborhood: 00205 - BG- W OF MAIN, N OF WOOSTER
City: BOWLING GREEN CITY
Township: BOWLING GREEN CITY
School District: BOWLING GREEN CSD
Homestead Reduction: No
Owner Occupancy Credit: No
Board of Revision: No

Owners

Owner	Tax Payer Address
<u>DCG PROPERTIES OF BOWLING GREEN LLC</u>	<u>DCG PROPERTIES OF BOWLING GREEN LLC</u>
	516 E GYPSY LANE RD
	BOWLING GREEN OH 43402

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$25,700	\$25,700	\$21,500	\$21,500	\$21,500
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$126,900	\$126,900	\$99,000	\$99,000	\$99,000
Total Value (Appraised 100%)	\$152,600	\$152,600	\$120,500	\$120,500	\$120,500
Land Value	\$9,000	\$9,000	\$7,530	\$7,530	\$7,530
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$44,420	\$44,420	\$34,650	\$34,650	\$34,650
Total Value (Assessed 35%)	\$53,420	\$53,420	\$42,180	\$42,180	\$42,180

Land

Land Type	Unit Type	Units	Effective Frontage	Actual Frontage
L1 - REGULAR LOT	FD	55	55	55

Dwellings

Card: 1
Number of Stories: 2.00
Style:

Year Built: 1900

Year Remodeled: 0
Rooms: 10

Bedrooms: 3
Full Baths: 2

Half Baths: 0

Family Rooms: 0

Dining Rooms: 0

Basement Garages: 0

Condition: AVERAGE
FirePlace Stacks: 1

Exterior Wall: FRAME/SIDING
Heating: BASE
Cooling: CENTRAL
Basement: FULL BASEMENT
Attic: NONE
Finished Living Area: 1698
First Floor Area: 904
Upper Floor Area: 794
Half Floor Area: 0
Total Basement Area: 794
Basement Finish Type: - Finished
Basement Area: 0
Attic Area: 0
Fireplace Openings: 1

Additions

Addition Code	Description	Area
CY1U	CANOPY - UPPER	48
CY1U	CANOPY - UPPER	72
PR1	PORCH FRAME - OPEN	65
PR1	PORCH FRAME - OPEN	24
PR2	PORCH FRAME - ENCLOSED	91
WD1	WOOD DECK	72

Sales

Sale Date	Sale Price	Grantor	Grantee	No. Of Properties
6/11/2020	\$0.00	GERKEN DAVID J & CINDY J	DCG PROPERTIES OF BOWLING GREEN LLC	7
10/15/1999	\$95,000.00	LAUKHUF GERALD G	GERKEN DAVID J & CINDY J	1
8/15/1977	\$26,500.00		LAUKHUF GERALD G	1

Recent Sales In Area

Sale date range:

From:

11/()

To:

11/()

Search Sales by Neighborhood

Distance:

1500

Units:

f



Search Sales by Dist

Tax History

Tax Year	Description	Amount
2024 Pay 2025	First Half Net Tax	1161.7
2024 Pay 2025	First Half Special Assessment	21.05
2024 Pay 2025	Second Half Net Tax	1161.7
2024 Pay 2025	Second Half Special Assessment	21.05
2023 Pay 2024	First Half Net Tax	1156.07
2023 Pay 2024	First Half Special Assessment	21.31
2023 Pay 2024	Second Half Net Tax	1156.07
2023 Pay 2024	Second Half Special Assessment	21.31

Treasurer's Tax Bill

To receive more information on a specific area of the tax bill please [click here](#).

Tax Bill

[Click Here to View Tax Details on the Treasurer's Site](#)

Payments

Tax Year	Receipt Date	Receipt Number	Description	Amount
2024 Pay 2025	6/24/2025 12:00:00 AM	390065	Payment	\$1,182.75
2024 Pay 2025	2/14/2025 12:00:00 AM	353460	Payment	\$1,182.75
2023 Pay 2024	7/9/2024 12:00:00 AM	210453	Payment	\$1,177.38
2023 Pay 2024	2/13/2024 12:00:00 AM	116468	Payment	\$1,177.38
2022 Pay 2023	7/6/2023 12:00:00 AM	0	Legacy Payment	\$949.77
2022 Pay 2023	2/15/2023 12:00:00 AM	0	Legacy Payment	\$949.77
2021 Pay 2022	7/6/2022 12:00:00 AM	0	Legacy Payment	\$935.85
2021 Pay 2022	2/8/2022 12:00:00 AM	0	Legacy Payment	\$935.85
2020 Pay 2021	6/29/2021 12:00:00 AM	0	Legacy Payment	\$938.42
2020 Pay 2021	2/10/2021 12:00:00 AM	0	Legacy Payment	\$938.42

Sketches

Map



Applications

Homestead Reduction Seniors or Disabled

Homestead Reduction Disabled Veterans

Owner Occupied Reduction

No data available for the following modules: Ag Soil, Buildings, Improvements.

The information provided by Wood County is provided 'as is' and for reference only. The user expressly agrees that the use of Wood County's web site is at the user's sole risk. Wood County does not warrant that the service will be uninterrupted or error free. Any information published on this server could contain technical inaccuracies or typographical errors. Changes may be made periodically to the tax laws, administrative rules, tax releases and similar materials;

[| User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 11/3/2025, 2:22:48 AM

Contact Us

Developed
by





First American Title™

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

ISSUING AGENT:

Michael J. Marsh, Esq.

MARSH AND MARSH

249 South Main Street

Bowling Green, Ohio 43402

Phone: (419) 352-2518

(This Commitment is valid only when Schedules A and B are attached)

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

Copyright 2008-2009 American Land Title Association. All rights reserved. The use of this form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: **MARSH & ROTHENBUHLER, LLC**
Issuing Office: **249 S Main Street, Bowling Green, OH 43402**
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number: **MR250468**
Property Address: **219 North Maple Street, Bowling Green, OH 43402**
Revision Number:

SCHEDULE A

1. Commitment Date: **November 12, 2025 at 7:30 am**
2. Policy to be issued:
 - a. ALTA® Owner's Policy
Proposed Insured: **TBD Auction**
Proposed Amount of Insurance: \$ *tbd*
The estate or interest to be insured: **FEE SIMPLE**
 - b.
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in:

DCG Properties of Bowling Green, LLC, an Ohio Limited Liability Company
Source of Title: Deed recorded in Book 3775, Page 591, in the Recorder's Office of Wood County, Ohio.

5. The Land is described as follows:

See attached Exhibit A

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____

Authorized Signatory

Issuing Agent: **MARSH & ROTHENBUHLER, LLC**
Agent ID No.: **20712934**
Address: **249 S Main Street**
City, State, Zip: **Bowling Green, OH 43402**
Telephone: **419-352-2518**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.





SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. **Deed from DCG Properties of Bowling Green, LLC, an Ohio Limited Liability Company to TBD Auction conveying the subject property set forth under Schedule A.**
5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.
6. Ohio law, effective October 3, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at O.R.C. §5301.256. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.
7. Taxes as to Parcel No.: **B08-510-240410001000**

First half of Tax Year 2024 in the amount of \$1,182.75 are paid in full.

Second half of Tax Year 2024 in the amount of \$1,182.75 are paid in full.

ANNUAL TAX AMOUNT: 2,365.50

Address: **219 North Maple Street, Bowling Green, OH 43402**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.





SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.
6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Real estate taxes and municipal charges as follows: Subject to taxes and assessments for the year 2025 and all subsequent years.
Parcel No. B08-510-240410001000
10. Coal, oil, natural gas or other mineral interest and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.





EXHIBIT A
LEGAL DESCRIPTION

Situated in the County of Wood and State of Ohio:

The East 81 feet of Inlot Number 3016, in the City of Bowling Green, Wood County, Ohio

Parcel No. B08-510-240410001000

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and
ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



PUBLIC HEARING SCHEDULED
Date: 12-2-24 Time: 6:15 pm

RECORD OF ORDINANCES
TABLED UNTIL: 12-2-24

1st reading: 10-21-24
2nd reading: 11-4-24
3rd reading: 11-18-24

GOVERNMENT FORMS & SUPPLIES 844-224-3238 FORM NO. 9093

Ordinance No. 9233

Passed December 2, 20 24

**ORDINANCE AUTHORIZING THE DESIGNATION OF A
PORTION OF NORTH MAPLE STREET AS A HISTORIC
DISTRICT ON THE LOCAL HISTORIC REGISTER WITH
HISTORIC OVERLAY ZONING AS SUGGESTED BY
THE HISTORIC PRESERVATION COMMISSION**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BOWLING
GREEN, OHIO THAT:

SECTION 1: The Council of the City of Bowling Green, Ohio,
hereby authorizes the designation of a portion of North Maple Street
(approximately 4.759 acres, including addresses 121, 122, 124, 125, 127,
128, 131, 132, 201, 207, 210, 211/213, 214, 217, 219, 303, 307, 311, 315,
323, 235, and 339 North Maple Street) as a historic district on the Local
Historic Register with Historic Overlay Zoning.

SECTION 2: This ordinance shall take effect at the earliest time
permitted by law.

Passed: December 2, 2024
Date

[Signature]
President of Council-Mark Hollenbaugh

Attest: [Signature]
Clerk of Council

Approved: December 3, 2024
Date

[Signature]
Mayor-Michael A. Aspacher

HUNTER BROWN
CITY ATTORNEY
jls



August 28, 2024

TO: President Mark Hollenbaugh and Members of Council, City of Bowling Green, OH
FROM: Bowling Green Historic Preservation Commission
SUBJECT: Recommendation of the Designation of North Maple Street as a Local Historic District

The Bowling Green Historic Preservation Commission (HPC) has recommended the Local Designation of the City of Bowling Green's first Local Historic District, which consists of 22 homes, 36 parcels, and approximately 3.029 acres. If approved, the Historic Overlay Zone would be applied to the Zoning Map.

The HPC has been working for several months on researching the history of homes along North Maple Street, creating a FAQ sheet to help guide owners on potential questions, and a letter with the required written survey prior to starting the process of designation. Once completed, the required written survey, along with the FAQ sheet and informational letter, were sent to property owners within the proposed historic district on January 16, 2024. This is required per Section 158.06 (B)(1)(b). Sixteen responses were received, with 10 owners indicating support and 6 owners not in support (62.5% yes and 37.5% no). However, since that time, there have been two property transfers.

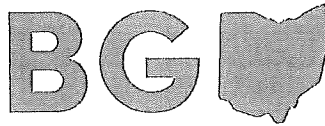
The required notices were sent to property owners on August 5, 2024 and the required legal notice was printed in a "paper of general circulation in the city", fulfilling the requirements of Section 158.06 (B)(2)(b) for notification of the public hearing.

The public hearing was held on August 27, 2024 and the majority vote was to recommend in favor of designating the Local Historic District, which would include the addition of the Historic Overlay Zoning. The vote was 3 yes and 2 abstentions.

An aerial view of the proposed district is attached, along with the list of the addresses, property owners, mailing addresses, a picture of the properties, indication if the properties are contributing or non-contributing (a requirement to indicate to City Council per Section 158.06 (B)(2)(c), legal descriptions, and the written survey responses. A general history of the street and specific properties has been compiled and is also attached.

The proposed district qualifies for designation, per 158.06 (A) (2), due to meeting the criteria of the following:

- ☒ (1) Is at least fifty (50) years old
- ☒ (2) Possesses Historic Significance
- ☐ (3) Is the site of a significant historic event
- ☒ (4) Is identified with a person or group of persons who influenced society



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

- ☒ (5) Exemplifies the cultural, economic, social, political, or historic heritage of the City and/or its surrounding area
- ☒ (6) Embodies the distinctive characteristics of an architectural type, period, or method of construction
- ☐ (7) Represents the work of an architect, landscape architect, or notable builder whose individual work has influenced the development of the City, the State, or the United States
- ☐ (8) Possesses high artistic values
- ☐ (9) Represents a significant and distinguishable entity whose components may lack individual distinction
- ☐ (10) Has potential to yield important archaeological information
- ☒ (11) Its unique location or singular physical characteristic represent an established and familiar visual feature of a neighborhood, community, or the City

Per Section 158.06 (B)(3)(a), City Council is required to refer the designation and Historic Overlay Zone to the Planning Commission for their review and recommendation. Once the recommendation from Planning Commission is received, City Council is required to hold a public hearing, providing a minimum of 30 days notice.



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

NORTH MAPLE STREET HISTORY

Bowling Green, Ohio

(Compiled by John Sampen & Geoff Howes – as of August 28, 2024)

The proposed Historic District of North Maple Street consists of twenty-two structures located on two blocks running north from West Wooster Street to a few parcels south of Conneaut Street. All owners were surveyed by the HPC in February of 2024 and 60% of the respondents expressed support for the formation of this district.

While at least one of the buildings dates from 1885 (217 N. Maple), most of the structures were built in the late 1800s or early 1900s and most of the homes can be classified as "Gable Front and Wing" with a "Folk Victorian" design. At least one house (132 N. Maple) has been identified as a fine representative of the "Eastlake Movement" of the Queen Anne Style. And another home (122 N. Maple) is suggestive of a Colonial Revival building. Two newer structures (210 N. Maple and 214 N. Maple) were built around 1950, replacing an older dwelling on that block. While these two houses do not compliment the general Victorian style of the street, they still fall within the historic age required by the HPC Ordinance. Overall, North Maple Street represents a typical Bowling Green residential area of the early 20th century during a time when the city was experiencing great expansion and population growth.

Other historic data for this district includes actions in 1874 by the Bowling Green Railroad Company which entered an agreement for the "...right of way for a strip of land 33 feet wide across the North East and the South East quarters of sec.24 Town 5 range 10 ...in Wood County, OH." This track of land, which bordered on the west side of North Maple Street, became a segment of the B & O Railroad (dba The Chessie System).

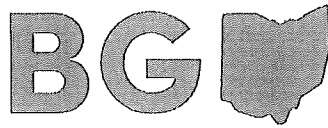
Several prominent civic and educational leaders have been residents of this street over the past 100 years. Here are a few examples:

121 N. Maple (ca. 1900)

From 1941 to 1946, this was the home of Dr. E. J. Frowine (1878-1966), a dentist who was mayor of Bowling Green from 1942 to 1947. Dr. Frowine had also served as president of City Council in the 1920s and 1930s. He was a member of the Wood County Dental Society, serving as its vice president and treasurer. In 1924 and 1925 he was president of the Mutual Savings and Loan Company of Bowling Green. He published frequently in dental journals and served as a tennis official. Later, the house was owned by Robert Whittaker, a popular Falcon Football and Track Coach who won the Bowling Green Hall of Fame award 1968.

124 N. Maple (1880)

It is believed that Dr. Andrew Manville (1834-1902), an early medical practitioner in the City of Bowling Green, built this home as well as the old hospital building (416 W. Wooster). One of



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

the Bowling Green streets is named in his honor. Since 1996, this Maple Street house was owned by Jaak Panksapp (deceased in 2017) and Anesa Miller. A former faculty member at BGSU, Jaak was an internationally known psychobiologist who was founder of the term Affective Neuroscience. He also was known as a "rat tickler" in the "popular press" for his research on laughter in non-human animals. Anesa is a published author and poet.

125 N. Maple (1900)

This is the home of Cornelius ("Mickey") and Pat Cochrane where they have lived since 1964. As a coach and faculty member for many years, Cochrane is the "father and architect of the BGSU men's soccer and lacrosse teams" at Bowling Green State University. He was inducted into the Ohio Lacrosse Hall of Fame in 1995. The BGSU Cochrane Field bears his name. Prior to Cochrane's ownership of this Maple Street property, the home was owned by "Doc" Ivan Lake, also a Bowling Green Hall of Fame winner (1964) and coach of the Bowling Green football team. Lake was responsible for changing the university name from the Bowling Green "Normals" to the Bowling Green "Falcons."

127 N. Maple (ca. 1900)

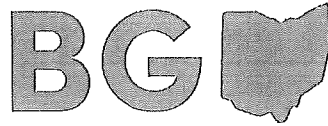
This was once the home of John Edward (Ed) Shatzel (1870-1930), an attorney who became mayor of Bowling Green in 1895 at age 28. Born in Upper Sandusky, as a boy he moved with his parents to North Baltimore, where he was known at age 22 for his editorial column in the North Baltimore Times. He was a member of the Board of Trustees of Bowling Green Normal College from 1914 to 1924, during which time he served as its secretary and president. Shatzel Hall, on the Bowling Green campus, was named for him when it opened as a women's dormitory in 1923. In 1898 he married Martha Halfhill. Shatzel died in 1930, but Martha continued living at 127 N. Maple until her death in 1950. She was a member of the Woman's Club and one of the women responsible for establishing the first library in Bowling Green.

128 N. Maple (1900)

From 1980-1992, this was the home of Michael and Margaret Mott. Michael was a nationally-recognized poet and author who was on the faculty at BGSU. His biography "The Seven Mountains of Thomas Merton" was a bestselling biography and runner-up for a Pulitzer Prize. Since 1992 the home has been owned by Dale Klopfer and Kathy Blatchly. Dr. Klopfer is Associate Dean of Arts & Science at BGSU.

131 N. Maple (c. 1897)

From 1927-1962, this "Folk Victorian" home was owned by Richard Tunnicliffe, an early director of the Music Department at Bowling Green College. Tunnicliffe rented rooms in his home to music students. Later prominent civic owners of this residence included the Richard Marsh family (attorney) and the Jack Whittaker family (pediatric dentist). Dr. John Sampen and Dr. Marilyn Shrude (both music professors at BGSU) have owned this home since 1984.



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

132 N. Maple (1900)

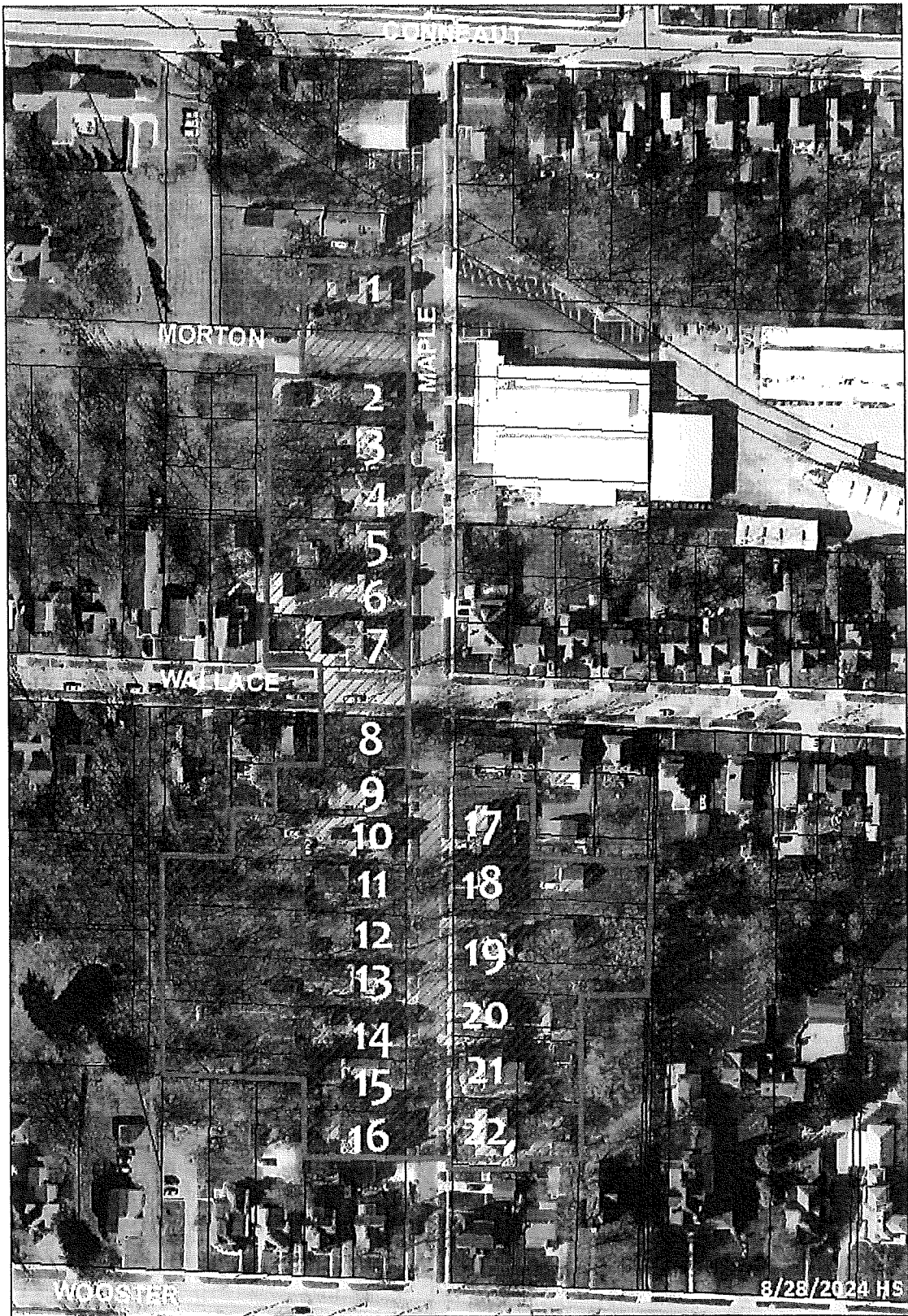
"The Case House" (Eastlake Movement of the Queen Anne Style) was built for Myron Case, a businessman and civic leader who helped organize the Bowling Green Equitable Building and Loan Company (1889). He later served as President of the Bowling Green Exchange Bank (1900). The home is now owned by Eric and Kendra Bucks. This home is featured on the historical sign about Boom Town, located at the Wooster Green, which was installed in July 2024.




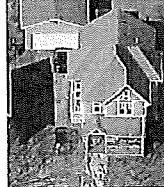
201 N. Maple (c.1900)





Edwin Moseley (1865-1948) once lived in this residence and he was well known as an early science professors at the Bowling Green Normal College (now BGSU). Moseley Hall at BGSU is now named in his honor. The home was purchased in 1993 by George and Ann Bullerjahn who are both professors of microbiology. George is particularly known for his important research and study of the Great Lakes.





207 N. Maple (ca. 1900)



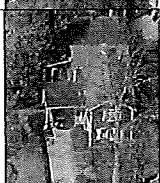

Dr. Harley Jesse Powell (1870-1951) lived in this house from approximately 1922 until his death in 1951. During World War I, Dr. Powell was a surgeon in the U.S. Army, serving as a First Lieutenant in the Medical Corps. For over twenty years during the 1920s and 1930s he was the Wood County Health Commissioner. He was also a member of the Bowling Green Normal College faculty.

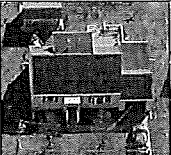
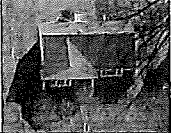


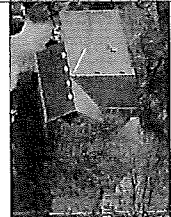


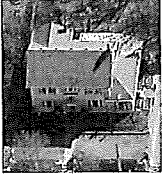
MAP	ADDRESS	PARCEL #	YEAR BUILT	OWNER	MAILING ADDRESS	PICTURE	C/N/C	ACRE S	LEGAL DES	SURVEY RESPONSE
1	339 N MAPLE ST	B08-510- 240405020000	1900	RYAN AND HEATHER JENKINS	339 N MAPLE ST BOWLING GREEN OH 43402		C	0.178	INLOT 3063 E110.16' S70'	NO RESPONSE
2	325 N MAPLE ST	B08-510- 240408001000	1900	HEARTLAND RENTALS LLC	1808 TIMBER RIDGE DR BOWLING GREEN OH 43402		C	0.172	INLOT 1168 LESS S1'	I SUPPORT
3	323 N MAPLE ST	B08-510- 240408033000 B08-510- 240408030000	1913	MADELINE MACDONALD	323 N MAPLE ST BOWLING GREEN OH 43402		C	0.003 0.178	INLOT 1168 S1' INLOT 1169	NO RESPONSE
4	315 N MAPLE ST	B08-510- 240406027000	1900	ROBERT AND SUSAN GOFUS	4955 NW 103 AVE CORAL SPRINGS FL 33076		C	0.176	INLOT 1170	I SUPPORT

5	311 N MAPLE ST	B08-510- 240406026000	1900	CAROL ANN BALLARD	311 N MAPLE ST BOWLING GREEN OH 43402		C	0.176	INLOT 1171	I SUPPORT
6	307 N MAPLE ST	B08-510- 240406025000	1900	LAURA WARDEN	307 N MAPLE ST BOWLING GREEN OH 43402		C	0.176	INLOT 1172	NO RESPONSE
7	303 N MAPLE ST	B08-510- 240406024000	1900	SGI OF BOWLING GREEN	23341 CARTER RD BOWLING GREEN OH 43402		C	0.176	INLOT 1173	NO RESPONSE
8	219 N MAPLE ST	B08-510- 240410001000	1900	DCG PROPERTIES OF BOWLING GREEN LLC	516 E GYPSY LANE RD BOWLING GREEN OH 43402		C	0.115	INLOT 3016 E91'	I DO NOT SUPPORT

9	217 N MAPLE ST	B08-510- 240410045000	1900	THOMAS KNOX TRUSTEE	217 N MAPLE ST BOWLING GREEN OH 43402		C	0.165	INLOT 3015 E143'	I SUPPORT
10	211/213 N MAPLE ST	B08-510- 240410044000	1900	*BISCHEL BG LLC	920 WALNUT AVE SANTA CRUZ CA 95060		C	0.217	INLOT 3014	*New owner since the written survey was taken (Prior owner vote: I do not support)
11	207 N MAPLE ST	B08-510- 240410043000	1900	DENNIS AND MARY LOU RIDAY	207 N MAPLE ST BOWLING GREEN OH 43402		C	0.299	INLOT 3013	I SUPPORT
12	201 N MAPLE ST	B08-510- 240410042000	1900	GEORGE AND ANNE BULLERJAHN	201 N MAPLE ST BOWLING GREEN OH 43402		C	0.300	INLOT 3012	I SUPPORT

13	131 N MAPLE ST	B08-510- 240410041000	1900	JOHN SAMPEN AND MARILYN SHRUDE	131 N MAPLE ST BOWLING GREEN OH 43402		C	0.300	INLOT 3011	I SUPPORT
14	127 N MAPLE ST	B08-510- 240410040000	1900	*WILLIAM AIRHART	127 N MAPLE ST BOWLING GREEN OH 43402		C	0.300	INLOT 3010	*New owner since the written survey was taken (Prior owner vote: I do not support)
15	125 N MAPLE ST	B08-510- 240410039000 B08-510- 240410039001 B08-510- 240410032002 B08-510- 240410038000 B08-510- 240410037000	1900	CORNELIUS AND PATRICIA COCHRANE	125 N MAPLE ST BOWLING GREEN OH 43402		C	0.296	INLOT 3009 LESS S72' INLOT 3009 NWLY 36.36' INLOT 3008 N7' INLOT 3007 N7' INLOT 3009 N24' S72'	I DO NOT SUPPORT
16	121 N MAPLE ST	B08-510- 240410036000	1950	TODD AND KARLY MCGEE	121 N MAPLE ST BOWLING GREEN OH 43402		C	0.121	INLOT 3009 S48'	NO RESPONSE

17	214 N MAPLE ST	B08-510- 240411020000 B08-510- 240411021000	1950	DONALD AND SHEILA COPPES	214 N MAPLE ST BOWLING GREEN OH 43402		C	0.092 0.047	INLOT 268 W85' LESS N19' INLOT 269 W85' N24'	I SUPPORT
18	210 N MAPLE ST	B08-510- 240411022000 B08-510- 240411023000	1950	DAVID ESPEN	210 N MAPLE ST BOWLING GREEN OH 43402		C	0.202 0.087	INLOT 269 S42' & W1/2 VAC ALLEY INLOT 270 N18' & W1/2 VAC ALLEY	I SUPPORT
19	132 N MAPLE ST	B08-510- 240411024000 B08-510- 240411025000	1900	ERIC AND KENDRA BUCKS	132 N MAPLE ST BOWLING GREEN OH 43402		C	0.232 0.190	INLOT 270 S48' & W1/2 VAC ALLEY INLOT 271 N32' & W 1/2 VAC ALLEY	RESPONSE AFTER DEADLINE (I SUPPORT)
20	128 N MAPLE ST	B08-510- 240411026000 B08-510- 240411027000 B08-510- 240411028000	1900	CATHLEEN BLATCHLY AND DALE KLOPPER	128 N MAPLE ST BOWLING GREEN OH 43402		C	0.103 0.025 0.025	INLOT 271 S34' INLOT 272 N16' INLOT 273 N16'	I DO NOT SUPPORT
21	124 N MAPLE ST	B08-510- 240411029000 B08-510- 240411030000	1880	ANESA MILLER	124 N MAPLE ST BOWLING GREEN OH 43402		C	0.096 0.096	INLOT 272 S63'10" N79'10" INLOT 273 S63'10" N79'10"	I SUPPORT

22	122 N MAPLE ST	B08-510- 240411031000 B08-510- 240411032000 B08-510- 240411033000 B08-510- 240411034000	1918	MICHELLE LEE- MCLAUGHLIN PLOEGER	122 N MAPLE ST BOWLING GREEN OH 43402		C	0.103 0.103 0.006 0.006	INLOT 272 S60' N139°10' N8 1/2' S130' INLOT 273 S60' N139°10' & N8 1/2' S130' LESS E52'9" INLOT 272 N4.7' S121.5' INLOT 273 N4.7' S121.5' LESS E52'9"	NO RESPONSE
----	-------------------	----------------------------------------------------------------------------------------------------------------------	------	----------------------------------------	---------------------------------------------	-----------------------------------------------------------------------------------	---	------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------