

DAVE YOST,	:	
OHIO ATTORNEY GENERAL	:	
Charitable Law Section	:	Case No.
30 East Broad Street, 25th Floor	:	
Columbus, Ohio 43215,	:	Judge
	:	
Plaintiff,	:	
	:	
v.	:	COMPLAINT OF OHIO ATTORNEY
	:	GENERAL DAVE YOST
LAMB’S HOUSE, INC.	:	
c/o Mark E. Altomare	:	
P.O. Box 24	:	
Rogers, Ohio 44455	:	
	:	
Mark E. Altomare,	:	
9955 Union Ridge Rd.	:	
Rogers, Ohio 44455	:	
	:	
Jo Propri	:	
1939 Lyntz Rd. S. W.	:	
Warren, Ohio 44481	:	
	:	
Randy Clark	:	
178 S. Surry Rd.	:	
East Liverpool, Ohio 43920	:	
	:	
Defendants.	:	

FILED DATE: 10/23/2025 10:13 AM

ANTHONY J. DATTILIO, COLUMBIANA COUNTY CLERK OF COURTS

I. INTRODUCTION

1. Lamb's House, Inc. should be dissolved and wound up under the direction of a court-appointed receiver because the charity cannot practicably continue to operate and board members cannot be trusted to dissolve and wind up the affairs of the charity.

2. For years, board members grossly neglected their duties of care and loyalty to Lamb's House and chronically failed to oversee and direct the affairs of the charity. Instead, they allowed Altomare full control, allowing him to put his best interests ahead of the charity. Board members gave board president Altomare a blank check to help himself to the funds and assets of Lamb's House, in turn he reported personal expenses as charitable programming expenses without any substantiation, depleting the charity's assets. The average cost of claimed program related expenses reported from 2018 to 2023 was \$82,818.33, and the average cash balance of the charity at the beginning of the year for these years was approximately \$30,295.16; however the remaining balance in Lamb's House's bank accounts as of Sept. 30, 2024, was only \$3,067.70. Lamb's House 2018-2023 IRS 990s, Part IX (Statement of Functional Expenses, line 25) and Part X (Balance Sheet, line 1).

3. This is an action to dissolve and wind-up Lamb's House under the care and control of a receiver and for additional relief. Pursuant to the Ohio Charitable Trust Act and the Ohio Charitable Organizations Act, Lamb's House, a nonprofit organization, and its officers and directors must act in the best interest of the charitable beneficiaries. The Attorney General brings this action in the public interest and under the authority vested in the Attorney General by these charitable statutes and the Attorney General's common law authority to enforce charitable trusts. R.C. 109.23 *et seq.*; R.C. 1716.01 *et seq.* The Attorney General seeks injunctive relief, damages,

and statutory penalties for violations of the Ohio Charitable Trust Act, the Ohio Charitable Organizations Act, and the common law.

II. DEFENDANTS, JURISDICTION AND VENUE

4. Lamb's House was incorporated as an Ohio non-profit corporation on July 8, 2002. Altomare was the incorporator and also serves as Lamb's House's statutory agent. Articles of Incorporation of Lamb's House, Inc., available at <https://bizimage.ohiosos.gov/api/image/pdf/200219101928>.

5. On May 1, 2003, Lamb amended its Articles of Incorporation to provide that it was "organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code." Amended Articles, available at <https://bizimage.ohiosos.gov/api/image/pdf/200312503048>.

6. On May 16, 2003 Lamb's House received 501(c)(3) tax-exempt status from the IRS.

7. Lamb's House is a "charitable organization" as that term is defined in R.C. 1716.01(A).

8. Lamb's House is a "charitable trust" as that term is defined in R.C. 109.23.

9. Lamb's House is registered as a charitable trust and a charitable organization with the Attorney General's Office.

10. As part of its charitable registration with the Ohio Attorney General, Lamb's House's last provided P.O. Box 24, Rogers, Ohio 44455 as its principal business address.

11. At all times relevant, Lamb's House's principal place of business was located in Columbiana County, Ohio.

12. At all times relevant, Defendant Altomare served as the treasurer, president, and board member of Lamb's House. Altomare resides at 9955 Union Ridge Rd., Rogers, Ohio 44455, property owned by Lamb's House. At all times relevant, Altomare has been a resident of Columbiana County, Ohio.

13. Defendant, Jo Propri is and/or was at all relevant times a board member of Lamb's House. He resides at 1939 Lyntz Rd. S. W., Warren, Ohio 44481.

14. Defendant, Randy Clark is and/or was at all relevant times a board member of Lamb's House. He resides at 178 S. Surry Rd., East Liverpool, Ohio 43920.

15. Defendants' actions and omissions, as described herein, occurred in the State of Ohio, involved assets in the State of Ohio, and constituted violations of the Ohio Charitable Trust Act and Ohio Charitable Organizations Act, and Ohio common law applicable to charitable trusts.

16. This Court has subject matter jurisdiction in this case pursuant to R.C. 2305.01.

17. This Court may exercise personal jurisdiction over Defendants pursuant to R.C. 2307.382 because the acts and omissions alleged in this Complaint arose from their acts and omissions in Ohio, their transaction of business in Ohio, and their persistent course of conduct in Ohio, and/or because they involve or relate to the activities of an Ohio nonprofit corporation.

18. Venue is proper in this Court in Columbiana County pursuant to Civil Rule 3(c).

III. ACTIVITIES GIVING RISE TO THIS COMPLAINT

A. Lamb's House, Inc. Charitable Program and Property

19. At all relevant times, and since at least 2002, Lamb's House was formed for the following reasons:

- a. "Bring recovery to alcoholics & drug addicts,
- b. to reintegrate same into the community with the love of Christ,

- c. to bring families & communities to understand and re-unification,
- d. feed the hungry – clothe the needy. To raise monies for same.”

20. Lamb’s House owns one 42.988-acre parcel located at 9955 Union Ridge Rd., Roger, Ohio. Purchased on September 30, 2011, for \$286,000. This parcel includes: (Ex. A.)

- a. A 9-bedroom residence, and
- b. A 13,000 sq ft, multi-bed commercial building, and
- c. Two Barns.

21. Altomare is Lamb’s House’s sole employee.

22. Altomare claims that Lamb’s House’s charitable programming consists of Altomare ministering at various locations, facilitating attendance at Bible conferences, giving away books occasionally, and a few times donating to individuals. However, Altomare has provided no records, schedules, or time-sheets quantifying his ministering for Lamb’s House, Lamb’s House programming activities, or his employment requirements. Altomare and Propri informed the Attorney General that Altomare’s work for Lamb’s House has decreased sharply due to substantial health issues. Lamb’s House IRS 990 reported Altomare’s average hours worked per week as 0 hours a week for 2023, 1 hour a week for 2022, and 30 hours a week for 2021. IRS 990 Part VII.

23. Altomare claims Lamb’s House used the commercial building to provide housing to recovering addicts, for an unknown period of time prior to 2017. From mid-2017 through 2022, Lamb’s House did not use the commercial building for charitable purposes and instead used it to generate income through rental to a for-profit Ohio corporation.

24. Lamb's House's programming at the commercial building consisted of weekly ministering sessions with residents of tenant New Day Recovery however this occurred for only a few months in early 2017.

25. Since January 2023, the commercial building has been vacant and unused and was listed for sale and/or rental, Altomare explained this was necessary due to a lack of charitable funds. Ex. C.

26. At all relevant times, Lamb's House included its rental income from the commercial building in its reported revenue *from contributions* in its AGO Annual Reports. Ex. B.

Year Reported	Revenue From Contributions
2017	59,673
2018	72,384
2019	82,588
2020	90,350
2021	103,500
2022	110,550
2023	27,000

27. At all times relevant, Lamb's House's residential building has been and is being solely used by Altomare for residential purposes.

B. Board Members Failed to Oversee Mark Altomare and Gave Him Total Control of Lamb's House Inc.'s Charitable Funds

28. At all relevant times, Altomare operated Lamb's House without any meaningful or independent direction or oversight from the board.

29. The board did not verify or independently review the finances of Lamb's House. The board's only source of financial information about Lamb's House's accounts was Altomare. Altomare claimed that monthly financial reports created by an accountant were provided to the board, however, no evidence of this review or the reports were provided except one profit and loss statement and balance sheet from January through August 2022. In this statement, Altomare reported personal expenses as charitable programming expenses without any substantiation.

30. At all times relevant, Altomare maintained sole custody of Lamb's House's checkbooks and was the sole custodian of Lamb's House's financial accounts including two PNC checking accounts, and two Farmer's National checking accounts.

31. At all relevant times, from at least January 14, 2022, Altomare was the sole signatory for, authorized user of, and debit card holder of Lamb's House's two Farmers National Bank accounts, identified herein as follows XX-7626, and XX-7637; as of March 25, 2022 Altomare closed Lamb's House's PNC checking accounts, identified herein as follows XX-4265, and XX-4185.

32. On filings with the Ohio Attorney General's Office and the IRS, Lamb's House and Altomare reported his work hours and compensation for the years 2018-2023. This reported compensation grossly underreports total compensation to Altomare due to his personal use of charitable funds.

33. Through 2024, because of lack of direction and oversight from the board, Altomare was able to use Lamb's House's charitable assets for personal purposes.

34. Upon information and belief, and without limitation, between Jan. 1, 2022, and Sept. 30, 2024, in addition to his compensation from Lamb's House, Altomare used charitable funds from Lamb's House financial accounts for personal noncharitable purposes. Altomare's use

of Lamb's House's funds for his own benefit were in breach of the fiduciary duties Altomare owed to Lamb's House. These improper expenditures of Lamb's House's funds included, but were not limited to the following examples:

- a. Payments of approximately \$14,849.94 for Sam's Club purchases, \$3,424.14 for Walmart purchases, and \$5,298.96 for food and drink purchases at various restaurants, and \$3,334.94 for Hulu subscription purchases. These expenses appear to be personal use of charitable funds, without any record showing charitable purpose or use.
- b. Payments of approximately \$12,596.30 for automobile related purchases, \$11,602.30 for gas purchases, \$1,148 for auto insurance, and \$3,482.79 for cell phone charges. These expenses appear to be personal use of charitable funds due to Altomare's statements of diminished ability to minister on behalf of Lamb's House due to health issues, and Altomare's failure to provide documentation of his activity on behalf of Lamb's House or Lamb's House's charitable programming activity.
- c. Payments of approximately \$2,980.05 for Comcast purchases, and \$20,211.87 for First Energy electricity purchases. These expenses appear to relate to Altomare's residence and other buildings on Lamb's House's property for years when there was no charitable use of this property.
- d. Withdrawals of cash of approximately \$1,698.50 from Lamb's House's bank accounts without any explanation for or accounting of charitable purpose.

35. At all relevant times, and from at least January 1, 2022, Altomare was the sole manager of the charitable organization's assets.

36. On or about June 13, 2025, the Attorney General issued a Notice of Initial Findings to Lamb's House that demanded dissolution of Lamb's House by a receiver and corrective actions. In response, Lamb's House and Altomare did not agree to dissolve or address the Attorney General's concerns or corrective actions requested.

37. It has become impracticable for Lamb's House to continue operating due to lack of funding, and mispending of assets. Lamb's House must dissolve and Lamb's House's remaining charitable assets must be protected.

38. Altomare personally participated in the violations of law described in this Complaint, or, through his actions or inaction, authorized, directed, adopted, ratified, allowed or otherwise caused or permitted such violations to occur. This action is being initiated against Lamb's House and Altomare, Propri, and Clark, jointly and severally and individually and as directors, officers, and/or agents of Lamb's House.

IV. VIOLATIONS OF CHARITABLE LAW

COUNT ONE: BREACH OF FIDUCIARY DUTIES, COMMON LAW (ALL DEFENDANTS)

39. Plaintiff Attorney General incorporates all prior paragraphs of this Complaint as if fully rewritten herein.

40. Altomare, as Treasurer, and President, and Propri and Clark, as Board members, owed fiduciary duties to Lamb's House including the duty of care, the duty of loyalty, the duty to properly manage accounts, and the duty of compliance, as well as other duties, including, but not limited to, the duty not to waste charitable trust assets, and to act in the best interest of the charity.

41. Altomare, Propri, and Clark, jointly and separately through their acts and omissions, as alleged, breached their fiduciary duties including, without limitation, to preserve the charitable trust property of Lamb's House for intended charitable trust purposes and to properly manage and maintain charitable trust property for the benefit of the charitable beneficiaries.

42. Altomare's breaches of fiduciary duties as alleged in this Complaint directly and proximately caused a waste of charitable assets and/or damages to the charitable beneficiaries.

43. Altomare's actions were willful, wanton, and in reckless disregard of the legal rights of the charitable beneficiaries of Lamb's House, and are of the nature for which the recovery of punitive damages is appropriate.

COUNT TWO: BREACH OF FIDUCIARY DUTIES, STATUTORY (ALL DEFENDANTS)

44. Plaintiff Attorney General incorporates the preceding paragraphs of this Complaint as if fully rewritten herein.

45. R.C. 1716.17 provides: "Every person who solicits, collects or expends contributions on behalf of a charitable organization or for a charitable purpose or who conducts a charitable sales promotion, and every officer, director, trustee, or employee of that person who is concerned with the solicitation, collection, or expenditure of those contributions shall be considered a fiduciary and as acting in a fiduciary capacity."

46. The duty under R.C. 1716.17 requires fiduciaries to perform their duties in good faith, in a manner reasonably believed to be in or not opposed to the best interests of the organization, and with the care that an ordinarily prudent person in a like position would use under similar circumstances.

47. Lamb's House and Altomare solicited, collected, and/or expended contributions on behalf of a charitable organization or for a charitable purpose as a fiduciary and acting in a fiduciary capacity.

48. Lamb's House, Altomare, Propri, and Clark, jointly and severally by their actions and omissions as alleged above in this Complaint, breached their fiduciary duties in violation of R.C. 1716.17 and/or 1716.14(A)(1) *et seq.*

49. R.C. 1716.14(A)(13) provides that it is unlawful to operate "in violation of, or failing to comply with, any of the requirements" in R.C. Chapter 1716.14(A).

50. Pursuant to R.C. 1716.16(B), the Court may order the payment of a civil penalty of not more than \$10,000 for each violation of R.C. Chapter 1716.

51. Altomare, Propri, and Clark, jointly and severally, are liable for a civil penalty up to \$10,000 for each breach of fiduciary duty constituting a violation of R.C. 1716.17.

COUNT THREE: ABUSE OF A CHARITABLE TRUST, R.C. 109.24

52. Plaintiff Attorney General incorporates the preceding paragraphs of this Complaint as if fully rewritten herein.

53. R.C. 109.24 provides that the Attorney General "shall institute and prosecute a proper action to enforce the performance of any charitable trust, and to restrain the abuse of it whenever he considers such action advisable."

54. The acts and omissions identified of Lamb's House, Altomare, Propri, and Clark constitute, jointly and/or separately, an abuse of a charitable trust, in violation of R.C. 109.24.

COUNT FOUR: REFORMATION OF CHARITABLE TRUST

55. Plaintiff Attorney General incorporates the preceding paragraphs of this Complaint as if fully rewritten herein.

56. Ohio courts recognize the equitable doctrine of *cy pres*, and courts will apply the doctrine when: (A) there is a viable charitable trust; (B) the donor evidenced a general charitable intent on promoting the trust; and (C) it has become impossible or impractical to carry out the specific purposes or terms of the trust.

57. Ohio case law recognizes the equitable doctrine of deviation. Courts may apply the doctrine when it deems necessary or highly desirable in order to enable the trustee to perform the purposes of the trust. Courts may deviate from the terms of the trust if the provisions have become so restrictive as to impair accomplishment of the trust purposes.

58. Lamb's House was formed as a charitable trust and was required to operate for the benefit of its charitable beneficiaries.

59. As such, the funds of Lamb's House may be used only for the charitable purposes set forth in the terms of the trust.

60. The specific purposes and/or specific terms of the charitable trust have become impossible or impractical to perform due to the actions or inactions of Lamb's House and the individual board member defendants.

61. As an example of the frustration of purpose, Altomare has used assets under trust for his personal or other unlawful purposes.

62. The Ohio Attorney General is entitled to an order reforming the terms of the charitable trust, in order to most nearly fulfill the purposes of the charitable trust in accordance with the doctrine of *cy pres* or deviation.

63. Because Defendants have proven incapable of appropriately managing and distributing the charitable trust assets of Lamb's House, the Ohio Attorney General requests an order reforming the charitable trusts, dissolving Lamb's House and distributing all assets and

proceeds to the Ohio Attorney General to be distributed to an organization with a similar charitable purpose.

COUNT FIVE: UNJUST ENRICHMENT

64. Plaintiff Attorney General incorporates all prior paragraphs of this Complaint as if fully rewritten herein.

65. As alleged in this Complaint, Lamb's House has conferred a variety of benefits on Altomare including financial benefits.

66. Upon information and belief, Altomare has knowledge of these benefits conferred and/or has received these benefits under circumstances that have resulted in Altomare being unjustly enriched at the expense of the intended charitable beneficiaries of Lamb's House.

67. Altomare received and expended funds intended for the charitable beneficiaries of Lamb's House.

68. The Attorney General, in his role as *parens patriae*, protects charitable trusts and the beneficiaries who should have benefitted from the operation of charitable trusts.

69. The Attorney General is entitled to an order from this Court imposing a constructive trust on all property or assets unjustly retained by Altomare.

70. The Attorney General is entitled to an order from this Court disgorging all funds unjustly received by Altomare.

71. The Attorney General is entitled to an order from this Court requiring Altomare to pay the fair market value for the goods and/or services he has received from or through Lamb's House.

COUNT SIX: CONVERSION

72. Plaintiff Attorney General incorporates all prior paragraphs of this Complaint as if fully rewritten herein.

73. Altomare wrongfully took possession of assets of Lamb's House for his personal benefit to the detriment of Lamb's House and its intended charitable beneficiaries.

74. Altomare's conversion of the assets of Lamb's House was intentional and contrary to the rights and interests of Lamb's House and its intended charitable beneficiaries.

COUNT SEVEN: FALSE AND MISLEADING INFORMATION IN FILINGS

75. Plaintiff Attorney General incorporates the preceding paragraphs of this Complaint as if fully rewritten herein.

76. R.C. 1716.14(A)(9) makes it unlawful to file "false or misleading information in any document required to be filed with the attorney general under this chapter."

77. In annual filings with the Attorney General for 2017, 2018, 2019, 2020, 2021, 2022, and 2023 Lamb's House and the board members falsely reported rental income from its lease of charitable property to a for-profit entity, as "individual contributions, gifts, grants and similar amounts received." Ex. B.

78. In annual filings with the Attorney General for 2021 and 2022 Lamb's House and the board members falsely reported the actual ho received by Altomare's by failing to include compensation for housing, utility bills, food, cell phone, food, and grocery expenses provided to Altomare.

79. Each of the filings referenced above were required by R.C. Chapter 1716 and each contain false or misleading information.

80. Each of the false statements referenced above constitute separate violations of R.C. 1716.14(A)(1), for which the Attorney General is entitled to an injunction and for which

Mark Altomare is liable to pay a civil penalty of up to \$10,000 per violation pursuant to R.C. 1716.16(B).

PRAYER FOR RELIEF

WHEREFORE, pursuant to his statutory and common law authority, Plaintiff Ohio Attorney General respectfully requests this Court grant the following relief:

- A. Grant a permanent injunction and perpetually enjoin Mark Altomare, Joe Propri, and Randy Clark from holding a position as an officer or director of any charitable trust or charitable organization incorporated, organized, formed, or operating in the State of Ohio;
- B. Grant a permanent injunction and perpetually enjoin Mark Altomare, Joe Propri, and Randi Clark from soliciting in Ohio for charitable purposes or on behalf of any charitable organization, including, but not limited to, solicitations conducted as a volunteer, officer, trustee, employee, representative, independent contractor, or agent of an organization; or solicitations conducted as a professional solicitor, fundraising counsel, or commercial co-venturer, as those terms are defined in Revised Code Chapter 1716;
- C. Declare the terms of the charitable trust, and enter an order enforcing those terms in a manner consistent with this Complaint, including dissolution of Lamb's House Inc. and distribution of all assets and proceeds to the Ohio Attorney General for redistribution for charitable purposes in his sole discretion;

- D. Reform the charitable trust in accordance with the doctrine of cy pres or deviation, including dissolution of Lamb' House Inc. and distribution of all assets and proceeds to the Ohio Attorney General for redistribution, in his sole discretion, for charitable purposes;
- E. Enjoin Lamb's House from further operation including from further solicitation, collection, or expenditure of charitable assets and charitable trust funds;
- F. Appoint a receiver in accordance with R.C. 2735.01 to take control Lamb's House, Inc. operations and assets, and grant the receiver full authority to take any and all steps the receiver deems proper and necessary to ensure that those assets are devoted to an appropriate, charitable use, and to dissolve Lamb's House, Inc. and wind down its affairs;
- G. Order Mark Altomare to pay restitution and/or civil damages in an amount exceeding \$25,000.00 for amounts withdrawn or disbursed from Lamb's House Inc.'s bank accounts from 2022 to 2024 which were not used to support Lamb's House's charitable programming.
- H. Impose a civil penalty against Mark Altomare of \$10,000 for each violation of R.C. Chapter 1716.
- I. Impose a civil penalty Impose a civil penalty against Joe Propri of \$10,000 for each violation of R.C. Chapter 1716.
- J. Impose a civil penalty against Randy Clark of \$10,000 for each violation of R.C. Chapter 1716.
- K. Enter any orders proper and necessary to restrain the abuses of the charitable trust alleged in this Complaint.

L. Grant Plaintiff Attorney General all other relief as the Court deems proper and necessary.

Very respectfully submitted,

DAVE YOST
ATTORNEY GENERAL OF OHIO

/s/ Sophia Hussain

Sophia Hussain (0081326)
Assistant Attorney General
Ohio Attorney General's Office
Charitable Law Section
30 E. Broad St., 25th Floor
Columbus, OH 43215
Tel.: (614) 995-5249
Facsimile: (866) 521-9935
Sophia.Hussain@OhioAGO.gov
Counsel for Plaintiff Ohio Attorney General

IN THE COURT OF COMMON PLEAS
COLUMBIANA COUNTY, OHIO

State of Ohio, ex rel. Dave Yost

Plaintiff,

v.

Lamb's House, Inc. et al.

Defendants.

CASE NO.:

JUDGE:

VERIFICATION

State of Ohio)
) ss
County of Perry)

I, Michelle Ferrero, of lawful age, being first duly sworn, depose and state that I am a Major Case Investigator in the Charitable Law Section of the Attorney General's Office, that I have read the forgoing Complaint and attached Exhibits, that he understands the contents thereof, and that the allegations and facts stated in the Complaint are true and correct, to the best of my personal knowledge, information, and belief.


Michelle Ferrero

Sworn to and subscribed in my presence, this 6th day of October, 2025.



JOSHUA RICHARDSON
Notary Public, State of Ohio
My Commission Expires:
5/23/26


Notary Public

IN THE COURT OF COMMON PLEAS
COLUMBIANA COUNTY, OHIO

State of Ohio, ex rel. Dave Yost

Plaintiff,

v.

Lamb's House, Inc. et al.

Defendants.

CASE NO.:

JUDGE:

VERIFICATION

State of Ohio)

)

ss

County of Perry)

I, Nilaxshi Panchal, of lawful age, being first duly sworn, depose and state that I am a Charitable Funds Auditor in the Charitable Law Section of the Attorney General's Office, I have reviewed the expenditures included in paragraph 34 of the forgoing Complaint, that I understand the contents thereof, and that the allegations stated in the Complaint are true and correct, to the best of my personal knowledge, information, and belief.

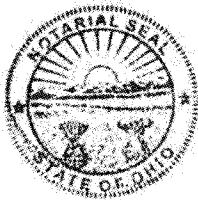


Nilaxshi Panchal

Sworn to and subscribed in my presence, this 9th day of October, 2025.



Notary Public



JOSHUA RICHARDSON
Notary Public, State of Ohio
My Commission Expires:
5/23/26

PLAINTIFF OHIO ATTORNEY GENERAL'S EXHIBIT INDEX

<u>Exhibit</u>	<u>Description</u>
A	County Auditor Property Records and Deeds
B	Attorney General Annual Reports for Years 2017-2023
C	Real Estate Listing for Lamb's House, Inc. property

9955 UNION RIDGE RD

45-00262.000



General Info Tax History Distribution Levy Tax Estimator

Property Information

Parcel ID	45-00262.000	Property Address:	9955 UNION RIDGE RD
Owner Name	LAMB'S HOUSE INC	Tax Payer Address:	LAMB'S HOUSE INC
Owner Address	BOX 82 LEETONIA OH 44431		BOX 82
Tax District	45 MIDDLETON TWP-BEAVR LSD		LEETONIA OH 44431
School District	1501 BEAVER LSD		USA
Neighborhood	14801 MIDDLETON TWP GEN		
Use Code	419 Other Commercial Housing		
Acres	42.98880		
Description 1 7 28 NE 1/4 & 21 SE 1/4 1083.98' UNION RIDGE RD 42.9888AC SURFACE ONLY (MINERAL PARCEL 45-03252.000)			

Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$141,200
Homestead/Disability	N	Account Number	45-00X21.001000
2.5% Reduction	N	# Parcels	1
Divided Property	N	Deed Type	EX-EXEMPT
New Construction	N	Amount	\$0
Foreclosure	N	Sale Date	12/22/2011
Other Assessments	N	Conveyance	
Front Ft.	0	Deed #	1709

<< Previous Card

Card 1 of 2

Next Card >>

Dwelling Information

Sq Ft Finished	4226	Room Count	5	Fireplace(s)	2
1st Floor Area	504	Story Height	2	Year Built	1982
Upper Floor Area	504	# Bedrooms	11	Year Remodeled	0
Half Story Area	0	Full Baths	4	Grade	120
Attic Area	0	Half Baths	0	Style	Res as Com
Finished Basement	0	Heating	Heat Pump	Ext Walls	BrSt
Basement Type	Full Basement	Air Cond	Heat Pump		

Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
R8Balance Resid. Land 30+	41.24230	0	.00000	.00000		0	\$123,730
PSBuilding Site	1.00000	43560	.00000	.00000		0	\$17,420
RDRoadway	.74650	0	.00000	.00000		0	\$0

CAUV Land

No CAUV Land On This Property

Legal Disclaimer

Card - 1

Card - 2

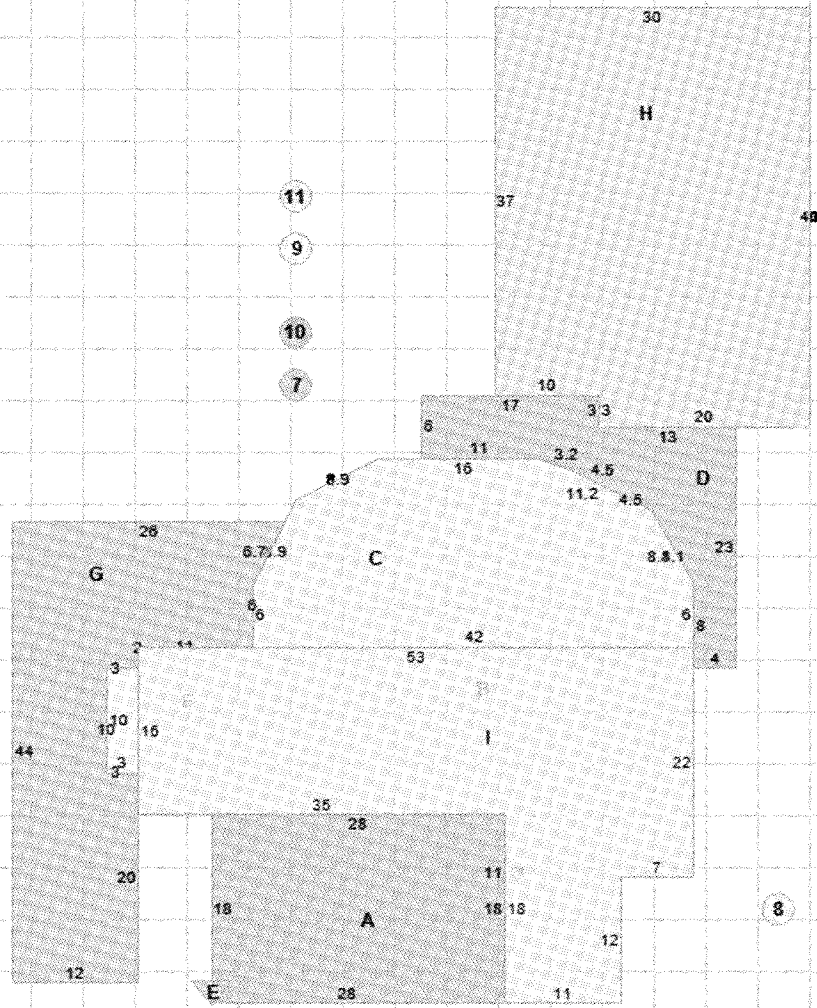
Improvements

IMPR Type	Description	Area	Length	Width	Year Built
Addition	1 Story Br Bay Addition	30 SQ FT			
Addition	1 Story Br Addition	281 SQ FT			
Addition	1 Story Br Addition	649 SQ FT			
Addition	1 Story Br Addition	1088 SQ FT			
Addition	1 Story Fr Addition	1170 SQ FT			
Addition	Basement Addition	1088 SQ FT			
Addition	Open Fr Porch	119 SQ FT			
Addition	Wood Deck	639 SQ FT			
Feature	Fireplace Openings	2			
Feature	Fireplace Stacks	1			
Feature	Rec Room - TY II	96			
Other	Bank Barn Ramped Enter	1800	50	36	1985
Improvement	w/Bsmt				
Other	Bank Barn Ramped Enter	4800	100	48	1980
Improvement	w/Bsmt				
Other	Attached Storage Structure	900	50	18	1985
Improvement					
Other	Attached Storage Structure	1800	100	18	1980
Improvement					
Other	Tool Shed or Small Barn	576	32	18	1985
Improvement					

Card - 1

Card - 2

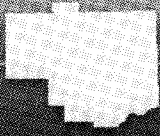
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0.0635

Scale: 5 ft

ID	Label	Area	Perimeter	Dimension
A	$\frac{2 \times B \times C}{B}$	504	92	N/A
B	1SBRA	1088	196	N/A
C	1SBRA	649	107	N/A
D	1SBRA	281	105	N/A
E	OFF WDDK	119	48	N/A
F	1SBBA	30	26	N/A
G	WDDK	639	144	N/A
H	1SFRA	1170	140	N/A
I	BA	1088	174	N/A
7		0	0	
8		0	0	
9		0	0	
10		0	0	
11		0	0	



Columbiana County Auditor

Nancy Milliken, Auditor

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9955 UNION RIDGE RD

45-00262.000

[Print](#)
[General Info](#) [Tax](#) [History](#) [Distribution](#) [Levy](#) [Tax Estimator](#)

Current Owner(s)		LAMB'S HOUSE INC	
Billing Address		LAMB'S HOUSE INC BOX 82	
		LEETONIA OH 44431 USA	
Tax District		45 MIDDLETON TWP-BEAVER LSD	
Full Rate	57.190000	Market/Assessed Value	
Reduction Factor	0.202581	Taxable Value	
Effective Rate	45.604389	Land	\$141,200.00
Certified Delq Year	0	Improvements	\$830,900.00
Tax Lien Flag	N	Total	\$972,100.00
Contract Plan	N	Land	\$49,420.00
		Improvements	\$290,820.00
		Total	\$340,240.00
		Omitted Tax	Surplus
		\$15,589.93	\$0.00
		Annual Tax	Delinquent Charge
		\$15,535.58	\$0.00
Bankruptcy	N	Non-Bus Credit Factor	Owner Occ Credit Factor
		.098942	.024735
		Paid to Date	Total Due
		\$0.00	\$31,125.51

Current Tax Year Detail

	Prior		1st Half		2nd Half	
	Chg	Adj	Chg	Adj	Chg	Adj
Orig Tax	\$0.00	\$15,589.93	\$0.00	\$9,741.17	\$0.00	\$9,741.17
Reduction			\$0.00	\$1,973.38	\$0.00	\$1,973.38
Subtotal	\$15,589.93		\$7,767.79		\$7,767.79	
Non-Business			\$0.00	\$0.00	\$0.00	\$0.00
Owner Occ			\$0.00	\$0.00	\$0.00	\$0.00
Homestead			\$0.00	\$0.00	\$0.00	\$0.00
Net Tax Due	\$15,589.93		\$7,767.79		\$7,767.79	
Penalty/Int	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tax Due	\$15,589.93		\$7,767.79		\$7,767.79	
Tax Paid	\$0.00		\$0.00		\$0.00	
S.A. Due	\$0.00		\$0.00		\$0.00	
S.A. Paid	\$0.00		\$0.00		\$0.00	
Total Owed	\$15,589.93		\$7,767.79		\$7,767.79	
Total Paid	\$0.00		\$0.00		\$0.00	
Balance Due	\$15,589.93		\$23,357.72		\$31,125.51	

For Informational Purposes Only
For Actual Payment Due Contact the Treasurer's Office at 330-424-9514

DETAIL OF SPECIAL ASSESSMENT

No Special Assessments Found.

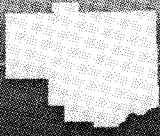
PAYMENT INFORMATION

No Payments Information Found.

Last Updated: 7/26/2024

Legal Disclaimer

OH-COLUMBIANA-AUDITOR > Tax



Columbiana County Auditor

Nancy Milliken, Auditor

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9955 UNION RIDGE RD

45-00262.000

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Transfer History

Date	Sale Amount	To	Transfer Type	Conveyance	Deed	# Parcels	Value
12/22/2011	\$0	LAMB'S HOUSE INC	Change Owner		1709	1	
10/06/2011	\$287,200	LAMB'S HOUSE INC	Change Owner	1331		1	Un
09/30/2011	\$286,000	PILLAR PARTNERS THREE LLC	Change Owner	1300		1	Un
09/30/2011	\$0	ADOLESCENT COUNSELING & TREATMENT 1 INC	Combine Prop.		1294	2	
05/07/2003	\$0	ACT 1 INC	Change Owner	3193		1	
05/07/2003	\$0	**PARCEL SPLIT	Change Owner	3193		2	
05/03/2001	\$349,000	ACT 1 INC	Change Owner	3459		2	

Value History

Reason	Year	Date	Land	IMPR	Value
Changes in Exempt Property	2023	6/24/2024	\$141,200	\$832,100	\$97
Reappraisal, Update or Annual Equalization	2022	8/7/2022	\$141,200	\$832,100	\$97
New Construction - Full Value	2019	12/14/2019	\$112,300	\$793,600	\$90
Reappraisal, Update or Annual Equalization	2016	10/15/2016	\$112,300	\$786,900	\$89
Changes in Exempt Property	2012	5/24/2013	\$99,900	\$800,200	\$90
Annual Maintenance on Splits & Combines	2011	10/3/2011	\$99,900	\$800,200	\$90
Reappraisal, Update or Annual Equalization	2010	7/22/2010	\$81,900	\$800,200	\$88
Reappraisal, Update or Annual Equalization	2004	11/18/2004	\$78,880	\$773,680	\$85
New Construction - Full Value	2004	11/18/2004	\$0	\$772,510	\$77
Miscellaneous	2004	11/18/2004	\$78,770	\$0	\$78
Reappraisal, Update or Annual Equalization	2004	11/18/2004	\$71,500	\$219,830	\$29
Miscellaneous	2004	11/18/2004	\$43,860	\$207,860	\$25
Miscellaneous	2004	11/18/2004	\$0	\$0	\$0
Miscellaneous	2003	5/20/2003	\$43,860	\$0	\$43
Reappraisal, Update or Annual Equalization	2001	9/27/2001	\$48,140	\$207,860	\$25
Reappraisal, Update or Annual Equalization	1998	11/29/1998	\$41,860	\$180,750	\$22
Miscellaneous	1996	1/1/1996	\$45,200	\$167,060	\$21
Reappraisal, Update or Annual Equalization	1995	1/1/1995	\$45,200	\$167,060	\$21
Changes by Board of Revision, Tax Appeals, Courts	1994	1/1/1994	\$41,090	\$151,870	\$19
Reappraisal, Update or Annual Equalization	1992	1/1/1992	\$36,390	\$160,710	\$19
Miscellaneous	1987	1/1/1987	\$38,300	\$108,070	\$14
Miscellaneous	1986	1/1/1986	\$40,300	\$135,090	\$17

Last Updated: 7/26/2024

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2021 Lamb's House AGO Annual Report	10
2022 Lamb's House AGO Annual Report	12
2023 Lamb's House AGO Annual Report	14



Activity Details

Field	Value
Activity Type	Annual Report Filed
Activity Year	2017
Username	Mike Yuhaneck
Create Date	5/4/2018 1:47:54 PM
Report year	2017
Report dates	1/1/2017 to 12/31/2017
Did you hire a professional solicitor, fundraising counsel, and/or commercial co-venturer?	No
Organization revenue exceeds \$25,000 (include gross receipts from conducting bingo and instant pull tabs)?	Yes
Did your organization, on its own behalf, solicit Ohioans (contributions, instant pull tabs, bingo, special events, etc...)?	No
Gross revenue does NOT include governmental grants and funding from other 501(c)(3) organizations	\$59,673.00
Bingo License Number	
Individual contributions, gifts, grants and similar amounts received	\$59,673.00
All other revenue	\$0.00
Total revenue	\$59,673.00
Program service expenses	\$44,527.00
All other expenses	\$0.00
Total expenses	\$44,527.00
Total assets	\$330,335.00
Total liabilities	\$617.00
Board meetings in last fiscal year	4
Conflict of interest policy?	Yes
Was organization audited this year?	No
DBA names	



DAVE YOST

OHIO ATTORNEY GENERAL

04-3704914 Lamb's House, Inc.

Charitable Law Section
Office 614-466-3181
Fax 614-466-9788

30 E. Broad St., 25th Floor
Columbus, OH 43215
www.OhioAttorneyGeneral.gov

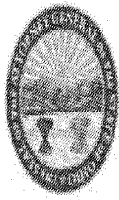
Trustee and Director Information

First Name	Last Name	Address	Address 2	Address 3	Address 4	City	State	Country	Zip	Title Position	Compensation	Average Hours Per Week
Mark	Altomare	PO Box 24				Rogers	Ohio	United States	44455	Treasurer	\$750.00	10
Pastor Randy	Clark	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Pastor Joe	Propri	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1



Activity Details

Field	Value
Activity Type	AnnualReportFiled
Activity Year	2018
Username	Mia Richardson
Create Date	2/11/2019 4:17:00 PM
Report year	2018
Did you hire a professional solicitor, fundraising counsel, and/or commercial co-venturer?	No
Organization revenue exceeds \$25,000 (include gross receipts from conducting bingo and instant pull tabs)?	Yes
Did your organization, on its own behalf, solicit Ohioans (contributions, instant pull tabs, bingo, special events, etc...)?	Yes
Gross revenue does NOT include governmental grants and funding from other 501(c)(3) organizations	\$72,384.00
Bingo License Number	
Individual contributions, gifts, grants and similar amounts received	\$72,384.00
All other revenue	\$0.00
Total revenue	\$72,384.00
Program service expenses	\$68,777.00
All other expenses	\$0.00
Total expenses	\$68,777.00
Total assets	\$334,578.00
Total liabilities	\$1,253.00
Board meetings in last fiscal year	4
Conflict of interest policy?	No
Was organization audited this year?	No
DBA names	



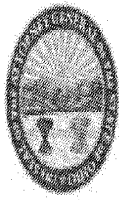
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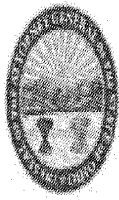
Trustee and Director Information

FirstName	LastName	Address	Address2	Address3	Address4	City	State	Country	Zip	TitlePosition	Compensation	AverageHoursPerWeek
Pastor Joe	Propri	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Pastor Randy	Clark	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Mark	Altomare	PO Box 24				Rogers	Ohio	United States	44455	Treasurer	\$9,375.00	10



Activity Details

Field	Value
Activity Type	AnnualReportFiled
Activity Year	2019
Username	Tammie Richey
Create Date	1/10/2020 11:13:14 AM
Report year	2019
Did you hire a professional solicitor, fundraising counsel, and/or commercial co-venturer?	No
Organization revenue exceeds \$25,000 (include gross receipts from conducting bingo and instant pull tabs)?	Yes
Did your organization, on its own behalf, solicit Ohioans (contributions, instant pull tabs, bingo, special events, etc...)?	Yes
Gross revenue does NOT include governmental grants and funding from other 501(c)(3) organizations	\$82,588.00
Bingo License Number	
Individual contributions, gifts, grants and similar amounts received	\$82,588.00
All other revenue	\$0.00
Total revenue	\$82,588.00
Program service expenses	\$87,582.00
All other expenses	\$0.00
Total expenses	\$87,582.00
Total assets	\$328,332.00
Total liabilities	\$0.00
Board meetings in last fiscal year	4
Conflict of interest policy?	No
Was organization audited this year?	No
DBA names	



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Trustee and Director Information

FirstName	LastName	Address	Address2	Address3	Address4	City	State	Country	Zip	TitlePosition	Compensation	AverageHoursPerWeek
Pastor Joe	Propri	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Pastor Randy	Clark	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Mark	Altomare	PO Box 24				Rogers	Ohio	United States	44455	Treasurer	\$26,250.00	10



Activity Details

Field	Value
Activity Type	AnnualReportFiled
Activity Year	2020
Username	Jeffrey Lombardo
Create Date	1/13/2021 5:29:05 PM
Report year	2020
Did you hire a professional solicitor, fundraising counsel, and/or commercial co-venturer?	No
Organization revenue exceeds \$25,000 (include gross receipts from conducting bingo and instant pull tabs)?	Yes
Did your organization, on its own behalf, solicit Ohioans (contributions, instant pull tabs, bingo, special events, etc...)?	Yes
Gross revenue does NOT include governmental grants and funding from other 501(c)(3) organizations	\$91,583.00
Bingo License Number	
Individual contributions, gifts, grants and similar amounts received	\$90,350.00
All other revenue	\$1,233.00
Total revenue	\$91,583.00
Program service expenses	\$85,432.00
All other expenses	\$0.00
Total expenses	\$85,432.00
Total assets	\$334,483.00
Total liabilities	\$0.00
Board meetings in last fiscal year	4
Conflict of interest policy?	No
Was organization audited this year?	No
DBA names	



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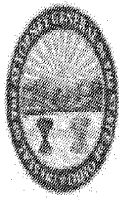
30 E. Broad St., 25th Floor

Columbus, OH 43215

www.OhioAttorneyGeneral.gov

Trustee and Director Information

FirstName	LastName	Address	Address2	Address3	Address4	City	State	Country	Zip	TitlePosition	Compensation	AverageHoursPerWeek
Pastor Joe	Propri	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Pastor Randy	Clark	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Mark	Altomare	PO Box 24				Rogers	Ohio	United States	44455	Treasurer	\$42,000.00	10



Activity Details

Field	Value
Activity Type	AnnualReportFiled
Activity Year	2021
Username	Cynthia Powers
Create Date	2/7/2022 2:26:25 PM
Report year	2021
Did you hire a professional solicitor, fundraising counsel, and/or commercial co-venturer?	No
Organization revenue exceeds \$25,000 (include gross receipts from conducting bingo and instant pull tabs)?	Yes
Did your organization, on its own behalf, solicit Ohioans (contributions, instant pull tabs, bingo, special events, etc...)?	No
Gross revenue does NOT include governmental grants and funding from other 501(c)(3) organizations	\$103,500.00
Bingo License Number	
Individual contributions, gifts, grants and similar amounts received	\$103,500.00
All other revenue	\$3,250.00
Total revenue	\$106,750.00
Program service expenses	\$85,174.00
All other expenses	\$0.00
Total expenses	\$85,174.00
Total assets	\$356,059.00
Total liabilities	\$0.00
Board meetings in last fiscal year	4
Conflict of interest policy?	No
Was organization audited this year?	No
DBA names	



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Trustee and Director Information

FirstName	LastName	Address	Address2	Address3	Address4	City	State	Country	Zip	TitlePosition	Compensation	AverageHoursPerWeek
Pastor Joe	Propri	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Pastor Randy	Clark	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Mark	Altomare	PO Box 24				Rogers	Ohio	United States	44455	Treasurer	\$42,000.00	30



Activity Details

Field	Value
Activity Type	AnnualReportFiled
Activity Year	2022
Username	Melissa Richards
Create Date	3/4/2023 10:52:56 AM
Report year	2022
Did you hire a professional solicitor, fundraising counsel, and/or commercial co-venturer?	No
Organization revenue exceeds \$25,000 (include gross receipts from conducting bingo and instant pull tabs)?	Yes
Did your organization, on its own behalf, solicit Ohioans (contributions, instant pull tabs, bingo, special events, etc...)?	No
Gross revenue does NOT include governmental grants and funding from other 501(c)(3) organizations	\$110,550.00
Bingo License Number	
Individual contributions, gifts, grants and similar amounts received	\$110,550.00
All other revenue	\$0.00
Total revenue	\$110,550.00
Program service expenses	\$109,567.00
All other expenses	\$0.00
Total expenses	\$109,567.00
Total assets	\$357,051.00
Total liabilities	\$0.00
Board meetings in last fiscal year	4
Conflict of interest policy?	No
Was organization audited this year?	No
DBA names	



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Trustee and Director Information

FirstName	LastName	Address	Address2	Address3	Address4	City	State	Country	Zip	TitlePosition	Compensation	AverageHoursPerWeek
Pastor Joe	Propri	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Pastor Randy	Clark	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Mark	Altomare	PO Box 24				Rogers	Ohio	United States	44455	Treasurer	\$42,000.00	30



Activity Details

Field	Value
Activity Type	AnnualReportFiled
Activity Year	2023
Username	Tammie Richey
Create Date	5/13/2024 4:11:53 PM
Report year	2023
Did you hire a professional solicitor, fundraising counsel, and/or commercial co-venturer?	No
Organization revenue exceeds \$25,000 (include gross receipts from conducting bingo and instant pull tabs)?	Yes
Did your organization, on its own behalf, solicit Ohioans (contributions, instant pull tabs, bingo, special events, etc...)?	No
Gross revenue does NOT include governmental grants and funding from other 501(c)(3) organizations	\$27,000.00
Bingo License Number	
Individual contributions, gifts, grants and similar amounts received	\$27,000.00
All other revenue	\$0.00
Total revenue	\$27,000.00
Program service expenses	\$47,536.00
All other expenses	\$0.00
Total expenses	\$47,536.00
Total assets	\$319,219.00
Total liabilities	\$0.00
Board meetings in last fiscal year	4
Conflict of interest policy?	No
Was organization audited this year?	No
DBA names	



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Trustee and Director Information

FirstName	LastName	Address	Address2	Address3	Address4	City	State	Country	Zip	TitlePosition	Compensation	AverageHoursPerWeek
Pastor Joe	Propri	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Pastor Randy	Clark	PO Box 24				Rogers	Ohio	United States	44455	Trustee	\$0.00	1
Mark	Altomare	PO Box 24				Rogers	Ohio	United States	44455	Treasurer	\$42,000.00	30



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Overview

Details

Sale & Tax

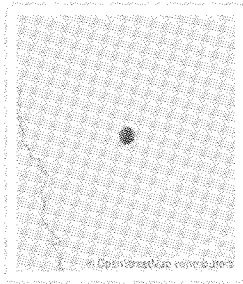
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Message

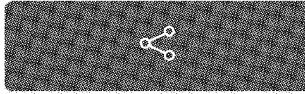
Tour

Chat



9955 Union Ridge Road, Rogers, OH
44455

Est. \$65/mo Get Pre-Qualified



Eddie Staats

Broker

Realty.com

BRKP.2016003714



0

Beds

0

Baths

13,000

Sq Ft



It's been viewed 30 **times**. Tour it before it's gone!

Tour it Today at: 4:00 pm 6:00 pm

[More times](#)

Nestled in the rolling hills of Columbiana county lies the perfect setting for your business. This property is ready

✓ **Show More**

Listing By: Mark Renzenbrink - CENTURY 21 Lakeside

Message

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Chat

OH / Rogers / 44455 / 9955 Union Ridge Road

MLS#	4435746
Date Listed	01/30/2023
Bedrooms	0
Bathrooms	
Lot Size	42.99 acres (1,872,592 sq. ft)
Sewer	Private Sewer
Property Type	Single Family
County	Columbiana
Year Built	2003
Water	Private
Square Feet	13,000 sq. ft
Price Per Sq. Ft	\$0.96

Interior Features

Cooling	Central Air
---------	-------------

▼ Show More

Exterior / Lot Features

Roof	Asphalt, Fiberglass
------	---------------------

Message

Tour

Chat

north or south on route 7. turn south
onto Sprucevale rd. turn left on to
Directions Carmel Achor Rd. Turn right onto Union
Ridge Rd. Property will be on your right
approximately 1.3 miles south.

Financial Considerations

Mortgage Calculator Rate History

Home price

\$12,500

Down payment (20%)



Interest rate ?

6.77

Loan term

30 year fixed

Monthly payment*

\$65

Total payments

360 monthly pavments

Message

Tour

Chat

\$2,500

Principal

\$10,000

Total interest paid

\$13,397

Total mortgage cost*

\$25,897

Get Pre-Approved

The interest rate for the selected loan term is sourced from Freddie Macs PMMS(Primary Mortgage Market Survey®).

All calculations are estimates and provided for informational purposes only.

Sales & Tax History

DATE	EVENT	PRICE
04/24/2023	Active	\$12,500.00 11.25%
02/01/2023	Active	\$14,084.00

\$475K

\$240K

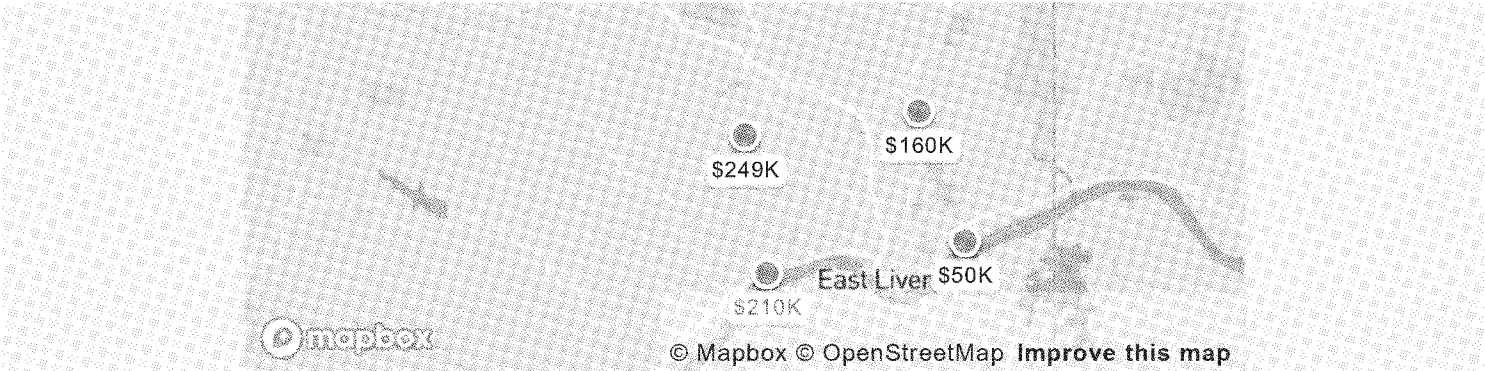
\$359K

\$199K

Message

Tour

Chat



STREET ADDRESS	BEDS	BATHS
23 Pinehurst Pl #23	3	3
1452 Kountz Avenue	4	2
217 Taggart Rd Listing	3	2
966 Railroad Street Listing	2	2
16130 Dunn Road Listing	3	3
49294 Berkshire Rd Listing	3	1
4283 Adams Road	4	4
408 E Clark Street	2	2
441 N Market St	4	2
47366 Tomahawk Drive Listing	3	3

Population & Environment

Population

Environment

Message

Tour

Chat

ZIP

CITY

Population	1,616	297
------------	-------	-----

Population Density	91	1,307
--------------------	----	-------

People per Household	2.7	2.7
----------------------	-----	-----

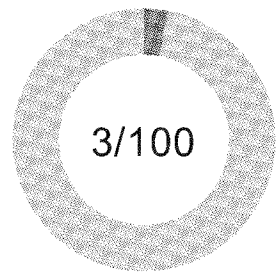
Median Age	43.3	41.9
------------	------	------

Median Income	\$58,473	\$52,417
---------------	----------	----------

Average Income	\$36,185	\$38,623
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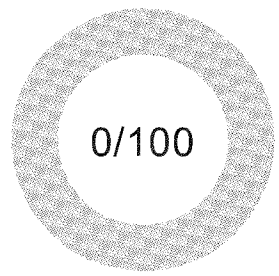
Cost of Living Index	95	97
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Walkability in OH / 44455



3/100

Car-Dependent
Walk Score ®



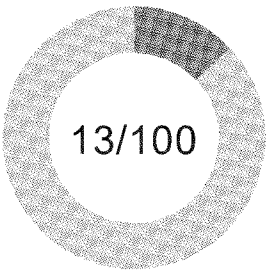
0/100

Minimal Transit
Transit Score ®

Message

Tour

Chat



13/100

Bikable

Bike Score ®

Overview

Almost all errands require a car. It is possible to get on a bus. Minimal bike infrastructure.

Walkability averages in the surrounding area ②

▼ Show More

Change History

2023-05-16 12:57:00

Updated

Status from Active to Closed

Points of interest near 9955 Union Ridge Road,
Rogers, OH 44455

Message

Tour

Chat

Caldwell Spring Lake, Lake Tomahawk, OH, USA	0.96 mi
Natural Recreation	Distance
Spruce Lake, Middleton, OH, USA	1.67 mi
Natural Recreation	Distance

Nearby Locations

Communities

- Dry Run Homes For Sale
- Haselton Homes For Sale
- Lansingville Homes For Sale
- Schenley Homes For Sale
- Belle Vista Homes For Sale
- North Heights Homes For Sale
- Toronto Homes For Sale

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Nearby Zips

- 44413 Homes For Sale
- 44408 Homes For Sale
- 43920 Homes For Sale
- 44432 Homes For Sale
- 15059 Homes For Sale
- 44442 Homes For Sale

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Frequently Asked Questions for **9955 Union Ridge Road**

What is 9955 Union Ridge Road? +

How many photos are available for this home? +

When was this home built? +

What's the full address of this home? +

How long has this home been listed on Realty.com? +

What is the Walkability around 9955 Union Ridge Road, Rogers, OH 44455? +

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What is the Walkability averages in the surrounding areas of Rogers?

+

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Listing provided courtesy of: Century 21 Lakeside Realty
(tel: 330-793-4200)

Listing agent: Mark Renzenbrink (#c2016005523)

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Export listing data of 9955 Union Ridge Road, Rogers,
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OHIO > COLUMBIANA COUNTY > ROGERS > 44455 > 9955 UNION RIDGE

9955 Union Ridge, Rogers, OH 44455

\$1,750,000

♡ SAVE

TOUR PROPERTY



Virtual Tour 14 Photos

Active

SQUARE FEET 9,400

MLS# 4493995

STATUS Active

PROPERTY TYPE Commercial - Business

SCHOOL Beaver Local

REQUEST INFORMATION

TOUR PROPERTY

9955 Union Ridge, Rogers, OH 44455

\$1,750,000

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PROPERTY DESCRIPTION

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facility offers 20+ bedrooms, multiple bathrooms with showers, a very large meeting/recreational area, a cafeteria with a commercial kitchen with pantry, intake /examination rooms, classrooms, private offices with a conference room and much more. Ther is also a patio/picnic area and 18+ acres to wander. Or, for the entrepreneur with a vision, DEVELOPMENT! The kitchen comes with a commercial freezer and refrigerator and the stove has a HOOD. This property has its own water supply and a private sewer treatment plant. Most of all, it's a quiet, private inviting property that everyone will love.

9955 UNION RIDGE | MLS# 4493995

This commercial property located at 9955 Union Ridge, Rogers, OH 44455 is currently listed for sale with an asking price of \$1,750,000. Union Ridge is located within the Beaver Local school district. Search Rogers real estate on www.kikorealestate.com today.
Browse properties recently listed for sale in Rogers, OH.
[View Rogers, OH Real Estate for sale](#)

PROPERTY FEATURES

Property Type: Commercial - Business	Heating: Electric, Forced Air	Stories: 1.0
Basement: None	Lot Size: 18.00 Acres	Taxes: \$0 / year
Cooling: Central Air	Roof Type: Asphalt, Fiberglass	Year Built: 2003

FEATURE DESCRIPTIONS

Building Features: Lunchroom, Meeting Room(s), Private Restrooms, Public Restrooms, Sign(s)	Lot: Split Possible	Security: Security System
Days on Site: 303	Parcel#: 4500262000	Sewer: Private Sewer
	Parking: Outside, Paved	Water: Private

LOCAL SCHOOLS

9955 Union Ridge, Rogers, OH 44455

\$1,750,000

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TOUR PROPERTY

LISTED BY / SHOWN BY

Listed By
Agency Name: CENTURY 21 Lakeside Realty
Phone: 770-707-1200

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Agency Title: KIKO Real Estate

Agency Phone:



TOUR PROPERTY

Request a date and time to see 9955 Union Ridge.
An agent will get in touch to confirm your request shortly.

First Name *

Last Name *

Email *

Phone

☐

Please contact me to schedule a day and time

Tuesday July 30	Wednesday July 31	Thursday August 1	Friday August 2	Saturday August 3	Sunday August 4
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7:00 AM	7:30 AM	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM
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Preferred Communication Method

Email

Text

Phone

SEND REQUEST

9955 Union Ridge, Rogers, OH 44455

\$1,750,000

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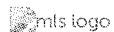
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**330-
856-
2299**

9955 UNION RIDGE, ROGERS, OH 44455

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9955 Union Ridge, Rogers, OH 44455

\$1,750,000

Sq. Ft.: 9,400

Type: Commercial

VIRTUAL TOUR ([HTTPS://WWW.PROPERTYPANORAMA.COM/9955-UNION-RIDGE-ROGERS-OH-44455/UNBRANDED](https://www.propertypanorama.com/9955-union-ridge-rogers-oh-44455/unbranded))

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Listing #4493995

Request Information

Nestled in the rolling hills of Columbiana county sits the perfect setting for your business. Already used and set up for a medical type facility that includes a treatment center, physical rehab center, halfway house or the next senior center. This facility offers 20+ bedrooms, multiple bathrooms with showers, a very large meeting/recreational area, a cafeteria with a commercial kitchen with pantry, intake /examination rooms, classrooms, private offices with a conference room and much more. Ther is also a patio/picnic area and 18+ acres to wander. Or, for the entrepreneur with a vision, DEVELOPMENT! The kitchen comes with a commercial freezer and refrigerator and the stove has a HOOD. This property has its own water supply and a private sewer treatment plant. Most of all, it's a quiet, private inviting property that everyone will love.

Property Features

Location Information

County: Columbiana

Latitude: 40.75705

Longitude: -80.578188

Directions: Route 7 from Youngstown to Sprucevale Rd. Turn left onto Pancake Clarkson Rd. Turn left onto Union Ridge. Route 7 North from East Liverpool. Turn right onto Clarkson Rd. Continue straight onto Pancake Clarkson

Rd. Turn left onto Union Ridge.

Interior Features

Heating: Electric, Forced Air

Cooling: Central Air

Basement Description: None

Exterior Features

Possession: Negotiable

Water / Sewer: Private Sewer

Water: Private

Parking Description: Outside, Paved

Lot Size in Acres: 18

Buildings: 2

Is One Story: Yes

Additional Information

Roof/Attic: Asphalt, Fiberglass

Property Type: COM

Property SubType: Other

Property SubType 2: Commercial Sale

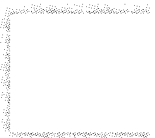
Year Built: 2003

Status: Active

Listing courtesy of CENTURY 21 Lakeside Realty 330-793-4200



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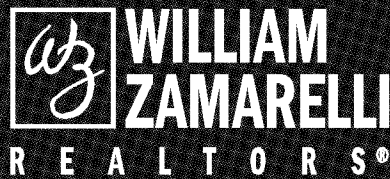
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