

# Tuscarawas County, Ohio

Parcel: 10-01293-000

## SUMMARY

Owner	SHOOK NORMAN F 957 SCHNEIDERS CR RD NW DOVER OH 44622-7659 USA	Taxpayer	SHOOK NORMAN F 957 SCHNEIDERS CR RD NW DOVER OH 44622-7659 USA
Tax District	10-DOVER TWP-DOVER CITY SD	Class	511-1-FAMILY UNPLATTED 0-09 99 ACS
School District	DOVER CITY SD	Subdivision	
Location	957 NW SCHNEIDERS CROSSING RD	Legal	2 9 2 PR 27 1.00A
CD Year		25 / 18000	Acres 1.000
Ag Year	Map # / Routing #		Sold 03/04/2019
Sales Amount	Ag District	1579	Page 681
	Volume		

## CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	580.41	580.41	1,160.82
Special	0.00	3.00	3.00	6.00
Total	0.00	583.41	583.41	1,166.82
Paid	0.00	583.41	0.00	583.41
Due	0.00	0.00	583.41	583.41
Escrow				0.00

## VALUE

	Appraised	Assessed
Land	38,940	13,630
Improvement	58,210	20,370
Total	97,150	34,000
CAUV	0	0
Homestead	Y	
OOC	Y	
	97,150	34,000

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
03/04/2019	SHOOK NORMAN F	900347	CERTIFICATE OF TRANSFER	N	\$0	N

## LAND

Type	Dimensions	Description	Value
HF-HOMESITE FRACTIONAL	0.930	Acres	38,940
RW-RIGHT OF WAY	0.070	Acres	0

## DWELLING

Card 1	Type	Dimensions	Description	Value
Style	01-SINGLE FAMILY	Family Rooms	0 Heating	Y
Stories	1.00	Dining Rooms	0 Cooling	Y
Rec Room Area	0	Year Built	1957 Grade	C+5
Finished Basement	0	Year Remodeled	Fireplace Openings	0
Rooms	5	Full Baths	1 Fireplace Stacks	0
Bed Rooms	2	Half Baths	0 Living Area	1,176
		Other Fixtures	0 Appraised Value	54,400

## OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1966		576	FAIR	3,810
1	SHED-SHED	1900		120	AVERAGE	0
1	SHED-SHED	1900		160	AVERAGE	0

## UTILITIES

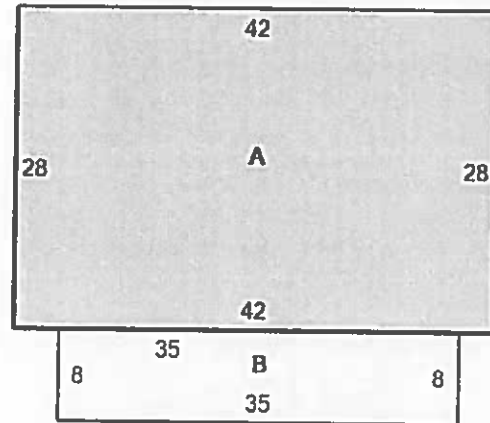
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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# SKETCH

Card 1

Name	Description	Size	[3]	[2]
1	DFG-DETACHED FRAME GARAGE	576		
2	SHED-SHED	120		
3	SHED-SHED	160		
A	1SFR/B	1,176		
B	WDDK	280		

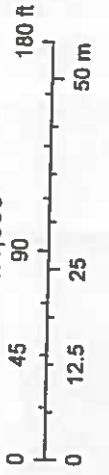
[1]





April 4, 2019

1:1,000





# 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: 957 Schneiders Crossing Rd NW

Buyer(s): \_\_\_\_\_

Seller(s): SHOOK ESTATE

## 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 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) Ryan Willich and real estate brokerage Merrill Realty 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 \_\_\_\_\_

SELLER/LANDLORD [Signature] DATE 4/4/19

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_



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

Property Address 957 Schneiders Crossing Rd NW

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 (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  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 (check (i) or (ii) below):

(i)  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)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c)  Purchaser has received copies of all information listed above.

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

(e) Purchaser has (check (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)

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

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>[Signature]</u>	<u>4/4/19</u>	<u>[Signature]</u>	<u>                    </u>
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>4/3/19</u>	<u>[Signature]</u>	<u>                    </u>
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>                    </u>	<u>[Signature]</u>	<u>                    </u>
Agent	Date	Agent	Date