

SUMMARY

Deeded Name	KILGORE CLEO A		Taxpayer	KILGORE CLEO A	
Owner	KILGORE CLEO A 2500 N WOOSTER AVE DOVER OH 44622			107 4TH ST NE NAVARRE OH 44662	
Tax District	15-DOVER CITY/DOVER CSD		Land Use	510-SINGLE FAMILY DWELLING	
School District	DOVER CITY SD		Subdivision		
Location	2500 N WOOSTER AVE		Legal	WHOLE 4317	
CD Year		Map Number	70.01	Routing Number	45000
Acres	0.0000	Sold	1/25/2018	Sales Amount	0.00

VALUE

District	15-DOVER CITY/DOVER CSD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	40,500	14,180
Improvement	110,120	38,540
Total	150,620	52,720
CAUV	N	0
Homestead	Y	25,000
OOC	Y	150,620
Taxable	150,620	52,720

CHARGES

	Prior	First	Second	Total
Tax	0.00	1,075.82	1,075.82	2,151.64
Special	0.00	3.00	3.00	6.00
Total	0.00	1,078.82	1,078.82	2,157.64
Paid	0.00	1,078.82	0.00	1,078.82
Due	0.00	0.00	1,078.82	1,078.82

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
1/25/2018	KILGORE CLEO A	900080	AFFIDAVIT	\$0.00	N
11/17/2016	KILGORE PRENTICE W & CLEO A	901685	AFFIDAVIT TOD DESIGNATION	\$0.00	N
10/3/2014	KILGORE PRENTICE W & CLEO A	901328	AFFIDAVIT TOD DESIGNATION	\$0.00	N
2/26/1993	KILGORE PRENTICE W & CLEO A	485	JOINT SURVIVORSHIP	\$95,000.00	Y

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT DWELLING	100.000 X 121.000	Effective - Frontage / Depth	40,500

Card 1

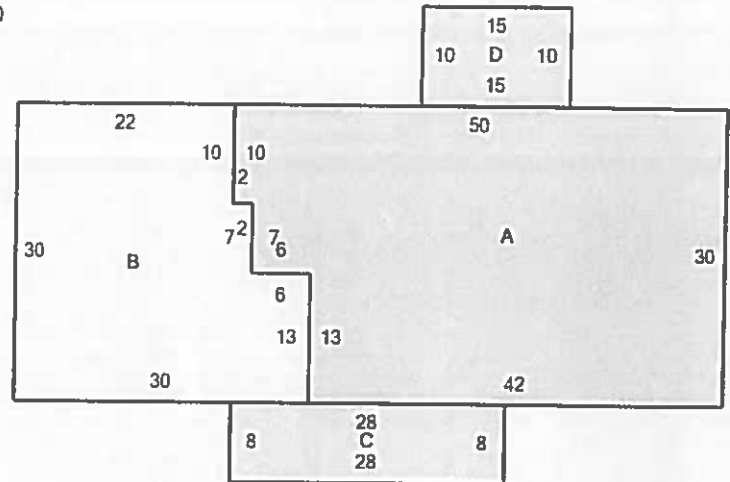
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1984	Grade	C-6
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	2	Half Baths	1	Living Area	1,382
		Other Fixtures	0	Value	110,120

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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Card 1

ID	Description	Size
A	1SB/B	1,382
B	2CBG	778
C	OFP	224
D	OFP	150





2510 N
WOOSTER AV

NWOOSTER AV

2500 N
WOOSTER AV

30 S KARN
DR

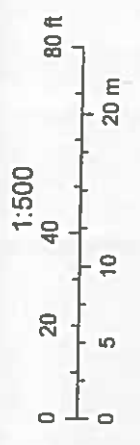
105 KARN
S DR

175 KARN
S DR

109 KARN
S DR

171 KARN
S DR

May 25, 2019





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: 2500 N. Wacker Lane - Dover, OH

Buyer(s): _____

Seller(s): Cleo A Kilgore 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) Walleck Wuchus and real estate brokerage McInturf 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 _____

Jamy Clark, Executor 5/16/2019
SELLER/LANDLORD _____ DATE

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 2500 N. Waukena Ave - Dover OH

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) DLW 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> Seller	<u>5/16/19</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	_____ Date	_____ Agent	_____ Date