



Parcel: 43-00793-000

Year: 2018

SUMMARY

Deeded Name	CARLSON GLENNA JEAN		Taxpayer	CARLSON GLENNA JEAN	
Owner	CARLSON GLENNA JEAN 467 BOWERS AVE NW NEW PHILADELPHIA OH 44663			467 BOWERS AVE NW NEW PHILADELPHIA OH 44663	
Tax District	43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)		Land Use	510-SINGLE FAMILY DWELLING	
School District	NEW PHIL. SD		Subdivision		
Location	467 NW BOWERS AVE		Legal	WHOLE 2701 S SI 2702	
CD Year		Map Number	68.01	Routing Number	34000
Acres	0.0000	Sold	8/28/2015	Sales Amount	0.00

VALUE

District	43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	30,810	10,780
Improvement	79,110	27,690
Total	109,920	38,470
CAUV	N 0	0
Homestead	Y 25,000	8,750
OOC	Y 109,920	38,470
Taxable	109,920	38,470

CHARGES

Full Rate	71.100000			
Effective Rate	48.339571			
Qualifying Rate	38.172615			
	Prior	First	Second	Total
Tax	0.00	647.41	647.41	1,294.82
Special	0.00	3.00	3.00	6.00
Total	0.00	650.41	650.41	1,300.82
Paid	0.00	650.41	650.41	1,300.82
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
8/28/2015	CARLSON GLENNA JEAN	901195	AFFIDAVIT	\$0.00	N
1/24/2013	CARLSON WILLIAM L & GLENNA JEAN	9093	JOINT SURVIVORSHIP	\$0.00	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	150.000 X 67.000	Effective - Frontage / Depth	30,810

DWELLING

Card 1	Style	01-SINGLE FAMILY	Family Rooms	1	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y	
Rec Room Area	468	Year Built	1959	Grade	C+5	
Finished Basement	0	Year Remodeled		Fireplace Openings	0	
Rooms	5	Full Baths	1	Fireplace Stacks	0	
Bed Rooms	3	Half Baths	0	Living Area	1,064	
		Other Fixtures	1	Value	79,110	

OTHER IMPROVEMENT

Card Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1 SHED-SHED	1988		A-AVERAGE	8 X 12	Length x Width (Optional)	96	0

UTILITIES

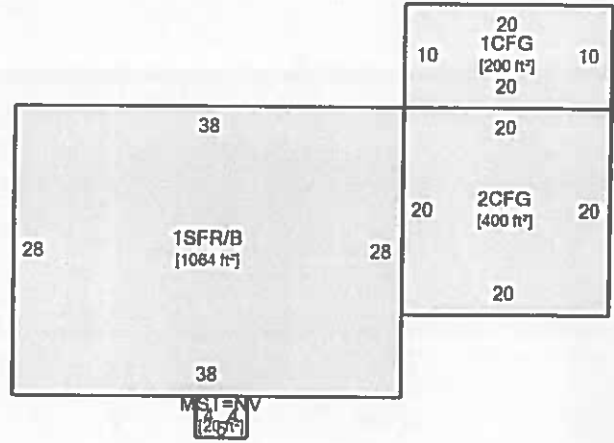
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

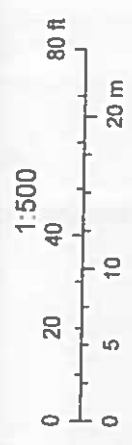
ID	Description	Size
A	1SFR/B	1,064
B	MST=NV	20
C	2CFG	400
D	1CFG	200
1	SHED-SHED	96

1





August 21, 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: 467 BOWERS AVE NW

Buyer(s): _____

Seller(s): CARLSON 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) Tyler W. Lick and real estate brokerage McTearne 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 _____

William A. Carlson SELLER/LANDLORD

8/30/19 DATE

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE _____

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

Property Address 467 Bowers Ave NW N. Phila

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) 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.

William A. Carlson 8/30/19
Seller Date

Seller Date

[Signature] 8/30/19
Purchaser Date

Purchaser Date

[Signature] Date
Agent Date

Agent Date