



Parcel: 29-00149-000

Year: 2018

**SUMMARY**

Deeded Name	ANGELO T TRISTANO	Taxpayer	TRISTANO ANGELO T
Owner	TRISTANO ANGELO T		6072 MAIN ST SE
	6072 MAIN ST SE		NEW PHILADELPHIA OH 44663
Tax District	29-GOSHEN TWP-ROSWELL CORP	Land Use	510-SINGLE FAMILY DWELLING
School District	INDIAN VALLEY SD	Subdivision	
Neighborhood	02100-ROSWELL CORPORATION		
Location	6072 MAIN ST	Legal	WHOLE 35
CD Year		5	
Acres	0.0000	Routing Number	20000
	Map Number	Sales Amount	0.00
	Sold		

**VALUE**

District	29-GOSHEN TWP-ROSWELL CORP
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	3,130	1,100
Improvement	40,610	14,210
Total	43,740	15,310
CAUV	N	0
Homestead	Y	25,000
OOD	Y	40,010
Taxable	43,740	15,310

**CHARGES**

Full Rate	70.250000
Effective Rate	52.122212
Qualifying Rate	44.955256

	Prior	First	Second	Total
Tax	0.00	153.27	153.27	306.54
Special	0.00	3.00	3.00	6.00
Total	0.00	156.27	156.27	312.54
Paid	0.00	156.27	156.27	312.54
Due	0.00	0.00	0.00	0.00

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
4/11/2019	TRISTANO ANGELO T	900573	CERTIFICATE OF TRANSFER	\$0.00	N

**LAND**

Type	Dimensions	Description	Value
FR-FRONT LOT	47.000 X 200.000	Effective - Frontage / Depth	3,130

**DWELLING**

Card 1					
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1901	Grade	C-3
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,036
		Other Fixtures	0	Value	36,880

**OTHER IMPROVEMENT**

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DFG-DETACHED FRAME GARAGE	1985		A-AVERAGE	20 X 20	Length x Width (Optional)	400	3,730

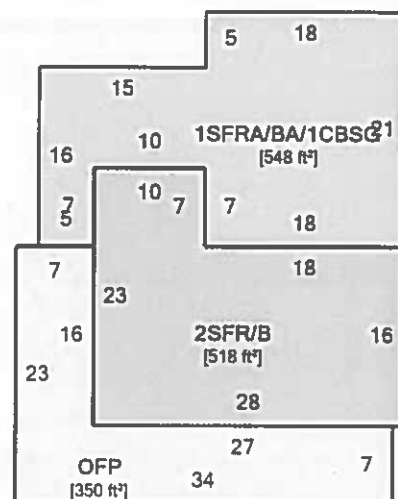
**UTILITIES**

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

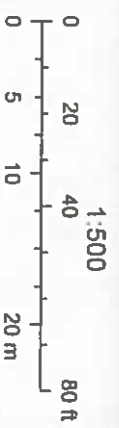
**Card 1**

ID	Description	Size	1
A	2SFR/B	518	
B	OPF	350	
C	1SFRA/BA/1CB SG	548	
1	DFG-DETACHED FRAME GARAGE	400	





September 19, 2019





Parcel: 29-00150-000

Year: 2018

**SUMMARY**

Deeded Name	ANGELO T TRISTANO		Taxpayer	TRISTANO ANGELO T	
Owner	TRISTANO ANGELO T 6072 MAIN ST SE NEW PHILADELPHIA OH 44663			6072 MAIN ST SE NEW PHILADELPHIA OH 44663	
Tax District	29-GOSHEN TWP-ROSWELL CORP		Land Use	500-RESIDENTIAL VACANT LAND	
School District	INDIAN VALLEY SD		Subdivision		
Neighborhood	02100-ROSWELL CORPORATION				
Location	SE MAIN ST		Legal	WHOLE 36 37 38	
CD Year		Map Number	5	Routing Number	19000
Acres	0.0000	Sold	4/11/2019	Sales Amount	0.00

**VALUE**

District	29-GOSHEN TWP-ROSWELL CORP
Land Use	500-RESIDENTIAL VACANT LAND

	Appraised	Assessed
Land	6,420	2,250
Improvement	0	0
Total	6,420	2,250
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	6,420	2,250

**CHARGES**

Full Rate	70.250000
Effective Rate	52.122212
Qualifying Rate	44.955256

	Prior	First	Second	Total
Tax	0.00	53.58	53.58	107.16
Special	0.00	0.00	0.00	0.00
Total	0.00	53.58	53.58	107.16
Paid	0.00	53.58	53.58	107.16
Due	0.00	0.00	0.00	0.00

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
4/11/2019	TRISTANO ANGELO T	900573	CERTIFICATE OF TRANSFER	\$0.00	N

**LAND**

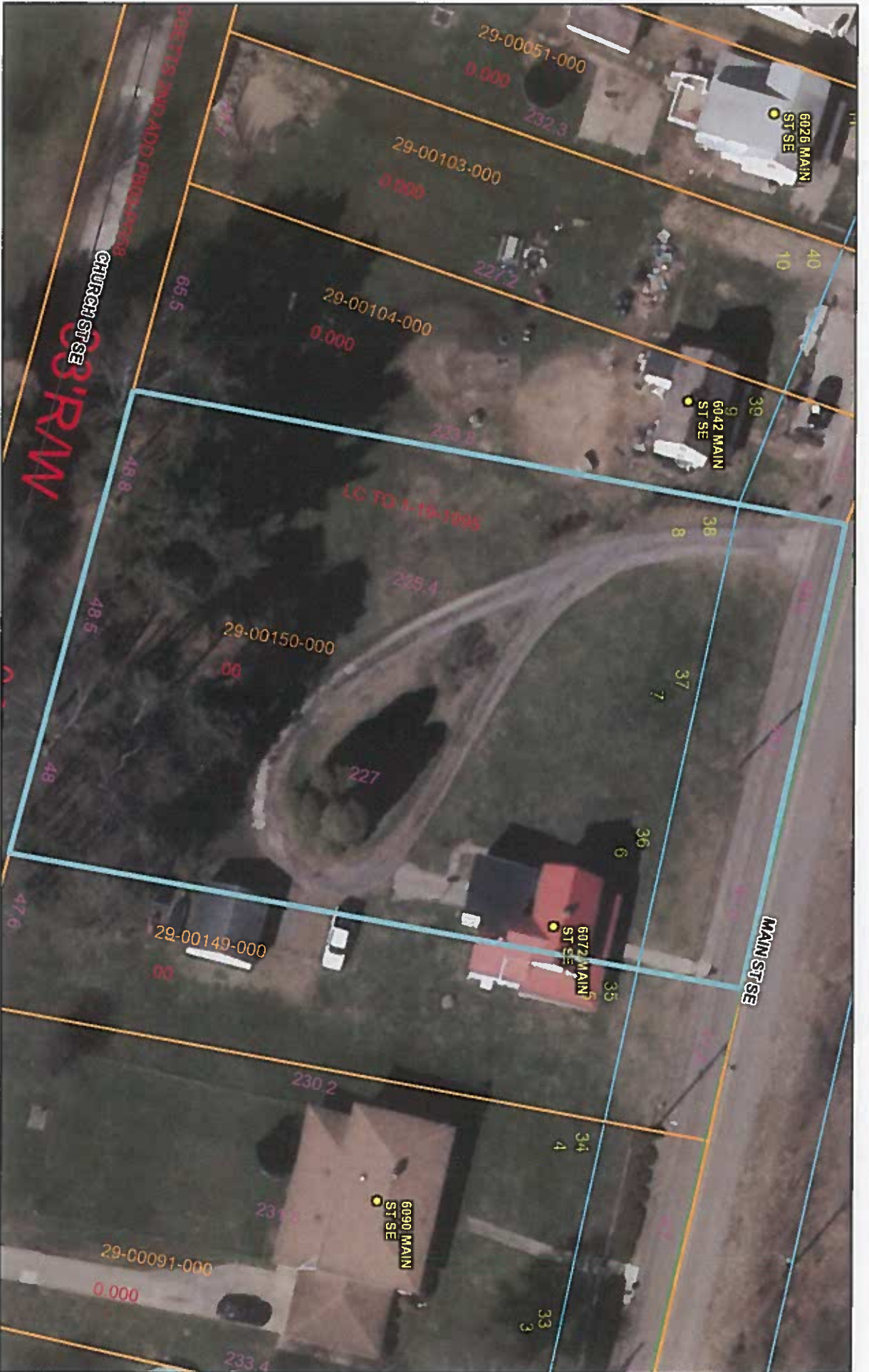
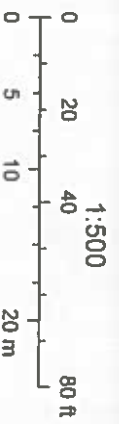
Type	Dimensions	Description	Value
FR-FRONT LOT	48.000 X 197.000	Effective - Frontage / Depth	2,130
FR-FRONT LOT	48.000 X 198.000	Effective - Frontage / Depth	2,130
FR-FRONT LOT	49.000 X 194.000	Effective - Frontage / Depth	2,160

**UTILITIES**

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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September 19, 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: 6072 Main St SE N.P. (Roswell)

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

Seller(s): TRISTANO 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) Reyn Walker and real estate brokerage McIntire 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 \_\_\_\_\_

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

Julie Rutz \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER/LANDLORD

Deborah Austin \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER/LANDLORD

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

Property Address

6072 MAN ST N.P. (Roswell)

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.

☒ Julie Bate

Date

☒ Darlene Austin

Date

Purchaser

Date

8/22/19

Purchaser

Date

Agent

Date

Agent

Date