



STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

*240 Main St CosHoc ton*

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials TLK Date 11-26-19  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 240 MAIN ST COSHOCTON

Owners Name(s): TRACY L. KELTON

Date: 11-25, 2019

Owner is not occupying the property. If owner is occupying the property, since what date: OWNER HAS NEVER LIVED IN THE PROPERTY

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? No

If "Yes", please describe and indicate any repairs completed:

Owner's Initials TK Date 11-26-19

Purchaser's Initials Date

Property Address 240 MAW ST COSHOCTON, OH

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backlog; or leaking pipes, plumbing fixtures, or appliances?  Yes  No  
If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Have you ever had the property inspected for mold by a qualified inspector?  Yes  No  
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: \_\_\_\_\_

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?  
 Yes  No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): \_\_\_\_\_

Do you know of any previous or current fire or smoke damage to the property?  Yes  No  
If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?  Yes  No  
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): \_\_\_\_\_

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): \_\_\_\_\_

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: \_\_\_\_\_

Owner's Initials TK Date 11-26-19  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 240 MAIN ST COSSHACTON, VT

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

Do you know of any oil, gas, or other mineral right leases on the property?  Yes  No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:  
Is the property located in a designated flood plain?  Yes  No  Unknown  
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?  Yes  No  Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property?  Yes  No  
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): \_\_\_\_\_

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property).  Yes  No  
If "Yes", please describe: \_\_\_\_\_

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

List any assessments paid in full (date/amount) \_\_\_\_\_  
List any current assessments: \_\_\_\_\_ monthly fee \_\_\_\_\_ Length of payment (years \_\_\_\_\_ months \_\_\_\_\_)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc.  Yes  No  
If "Yes", please describe (amount) \_\_\_\_\_

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: \_\_\_\_\_

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: \_\_\_\_\_

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials TK Date 11-26-19  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 240 MAN ST Coshocton, OH

**CERTIFICATION OF OWNER**

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Shacya Keaton DATE: 11-26-19

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS**

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at [www.dnr.state.oh.us](http://www.dnr.state.oh.us).

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_





# 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: 240 MAIN ST CosHaton

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

Seller(s): TRACY L. KELTON

## 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 principal 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 WATKIN 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 \_\_\_\_\_

Tracy L. Kelton 11-26-19  
SELLER/LANDLORD DATE

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

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

Property Address 240 MAIN ST Coos Huctun 04-30000 410-600

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.

Tracy R. Kelton 11-26-19  
Seller Date

Seller Date

[Signature] 11/25/19  
Purchaser Date  
Agent Date

Purchaser Date

Agent Date

# real estate reports

## Subject Property

240 Main St  
Coshocton  
OH 43812  
APN: 04300-004-106-00

## Prepared For:



## Data Provided By:

**Mary Hogue-Scott**  
4512 Dressler Road NW  
Canton OH 44718  
330-204-6087  
maryhoguescott@ohiorealtitle.com



## Requested By:

**Don R. Wallick Auctions**  
McInturf Realty  
1110 Tuscarawas Ave. NW  
New Philadelphia OH 44663  
Phone: 330-878-0075  
Email: brooke@wallickauctions.com







Data Provided By:

**Mary Hogue-Scott**  
4512 Dressler Road NW  
Canton OH 44718  
330-204-6087  
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## Disclaimer

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



Subject Property : **240 Main St Coshocton OH 43812**

## Owner Information

Owner Name : **Kelton Tracy L**  
Mailing Address : **1466 Windermere Ln, Coshocton OH 43812-3036 C011**  
Owner Occupied A  
Indicator :

## Location Information

Legal Description : **In-lot 77 Pt 20 X 52**  
County : **Coshocton, Oh** Subdivision : **Coshocton**  
Census Tract / Block : **9614.00 / 2** School District : **City School District**  
Legal Lot : **77** Munic/Township : **Coshocton Corp-csd**  
APN : **04300-004-106-00** Neighbor Code : **C0008**

## Last Market Sale Information

Recording/Sale Date : **04/13/2018 / 04/02/2018** Deed Type : **Warranty Deed**  
Sale Price : **\$51,745** Price Per SqFt : **\$12.44**  
Document # : **758-27**  
Title Company : **Attorney Only**  
Seller Name : **Kelton Tracy**

## Property Characteristics

Gross Area : **4,160** Living Area : **4,160** Year Built / Eff : **1900**

## Property Information

Land Use : **Retail Trade** Lot Size : **1,040** Sewer Type : **Public Service**  
County Use : **C-other Retail Structures** Lot Width/Depth : **20 X 52** State Use : **Other Retail**  
Lot Acres : **0.02** Water Type : **Public**



# Property Detail

## Tax Information

Total Value : <b>\$61,250</b>	Assessed Year : <b>2017</b>	Property Tax : <b>\$1,368.30</b>
Land Value : <b>\$4,680</b>	Improve % : <b>92%</b>	Tax Rate Area : <b>043</b>
Improvement Value : <b>\$56,570</b>	Tax Year : <b>2017</b>	Market Value : <b>\$61,250</b>
Total Taxable Value : <b>\$21,440</b>		

Customer Name : Don R Wallick Auctions  
Customer Company Name : McIntuif Realty  
Prepared On : 11/27/2019



**Profile**

<b>Parcel:</b>	0430000410600	<b>Land Use Code:</b>	C - OTHER RETAIL STRUCTURES
<b>Alternate ID:</b>		<b>Map Routing:</b>	015102
<b>Address:</b>	240 MAIN ST	<b>NBHD:</b>	C0008
<b>Owner Details:</b>	KELTON TRACY L	<b>Class:</b>	COMMERCIAL
<b>Owner Address:</b>	660 MAIN STREET	<b>Land Acres:</b>	MAP
	COSHOCTON, OH 43812	<b>Street/Road:</b>	PAVED-HEAVY
<b>Description:</b>	IN-LOT 77 PT 20 X 52	<b>Topography:</b>	LEVEL
		<b>Utilities</b>	ALL PUBLIC

**Value Summary**

<b>Land Value:</b>	\$4,680.00	<b>Assessed Land</b>	\$1,640.00
<b>Building Value:</b>	\$56,570.00	<b>Assessed Building</b>	\$19,800.00
<b>Total Value:</b>	\$61,250.00	<b>Assessed Total</b>	\$21,440.00

**Primary Residential Card**

<b>Card:</b>	<b>Half Bath:</b>	<b>Full Baths</b>
<b>Stories:</b>	<b>Square Feet:</b>	<b>Addn'l Fixed</b>
<b>Construct:</b>	<b>Fuel:</b>	<b>Grade:</b>
<b>Style:</b>	<b>Heating:</b>	<b>Cond (CDU):</b>
<b>Year Built:</b>	<b>Attic:</b>	<b>Total FIXT:</b>
<b>Year Remod.</b>	<b>Bedrooms:</b>	<b>Remod Bath/Kitch:</b>
<b>Total Rooms:</b>	<b>Basement:</b>	<b>Ext. Material:</b>
<b>Family Rooms:</b>	<b>Int vs Ext Condition</b>	
<b>Full Bath:</b>		

**Legal Description**

**Legal Desc** IN-LOT 77 PT 20 X 52  
**Leg Desc 2**  
**Legal Desc 3**

**Land**

Line No	Tax Year	Code	Type	Acres
1	2019	HOMESITE	S LTYPE	.0239

**Commercial**

Card	Year Built	Building Number
1	1900 01	373

**Out Building**

Year Built	Eff. Year	Code	Area	Size	Condition
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Subject Property : 240 Main St Coshocton OH 43812



Customer Name Don R Walick Auctions  
Customer Company Name McIntuit Realty  
Prepared On 11/27/2019







17'

51' 51'

17'

Main St

Main St

st

Profile 0430009410600  
 Sales KELTON TRACY L

000  
 240 MAIN ST

1 of 1  
 Return to Search Results

Residential

Commercial

Sketch

Land

Out Buildings

Permits

Values

Tax History

Assessment

Proposed Levies

Tax Estimator

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2018	32000	1	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2018		1	\$692.45	\$0.00	-\$692.45	\$0.00
RP_OH	2018	32000	2	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2018		2	\$692.45	\$0.00	-\$692.45	\$0.00
Total:				\$1,390.90	\$0.00	-\$1,390.90	\$0.00

Printable Version

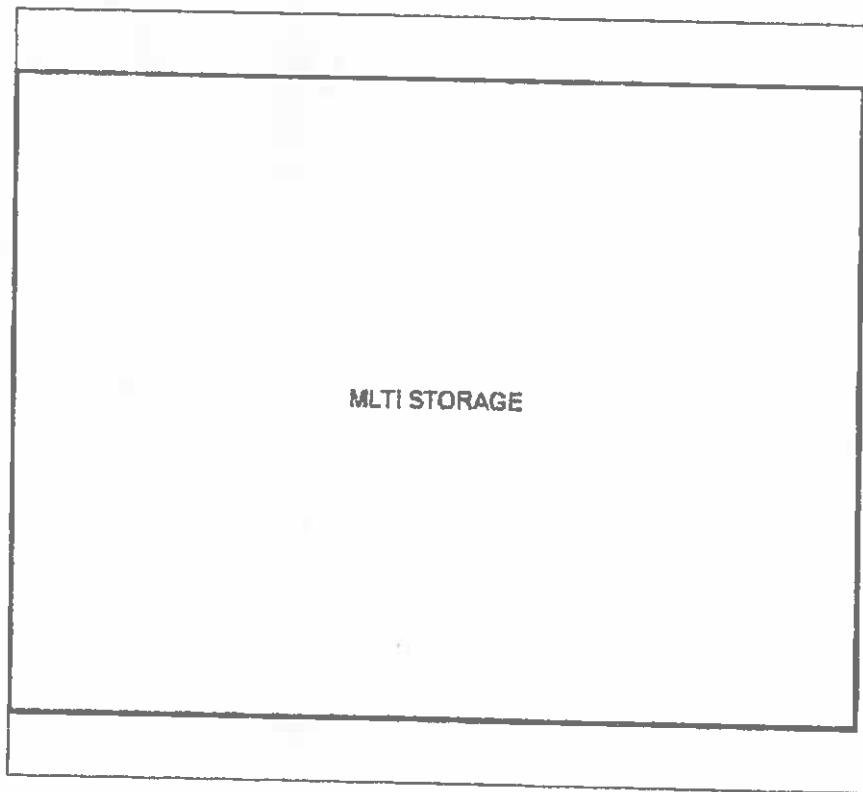
PRC Report

Year	Project	Desc	Charge
2018	32000	MWCD	\$6.00
Total:			\$6.00

**Sales History**

Date	Type	Source	Validity	Amount
2018-APR-13	LAND AND	4		\$51,745
2017-JAN-10	LAND AND	4		\$8,001
1996-MAY-20	LAND AND	4		\$38,000

**SKETCH**



**Sketch**

- 1 MLTI STORAGE - 084:MULTI-STRG  
1040 Sq. Ft.
- 2 RETAIL STORE - 034:RETAIL STORE  
1040 Sq. Ft.
- 3 MULT-USE APT - 081:MULTI APTS  
1040 Sq. Ft.



Instrument  
201800001429

TRANSFERRED NO. 241  
FEE PAID \$ 204.78  
RECORDED WITH

APR 13 2018

Cherie R. Sykes  
REGISTRAR, COSHOCTON COUNTY, OH

Record in  
COSHOCTON COUNTY, OHIO  
SUSAN J TURNER RECORDER  
04-13-2018 At 12:16 pm.  
DEED 44.00  
OR Book: 758 Page 27 - 30  
201800001429  
TRACY KELTON /PICK UP

**WARRANTY DEED**  
**(O.R.C. 5302.05)**  
**Statutory Form**

Tracy Kelton, also known as Tracy L. Kelton, not married and James Fisher, not married, of Coshocton County, Ohio, for valuable consideration paid, grants with general warranty covenants, to Tracy L. Kelton, whose tax mailing address is 1466 Windermere Lane, Coshocton, Ohio 43812, the following real property:

See attached Exhibit A with two parcels

Subject to: municipal proceedings including zoning ordinances, legal highways, easements and restrictions of record, and taxes and assessments due and payable after delivery of this deed.

Prior Instrument Reference: Volume 722, Page 577 and Volume 745, Page 107 **OFFICIAL RECORDS**

Signed and acknowledged on April 2 2018.

James Fisher  
James Fisher

STATE OF OHIO )  
COUNTY OF Coshocton )



Rachel DeBoord  
Notary Public, State of Ohio  
My Commission Expires 11-20-2022

The foregoing instrument was acknowledged before me on April 2nd 2018  
by James Fisher.

Rachel DeBoord  
Notary Public

This instrument was prepared by:  
Timothy R. Alley, Esq. (0075292)  
27121 Oakmead Drive, Suite A  
Perryburg, OH 43551

The above Deed transferring title to the attached 2 parcels of land from Tracy Kelton, also known as Tracy L. Kelton, not married and James Fisher, not married to Tracy L. Kelton is hereby signed and acknowledged on April 2nd 2018.

Tracy L. Kelton

Tracy Kelton also known as Tracy L.

STATE OF OHIO )

COUNTY OF Coshocton )



Rachael DeBorod  
Notary Public, State of Ohio  
My Commission Expires 11-28-2022

The foregoing instrument was acknowledged to me on April 2nd 2018  
by Tracy Kelton also known as Tracy L. Kelton.

Rachael DeBorod  
Notary Public

**EXHIBIT "A"**

Situated in the State of Ohio, in the County of Coshocton, and in the City of Coshocton, and bounded and described as follows:

Being a part of Lot Number Seventy Seven (77) in the City of Coshocton.

Said Lot Number 77 being originally known as Lot Number 141, as said lot was marked and delineated on the original plat of the City of Coshocton in Plat Book 1, Transcribed, Page 27, Coshocton County Plat Records, and renumbered as Lot Number 77 according to the renumbering book of the Coshocton County Recorder's Office.

Said part of Lot Number 77 herein conveyed being more particularly described as follows:

Beginning at a point on the South line of Lot Number 77, eighty (80) feet West of the Southeast corner of said lot;

Thence, Easterly, along the South line of Lot Number 77, a distance of twenty (20) feet to a point;

Thence Northerly, parallel to the East line of Lot Number 77, a distance of fifty-two (52) feet to a point;

Thence Westerly, parallel to the East line of Lot Number 77, a distance of twenty (20) feet to a point;

Thence Southerly, parallel to the East line of Lot Number 77, a distance of fifty-two (52) feet to the place of beginning.

PARCEL NO.: 043-00004106-00

(Known as: 240 Main Street, Coshocton, Ohio 43812)

201800001429  
Filed for Record in  
COSHOCTON COUNTY, OHIO  
SUSAN J TURNER RECORDER  
04-13-2018 At 12:16 pm.  
DEED 44.00  
OR Book 758 Page 27 - 30

**EXHIBIT A**

**SITUATED IN THE CITY OF COSHOCTON, COUNTY OF COSHOCTON, STATE OF OHIO AND DESCRIBED AS FOLLOWS:**

**BEING THE NORTH HALF OF LOT NUMBER ONE HUNDRED THIRTY THREE (133) IN THE CITY OF COSHOCTON.**

**SAID LOT NUMBER 133 BEING FORMERLY KNOWN AS LOT NUMBER 221 IN THE CITY OF COSHOCTON AS SAID LOT IS MARKED AND DELINEATED ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE CITY OF COSHOCTON IN PLAT BOOK 1, TRANSCRIBED, PAGE 27, COSHOCTON COUNTY PLAT RECORDS, AND RENUMBERED AS LOT NUMBER 133 ACCORDING TO THE RENUMBERING OF LOTS RECORD OF THE COUNTY RECORDER'S OFFICE.**

**Parcel Number: 0430000380400  
Property Address: 311 North 2nd Street, Coshocton, OH 43812  
Prior Deed Reference: OR Book 458, Pages 500-501, Recorded November 23, 2007  
Defendant(s): Gerald E. Wilson, single and unmarried**

**Property Address: 311 North 2nd Street, Coshocton, OH 43812**





1:564



Sources: Esri, Airbus DS, USGS, NGA, NASA, COMAR, N. Robinson, NCEAS, NLE, OB, NMA, Geodetschymben, Rflmndstrat, GDA, Gaoland, FEMA, Incmap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

November 26, 2019

- Addresses
- Multi-Address Bldg
- Other
- Roads - RoadCenterlines
- M - Municipal Road
- S - State Route
- Parcels
- Subdivisions