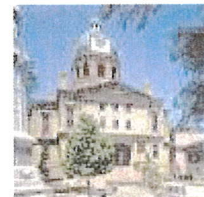


Parcel: 38-00016-000  
**LARRY LINDBERG**

Year: 2021



Tuscarawas County Auditor | Tuscarawas County, Ohio

**SUMMARY**

Deeded Name	ADAMSON PATRICIA M	Taxpayer	ADAMSON PATRICIA M
Owner	ADAMSON PATRICIA M PO BOX 429 ZOAR OH 44697-0429		ADAMSON PATRICIA M PO BOX 429 ZOAR OH 44697-0429
Tax District	38-LAWRENCE TWP-ZOAR CORP	Land Use	510-SINGLE FAMILY DWELLING
School District	TUSC VALLEY SD	Subdivision	
Neighborhood	03701-ZOAR CORPORATION	Legal	LOT 74
Location	245 E THIRD ST	5	Routing Number 29000
CD Year		Map Number	
Acres	0.0000	Sold	08/22/2018
			Sales Amount 0.00

**VALUE**

District	Appraised	Assessed
38-LAWRENCE TWP-ZOAR CORP		
Land Use		
Land	37,590	13,160
Improvement	122,750	42,960
<b>Total</b>	<b>160,340</b>	<b>56,120</b>
CAUV	N 0	0
Homestead	Y 25,000	8,750
OOC	Y 160,340	56,120
<b>Taxable</b>	<b>160,340</b>	<b>56,120</b>

**CURRENT CHARGES**

	Prior	First	Second	Total
Full Rate		63.60000		
Effective Rate		56.264642		
Qualifying Rate		46.256338		
Tax	0.00	1,195.71	1,195.71	2,391.42
Special	0.00	3.00	3.00	6.00
Penalty	0.00	119.88	251.74	371.62
<b>Total</b>	<b>0.00</b>	<b>1,318.59</b>	<b>1,450.45</b>	<b>2,769.04</b>
Paid	0.00	0.00	0.00	0.00
Due	0.00	1,318.59	1,450.45	2,769.04

**FUTURE CHARGES**

Type	Description	Amount
Special Assessments	C980000000 MWCD	6.00

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
08/22/2018	ADAMSON PATRICIA M	901144	AFFIDAVIT	\$0.00	N	3
12/14/2005	ADAMSON JACK E & PATRICIA M	91701	JOINT SURVIVORSHIP	\$0.00	N	3
10/04/1994	ADAMSON JACK E & PATRICIA M	9999		\$0.00	N	2

**LAND**

Type	Dimensions	Description	Value
FR-FRONT LOT	88.0000 X 159.0000	Effective - Frontage / Depth	37,590
		<b>Total</b>	<b>37,590</b>

**DWELLING**

Card 1					
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1828	Grade	B+1
Finished Basement	0	Year Remodeled		Fireplace Openings	1
Rooms	12	Full Baths	1	Fireplace Stacks	1
Bed Rooms	3	Half Baths	0	Living Area	4,320
		Other Fixtures	0	Total Area	7,020
				Value	122,750

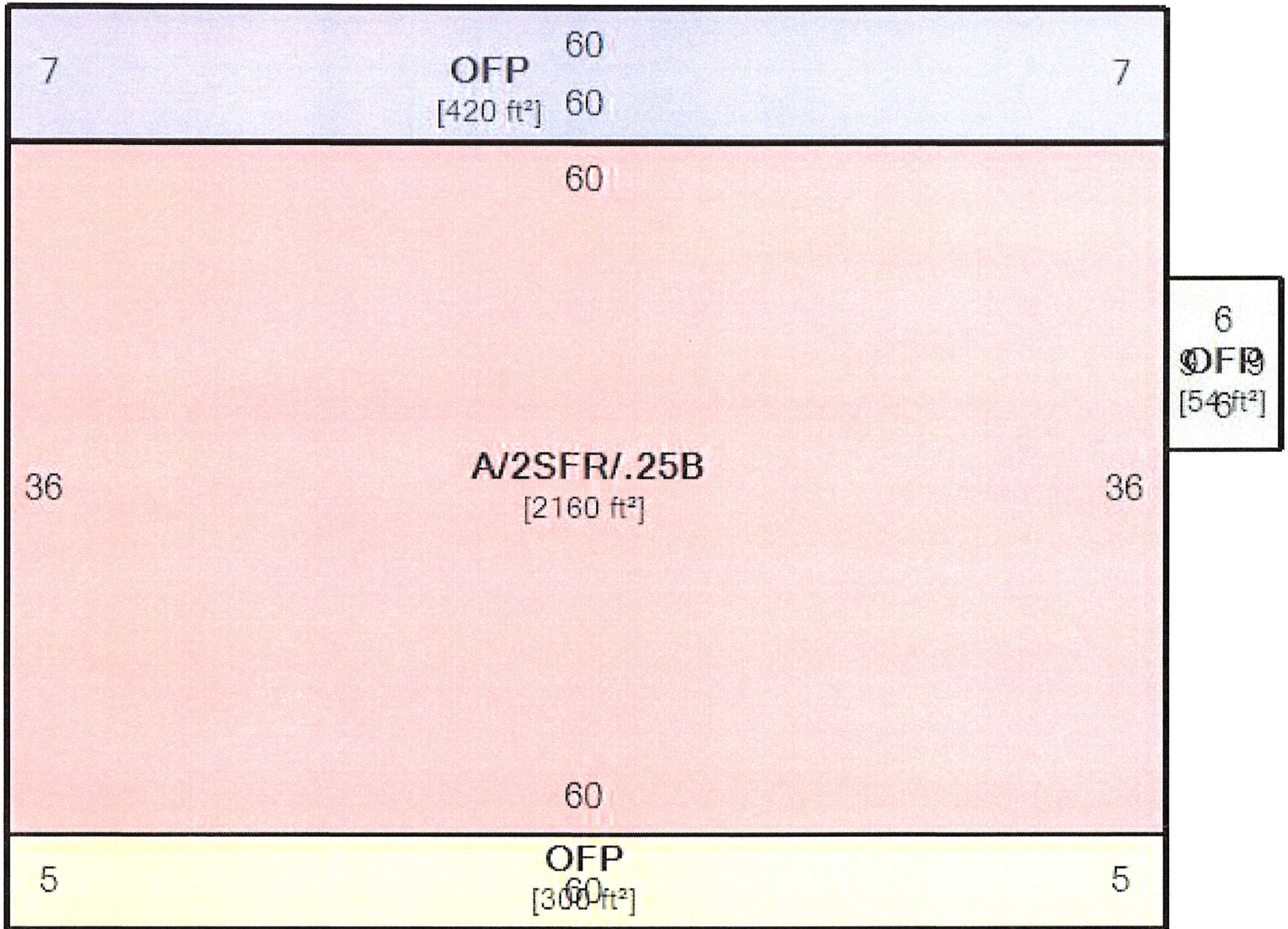
**UTILITIES**

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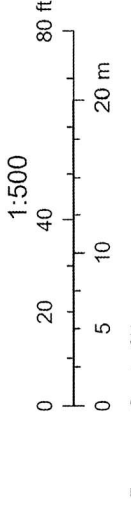
SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
A	A/2SFR/.25B (ATTIC / 2 STORY FRAME / .25 BASEMENT)	2,160	First Floor Full Upper Floor	2,160 2,160	2,160 2,160
B	OFP (OPEN FRAME PORCH)	300	Attic	2,160	0
C	OFP (OPEN FRAME PORCH)	54	Basement	540	0
D	OFP (OPEN FRAME PORCH)	420	Total	7,020	4,320





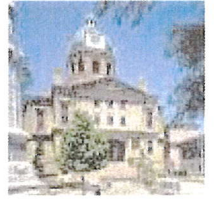


September 16, 2022



Parcel: 38-00017-000  
**LARRY LINDBERG**

Year: 2021



Tuscarawas County Auditor | Tuscarawas County, Ohio

**SUMMARY**

Deeded Name	ADAMSON PATRICIA M	Taxpayer	ADAMSON PATRICIA M
Owner	ADAMSON PATRICIA M PO BOX 429 ZOAR OH 44697-0429		PO BOX 429 ZOAR OH 44697-0429
Tax District	38-LAWRENCE TWP-ZOAR CORP	Land Use	500-RESIDENTIAL VACANT LAND
School District	TUSC VALLEY SD	Subdivision	
Neighborhood	03701-ZOAR CORPORATION	Legal	75
Location	E THIRD ST	Map Number	5
CD Year		Sold	08/22/2018
Acres	0.0000	Routing Number	28000
		Sales Amount	0.00

**VALUE**

District	38-LAWRENCE TWP-ZOAR CORP
Land Use	500-RESIDENTIAL VACANT LAND

	Appraised	Assessed
Land	36,480	12,770
Improvement	0	0
<b>Total</b>	<b>36,480</b>	<b>12,770</b>
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
<b>Taxable</b>	<b>36,480</b>	<b>12,770</b>

**CURRENT CHARGES**

Full Rate	63.600000
Effective Rate	56.264642
Qualifying Rate	46.256338

	Prior	First	Second	Total
Tax	0.00	329.73	329.73	659.46
Special	0.00	3.00	3.00	6.00
Penalty	0.00	33.28	69.88	103.16
<b>Total</b>	<b>0.00</b>	<b>366.01</b>	<b>402.61</b>	<b>768.62</b>
Paid	0.00	0.00	0.00	0.00
Due	0.00	366.01	402.61	768.62

**FUTURE CHARGES**

Type	Description	Amount
Special Assessments	C980000000 MWCD	6.00

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
08/22/2018	ADAMSON PATRICIA M	901144	AFFIDAVIT	\$0.00	N	3
12/14/2005	ADAMSON JACK E & PATRICIA M	91701	JOINT SURVIVORSHIP	\$0.00	N	3

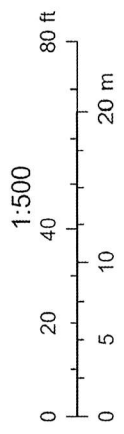
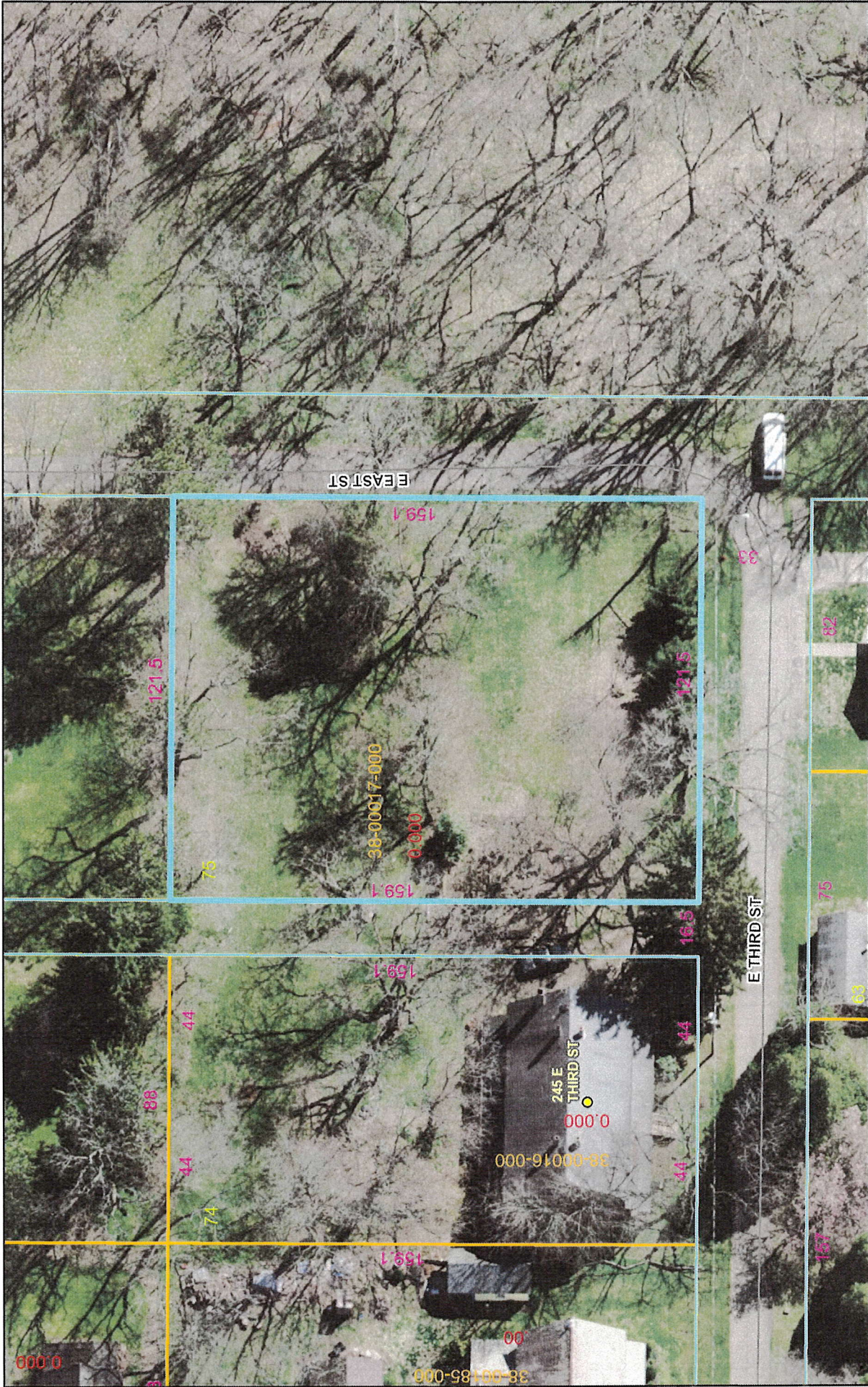
**LAND**

Type	Dimensions	Description	Value
FR-FRONT LOT	122.0000 X 159.0000	Effective - Frontage / Depth	36,480
		<b>Total</b>	<b>36,480</b>

**UTILITIES**

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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Tuscarawas County, OH

September 16, 2022





Department  
of Commerce  
Division of Real Estate  
& Professional Licensing



# 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: 245 E 310 St Zena

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

Seller(s): Adamsen 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 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 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 \_\_\_\_\_

Joe Diehl dotloop verified  
09/12/22 1:14 PM CDT  
NGTL-EJ30-CGRQ-U5P4

[Signature]

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

Property Address 245 E 3rd St Z091C

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) EW 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>Joe Diehl</u> Seller	dotloop verified 09/12/22 1:14 PM CDT UBHN-ABQS-KELY-KTNM Date	<u>[Signature]</u> Seller	Date
<u>[Signature]</u> Purchaser	Date	<u>[Signature]</u> Purchaser	Date
<u>[Signature]</u> Agent	8/31/22 Date	<u>[Signature]</u> Agent	Date