

LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



SUMMARY

Table with 4 columns: Deeded Name, Owner, Taxpayer, Land Use, School District, Neighborhood, Location, CD Year, Acres, Map Number, Subdivision, Legal, Routing Number, Sales Amount.

VALUE

Table with 2 columns: District, Land Use.

CURRENT CHARGES

Table with 2 columns: Full Rate, Effective Rate, Qualifying Rate.

Table with 3 columns: Appraised, Assessed. Rows include Land, Improvement, Total, CAUV, Homestead, OOC, Taxable.

Table with 6 columns: Prior, First, Second, Total. Rows include Tax, Special, Total, Paid, Due.

FUTURE CHARGES

Table with 3 columns: Type, Description, Amount.

TRANSFER HISTORY

Table with 7 columns: Date, Conveyance, Deed Type, Sales Amount, Valid, # of Properties. Rows show transfer details from 1992 to 2023.

LAND

Table with 4 columns: Type, Dimensions, Description, Value. Rows include HS-HOMESITE, RS1-RESIDUAL, RW-RIGHT OF WAY.

DWELLING

Table with 6 columns: Card 1, Style, Stories, Rec Room Area, Finished Basement, Rooms, Bed Rooms, Other Fixtures, Heating, Cooling, Grade, Fireplace Openings, Fireplace Stacks, Living Area, Total Area, Value.

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	CHICK HSE-CHICKEN HOUSE	1914		P-POOR	12 X 12	Length x Width (Optional)	144	0
1	FLAT BARN	1914		F-FAIR	8 X 24	Length x Width (Optional)	192	400
1	LEAN TO	1914		F-FAIR	8 X 24	Length x Width (Optional)	192	100
1	SHED	1980		F-FAIR	8 X 10	Length x Width (Optional)	80	0
							Total	500

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 ²)	Living Area (ft ²)
A	1SFR/B (1 STORY FRAME / BASEMENT)	1,120	First Floor	1,120	1,120
B	OCBP (OPEN CONCRETE BLOCK PORCH)	192	Basement	1,120	0
C	CNPY/WDDK (CANOPY / WOOD DECK)	24	Total	2,240	1,120
1	FLAT BARN	192			
2	CHICK HSE-CHICKEN HOUSE	144			
3	SHED	80			
4	LEAN TO	192			

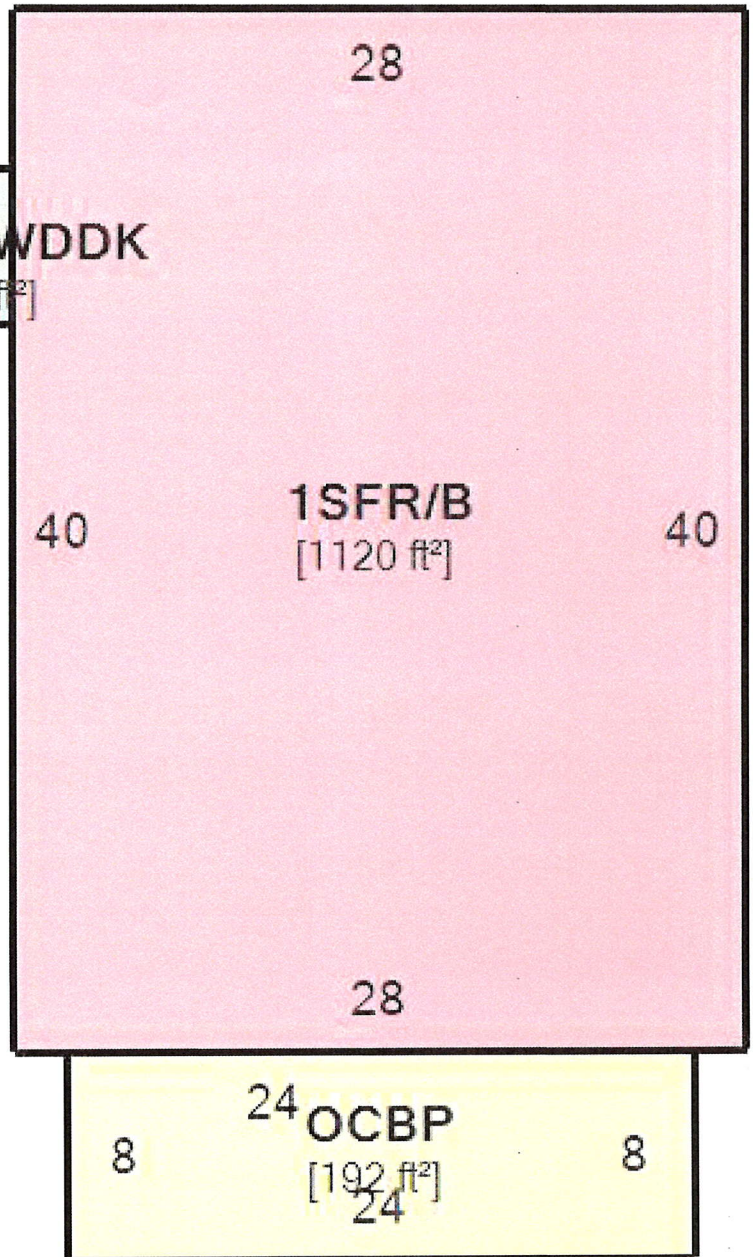
3

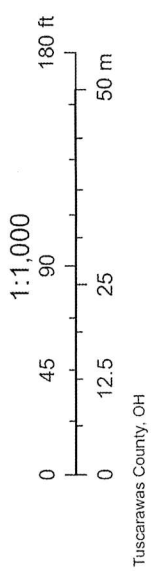
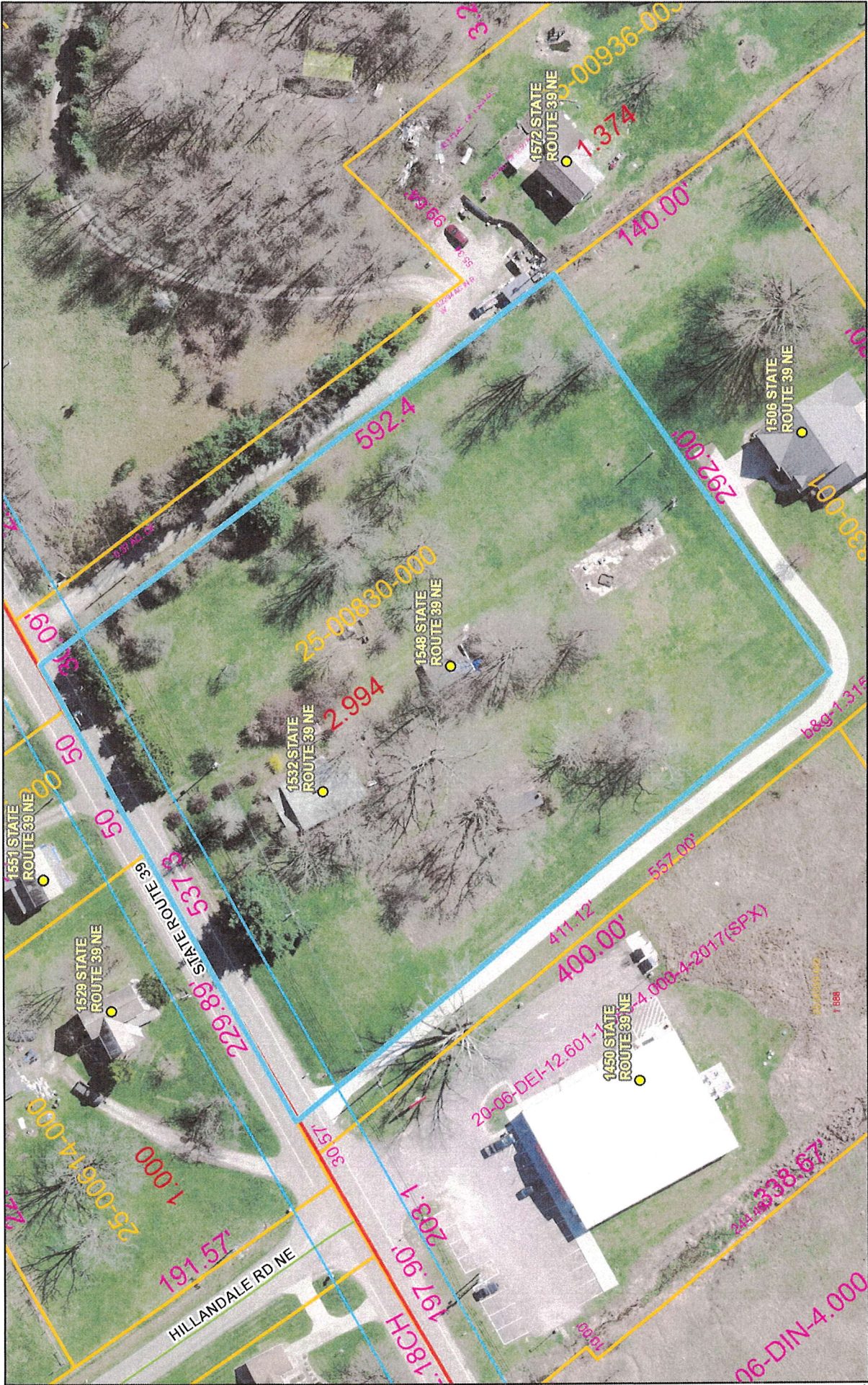
2

4

1

4
CNPY/WDDK
[24 ft²]





7/31/2023

Tuscarawas County, OH

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address:

1532 SR39, New Philadlephia, OH 44663

Owner's Name(s):

Jody L Price, Sharon L Reiser, Buzz Day, Dawn M Devine-Price, and Holly M Day

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner:	<i>Buzz Day</i>	dotloop verified 07/28/23 11:33 AM EDT KBVK-TWBX-ARNC-SJPN	<i>Dawn M Devine-Price</i>	dotloop verified 07/26/23 8:16 PM EDT MCGW-RWBB-LUNU-01PC
Owner:	<i>Jody L Price</i>	dotloop verified 07/26/23 3:57 PM EDT 756Q-ZJ53-008N-A62F	<i>Holly M Day</i>	dotloop verified 07/26/23 4:11 PM EDT SJB2-KEDQ-THFC-SK54

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer:		Date:	_____
Buyer:		Date:	_____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.



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: 1532 SR39, New Philadlephia, OH 44663

Buyer(s): _____

Seller(s): Jody L Price, Sharon L Reiser, Buzz Day, Dawn M Devine-Price, and Holly M Day

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) Don Wallick/Jan McInturf 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.

_____	_____
<small>BUYER/TENANT</small>	<small>DATE</small>
_____	_____
<small>BUYER/TENANT</small>	<small>DATE</small>

<u>Sharon L Reiser</u>	<small>dotloop verified 07/26/23 4:13 PM EDT WMAR-1P2A-21G5-MY6J</small>
<u>Jody L Price</u>	<small>dotloop verified 07/26/23 3:55 PM EDT SKNF-MARN-HK7-STQQ</small>
<u>Holly M Day</u>	<small>dotloop verified 07/26/23 4:10 PM EDT SF66-2JN-UTPT-GU1B</small>
<u>Buzz Day</u>	<small>dotloop verified 07/26/23 11:21 AM EDT K18G-WZ2V-FQZ5-M6J1</small>
<u>Dawn M Devine-Price</u>	<small>dotloop verified 07/26/23 8:14 PM EDT BV3P-FYWH-SV89-N3IM</small>

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

Property Address: 1532 SR39, New Philadlephia, OH 44663

Lead Warning Statement:

Every buyer 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 of 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 buyer 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.

Buyer's Acknowledgment (initial)

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer 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.

BUYER	DATE
BUYER	DATE
AGENT	DATE

<i>Holly M Day</i>	<small>dotloop verified 07/26/23 4:10 PM EDT F42P-QJZE-J5A9-YAKT</small>
SELLER	DATE
<i>Judy L Price</i>	<small>dotloop verified 07/26/23 3:57 PM EDT XL06-HHSB-T00Q-NWVT</small>
SELLER	DATE
AGENT	DATE
<i>Buzz Day</i>	<small>dotloop verified 07/26/23 11:32 AM EDT FXNL-W53V-VE0S-F8EK</small>
<i>Sharon L Reiser</i>	<small>dotloop verified 07/26/23 4:15 PM EDT TJANGAPR02HLL</small>
<i>Dawn M Devine-Price</i>	<small>dotloop verified 07/26/23 8:15 PM EDT LHT8-RBXH-B19V-P22M</small>