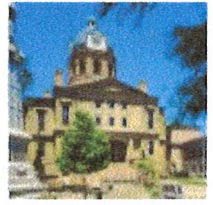


Parcel: 42-01003-000

Year: 2023

LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



SUMMARY

Table with property details: Deeded Name (WADE PAUL W), Owner (WADE PAUL W), Taxpayer (WADE PAUL W), Tax District (42-MILL TWP-DENNISON CORP), Land Use (510-SINGLE FAMILY DWELLING), School District (7901-CLAYMONT SD), Neighborhood (01701-DENNISON VILLAGE A), Location (307 N 3RD ST), CD Year, Map Number, Acres (0.0000), Map Number Sold, Legal (WHOLE 690), Routing Number (28000), Sales Amount (0.00).

VALUE CURRENT CHARGES

Table with value and current charges: District (42-MILL TWP-DENNISON CORP), Land Use (510-SINGLE FAMILY DWELLING), Full Rate (56.130000), Effective Rate (39.550843), Qualifying Rate (32.526700), and a table of charges (Tax, Special, Penalty, Total, Paid, Due).

FUTURE CHARGES

Table with future charges: Type (Special Assessments), Description (C980000000 MWCD), Amount (2.00).

LAND

Table with land details: Type (FR-FRONT LOT), Dimensions (25.0000 X 125.0000), Description (Effective - Frontage / Depth), Value (6,900).

DWELLING

Table with dwelling details: Card 1, Style (01-SINGLE FAMILY), Family Rooms (0), Heating (Y), Stories (2.00), Condition (A-AVERAGE), Cooling (Y), Rec Room Area (0), Year Built (1890), Grade (C-3), Finished Basement (0), Year Remodeled, Fireplace Openings (0), Rooms (6), Full Baths (1), Fireplace Stacks (0), Bed Rooms (2), Half Baths (0), Living Area (1,360), Dining Rooms (0), Other Fixtures (0), Total Area (1,824), Value (46,390).

OTHER IMPROVEMENT

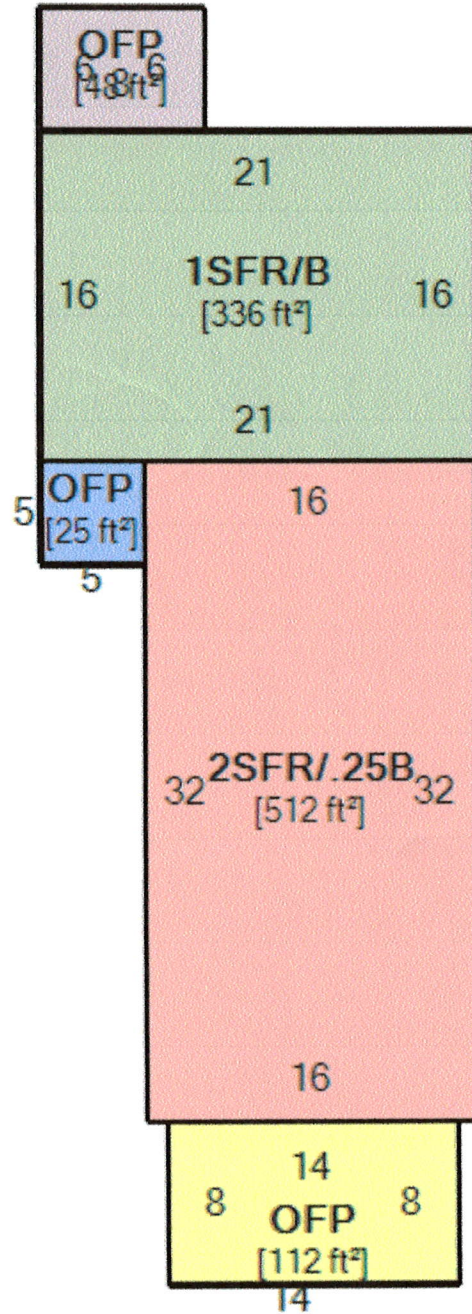
Table with other improvements: Card 1, Type (DFG-DETACHED FRAME GARAGE), Year Built (2007), Year Remodeled, Condition (A-AVERAGE), Dimensions (20 X 30), Description (Length x Width (Optional)), Size (600), Value (10,080).

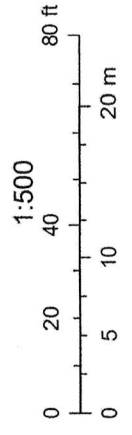
SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	2SFR/.25B (2 STORY FRAME / .25 BASEMENT)	512	First Floor	848	848
B	OFP (OPEN FRAME PORCH)	112	Full Upper Floor	512	512
C	1SFR/B (1 STORY FRAME / BASEMENT)	336	Basement	464	0
D	OFP (OPEN FRAME PORCH)	25	Total	1,824	1,360
E	OFP (OPEN FRAME PORCH)	48			
1	DFG-DETACHED FRAME GARAGE	600			

1





1:500

6/10/2024



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: 307 N. 3rd St

Buyer(s): _____

Seller(s): Paul W. Wade 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) TYAN WATLICK 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 _____

SELLER/LANDLORD [Signature] DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 307 N. 3rd St Dennison, OH

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.

<u>[Signature]</u> Seller	_____ Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	<u>6/11/24</u> Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date