

PISSOCRA MATHIAS

Fax: 3303649549

Sep 3 2010 9:55

P. 05



11/6/08

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: 4934 Wright Lane SE Dennison Ohio 44621

Owners Name(s): Richard Zavasky

Date: _____, 20____

Owner is not occupying the property. If owner is occupying the property, since what date: _____

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to 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. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (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.

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):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

Yes No If "Yes", please describe: _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Owner's Initials RZ Date 9/2/10

Purchaser's Initials / Date /

Property Address 4934 Wright Lane SE Dennison, Ohio 44621

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: _____

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

If "Yes", please describe: _____

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

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 current leaks or other material problems with the roof or rain gutters? Yes No

If "Yes", please describe: water snow + ice backup

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: no repairs done

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? Yes No

If "Yes", please describe and indicate any repairs completed: extra heavy rain some dampness

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/backup, or leaking pipes, plumbing fixtures, or appliances? Yes No

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

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. 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: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any 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: west wall basement has moved some

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: cover patio walls with plastic seems to lessen problem

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) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplaces/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years): oven door spring may need replaced

Owner's Initials RJ, RJ Date SEP 2, 2010

Purchaser's Initials _____ Date _____

Property Address 4934 Wright Ln SE DENNISON, OHIO 44621

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No
If "Yes", please describe: _____

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: _____

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: _____

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

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe: _____

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: _____

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS 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, which could affect the property? Yes No
If "Yes", please describe: _____

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? Yes No
If "Yes", please describe: _____

Owner's Initials RJ, RJ Date 9 12 10 Purchaser's Initials _____ Date _____

Property Address 4934 Wright Ln SE Dennison, Ohio 44621

L) **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 checked="" type="checkbox"/>	<input 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: _____

M) **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: _____

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 represents that the statements contained in this form are made in good faith 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: Richard Zorady DATE: 9/2/10
 OWNER: Bonnie Zorady DATE: 9/2/10

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.

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.

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.

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

PURCHASER: _____ DATE: _____
 PURCHASER: _____ DATE: _____

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

Property Address 4934 Weyht Lane Dennison Ohio

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):

R3 (ii) BZ 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).

R3 (ii) BZ 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) SPZ 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.

Robert Zambny 9/2/10 Bonnie Lavecky 9/2/10
Seller Date Seller Date
[Signature] [Signature]
Date Purchaser Date
[Signature]
Date Agent Date



Samuel C. Ward, P.S.
Randall A. Emler, P.S.

WARD & EMLER SURVEYING, INC.

Professional Land Surveyors

*113 Third Street SE
New Philadelphia OH 44663-2512
(330) 364-5866 (voice)
(330) 364-1107 (fax)*

E-mail: wardemler@surveyorsohio.com

Robert F. Rogal, P.S.
R. Aaron Wells, P.S.

August 26, 2010

**Description of 6.314 Acre Tract
For
Richard Zavasky**

Situated in the Township of Mill, the County of Tuscarawas, the State of Ohio.

Being located in Lot 5 of the Spencer Tract as set forth in Deed Volume 7, Page 592 further being located in the First Quarter of Township 7, Range 1 of the United States Military Lands and consisting of all of a 6.0 acre tract (A.P.# 39-01141.000) heretofore conveyed to Richard E. and Bonnie A. Zavasky by Deed Volume 734, Page 125 of the Tuscarawas County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at a 3/4" iron pin capped "DIVERSIFIED ENGINEERING" (found) at the intersection of the north line of Wright Lane (formerly Cross Street) and the west line of Second Street Ext.;

Thence with the north line of Wright Lane, South 79 deg. 22 min. 12 sec. West, 425.11 feet to a point on the east line of a 1.315 acre tract heretofore conveyed to Richard E. and Bonnie A. Zavasky (D.V. 734, Pg. 127) and passing on line a 2" iron pin (found) at 194.97 feet and a 1" bolt (found) at 395.07 feet;

Thence with the east line of said tract, South 13 deg. 29 min. 14 sec. East, 20.12 feet to a 3/4" iron pin (found) in the center of Wright Lane (formerly Cross Street) at the southeast corner of said tract being also the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence with east line of the aforesaid parent tract, South 13 deg. 29 min. 14 sec. East, 19.93 feet to a 3/4" iron pin (found) at the northwest corner of a 0.417 of an acre tract heretofore conveyed to Richard E. and Bonnie A. Zavasky (D.V. 734, Pg. 125);

Thence continuing with the east line of said parent tract and with the west line of said 0.417 of an acre tract South 13 deg. 29 min. 14 sec. East, 139.35 feet to an iron pin (set) at the southwest corner of said tract and on the northerly limited access right-of-way line of U.S. Route 36 and 250;

Thence continuing with the east line of said parent tract, South 13 deg. 29 min. 14 sec. East, 388.05 feet to an iron pin (set) on the south line of Lot 5;

Thence with said line, North 88 deg. 56 min. 13 sec. West, 578.25 feet to a 1 1/2" iron pipe (found) at the southeast corner of a 0.16 of an acre tract heretofore conveyed to Gregory M. Weber (D.V. 659, Pg. 105), passing on line a 3/4" iron pin (found) at 81.38 feet and a 1/2" iron pin in clay tile (found) at 197.69 feet;

Thence with the east line of said tract, North 20 deg. 15 min. 58 sec. West, 392.86 feet to a point at a corner of a 4.87 acre tract heretofore conveyed to the State of Ohio (D.V. 434, Pg. 335);

Thence with a bound of said tract, North 39 deg. 37 min. 58 sec. West, 12.20 feet to an iron pin (set) at the southwest corner of the residue of a 10.33 acre tract heretofore conveyed to Mary K. McGuire (D.V. 483, Pgs. 30 & 34);

Thence with the south line of said tract, North 76 deg. 25 min. 12 sec. East, 197.86 feet to an iron pin (set) at a corner of the aforesaid 1.315 acre tract and on the northerly limited access right-of-way line of U.S. Route 36 and 250;

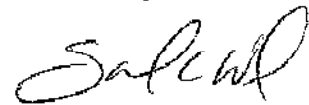
Thence with the south line of said 1.315 acre tract North 76 deg. 25 min. 12 sec. East, 413.60 feet to the **TRUE PLACE OF BEGINNING**, containing 6.314 acres, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

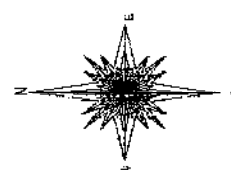
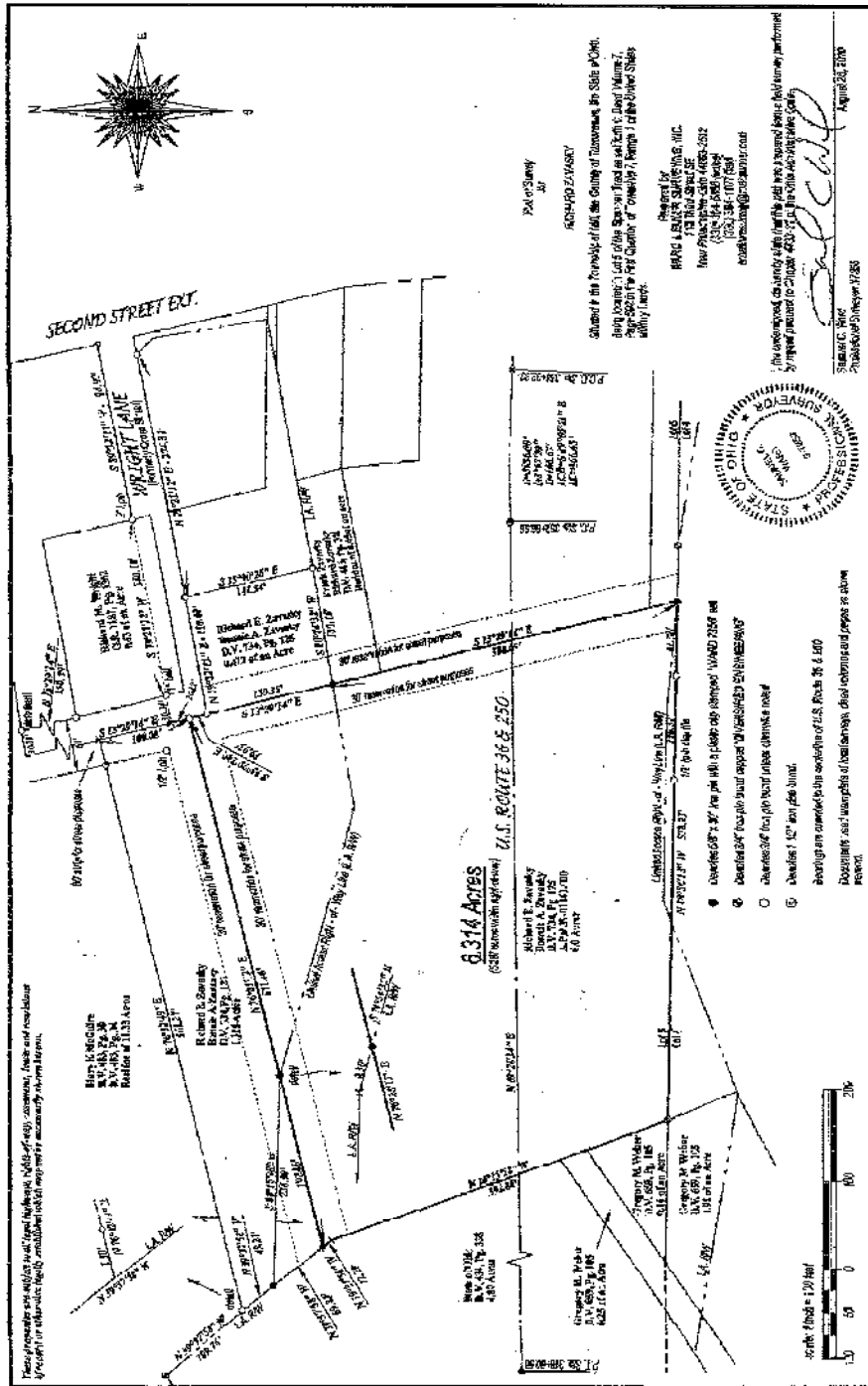
5.287 acres of the above described tract are within the right-of-way of U.S. Route 36 and 250.

Bearings herein are oriented to the centerline survey of U.S. Route 36 and 250. All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in August 2010.




Samuel C. Ward,
Professional Surveyor #7356



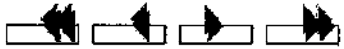
Richard E. Zarovsky
Richard E. Zarovsky
Brenda A. Zarovsky
D.V. 684, Pg. 125
133 Acres Area
4.0 Acres

Richard E. Zarovsky
Richard E. Zarovsky
Brenda A. Zarovsky
D.V. 684, Pg. 125
133 Acres Area
4.0 Acres

Richard E. Zarovsky
Richard E. Zarovsky
Brenda A. Zarovsky
D.V. 684, Pg. 125
133 Acres Area
4.0 Acres

Richard E. Zarovsky
Richard E. Zarovsky
Brenda A. Zarovsky
D.V. 684, Pg. 125
133 Acres Area
4.0 Acres

Parcel ID	Address	Index Order	Card
3901141000	4934 WRIGHT LN SE	Owner(Current)	1 of 1
Property Location 4934 WRIGHT LN SE			
Tax Dist 39 MILL TWP-CLAYMONT SD	Sqft 908	Rooms 6	Full Baths 1
Sch Dist	Yr Blt 1937	Bdrms 2	Half Baths 0
Land Use 511 1-family unplatted 0-09.99 acs.			
Owner Information		Mailing Information	Property Information
ZAVASKY RICHARD E & BONNIE A		4934 WRIGHT LANE SE DENNISON OHIO 44621	1 7 1 PR 5 .60A
Board of Revision No	Valid Sale No	Mkt Land Value	\$13,800
Homestead Yes	# of Parcels 2	Cauv Value	\$0
2.5% Reduction Yes	Deed Type JS	Mkt Impr Value	\$85,570
Divided Property No	Sale Amount \$0	Total Value	\$99,370
New Construction No	Date 8/6/1998	Annual Taxes	\$904.26
Foreclosure No	Conveyance # 91043		
Other Assessments No	Deed Number		
Front Ft. 0.00	Acres 0.600		


Parcel 3 of 5
Property Property
LINK
DATA

[Legal Disclaimer](#)

THE ANNUAL TAX AMOUNTS REFLECTED DO NOT INCLUDE ANY SPECIAL ASSESSMENT CHARGES. PLEASE CONTACT THE COUNTY TREASURER'S OFFICE AT 330-365-3254 PRIOR TO SUBMITTING ANY PAYMENTS TO VERIFY THE TOTAL AMOUNT DUE.

This page of data is dated as of 2/2/2009

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

Page No 1
 PARCEL ID 3901141000
 TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD
 CARD 1 of 1 ADDRESS 4934 WRIGHT LN SE ACCOUNT # 3901141000
 Created on 9/7/2010 at 3:16:30 PM

GENERAL INFORMATION Use Code: 511 1-family unplat State Code: R NBHD Code: 016.07 Topography: 0 Access: 0 Tax District: 39 MILL TWP-CLAYMO School Dist: 39 Routing #: 14.000	OWNERSHIP & MAILING ADDRESS ZAVASKY RICHARD E & BONNIE A 4934 WRIGHT LANE SE DENNISON OHIO 44621	SALES HISTORY Current Owner ZAVASKY RICHARD E & BONNIE Sale Date 8/6/1998 Conveyance # 91043 Sale Price \$D
PROPERTY DESCRIPTION 17.1 PR 5.60A	ASSESSMENT HISTORY Land \$13,800	ASSESSMENT HISTORY Improvement \$86,570 Total \$99,370

LAND INFORMATION			
Type	Acres	Front	Depth
HS	0.60	0	0
		# Units	Depth Factor
		0	0
			Adjustment Type

PUBLIC NOTES:
 TR107: 15% Land 15% Imp 1500 Land 11160 Imp

PROPERTY SKETCH

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

ADDITIONAL NOTES

A4 508R# 1SF/DBB
 By 06/04 EFP
 Q 400R# 01FP
 D1 400R# 01FP
 E1 220R# 25SF/BA/BA
 O 01# DFC
 02# CARPORT

Page No 2
 PARCEL ID 3901141000
 USE CODE 511.1-family unplat

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD
 CARD 1 of 1 ADDRESS 4934 WRIGHT LN SE
 ACCOUNT # 3901141000
 Created on 9/7/2010 at 3:16:31 PM


DWELLING CHARACTERISTICS		
	Main	Total
Stories:		
Style:	1 Single Family	
Ext Walls:	1 Frame/Aluminum	
Roofing:	1 Asphalt Shingle	
Heating:	4 Gas	
Addn/Heat:	No	
Cooling:	2 Central AC	
Basement:		
Attic:		
Total Rooms:	6	
Family Rooms:	0	
Dining Rooms:	0	
Living Rooms:	0	
Yr Built:	1937	
Yr Rmtd:	0	
Est Yr Built:	1937	
Base SF		
Fin Lvg		
Unfin Lvg		
1st Floor	908	908
Upper Floor	0	0
Half Floor	0	0
Base/Garage	0	0
Fin Bsmt Type:		
Fin Bsmt Sqft:	0	0
Fireplace Type:		
FP Openings:	0	0
FP Stacks:	0	0
Floor:	3 Sub/Loist	
Foundation:	0	

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

Type/Desc	Features		Unit Type		Additions										
	Graded	Attic	Bsmt	Stories	Width	Length	Area	Yr Bld	1st Flr	Upr Flr	Hlf Flr	Attic	Bsmt	Stories	Yr Bld
CARPOR	0	0	0	1.00	10	28	280	1995	0	0	0	0	0	0.00	No
DFG	0	0	0	1.00	28	28	784	1995	0	0	0	0	0	0.00	No

Improvements												
Type	Attic	Bsmt	Stories	Width	Length	Area	Yr Bld	Eff Year Built	Condition	Lot Grade	Grade Inc.	C.F.
CARPOR	0	0	1.00	10	28	280	1995	0	GD Good	C	0.00	No
DFG	0	0	1.00	28	28	784	1995	0	GD Good	C	0.00	No

Parcel ID	Address	Index Order	Card
3901142000	0 WRIGHT LN SE	Owner(Current)	1 of 0
Property Location 0 WRIGHT LN SE			
Tax Dist 39 MILL TWP-CLAYMONT SD	Sqft 0	Rooms	Full Baths
Sch Dist	Yr Blt	Bdrms	Half Baths
Land Use 501 Unplatted 0-09.99 acs.			
Owner Information		Mailing Information	Property Information
ZAVASKY RICHARD E & BONNIE A		4934 WRIGHT LANE SE DENNISON OHIO 44621	1 7 1 PR 5 .321A .096A
Board of Revision No	Valid Sale No	Mkt Land Value	\$9,310
Homestead No	# of Parcels 2	Cauv Value	\$0
2.5% Reduction No	Deed Type JS	Mkt Impr Value	\$0
Divided Property No	Sale Amount \$0	Total Value	\$9,310
New Construction No	Date 8/6/1998	Annual Taxes	\$116.38
Foreclosure No	Conveyance # 91043		
Other Assessments No	Deed Number		
Front Ft. 0.00	Acres 0.420		


Parcel 4 of 5
Property Property

[Legal Disclaimer](#)

THE ANNUAL TAX AMOUNTS REFLECTED DO NOT INCLUDE ANY SPECIAL ASSESSMENT CHARGES. PLEASE CONTACT THE COUNTY TREASURER'S OFFICE AT 330-365-3254 PRIOR TO SUBMITTING ANY PAYMENTS TO VERIFY THE TOTAL AMOUNT DUE.

This page of data is dated as of 2/2/2009

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

Page No 1 PARCEL ID 3901142000 TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD CARD 1 of 0 ADDRESS 0 WRIGHT LN SE ACCOUNT # 3901142000 Created on 8/7/2010 at 13:19:13 PM

GENERAL INFORMATION Use Code: 501 Unplatted 0-09 State Code: R NBHD Code: 016.67 Topography: 0 Access: 0 Tax District: 38 MILL TWP-CLAYMO School Dist: 39 Routing #: 13.000	OWNERSHIP & MAILING ADDRESS ZAVASKY RICHARD E & BONNIE A 4934 WRIGHT LANE SE DENNISON OHIO 44621	SALES HISTORY Current Owner ZAVASKY RICHARD E & BONNIE Sale Date 8/6/1998 Conveyance # 91043 Sale Price \$0
PROPERTY DESCRIPTION 1.71 PR 5 .321A .096A	ASSESSMENT HISTORY Land \$9,310 Improvement \$0 Total \$9,310	

LAND INFORMATION			
Type	Acres	Front	Depth
HS	0.40	0	0
RS	0.02	0	0
		# Units	Depth Factor
		0	0
		0	0
		0	0
			Adjustment Type

PUBLIC NOTES: NOTE-SEE RT 14-15 TRI07: 15% Land 15% Imp 1220 Land 0 Imp	PROPERTY SKETCH <p style="text-align: center; font-size: 24pt; font-weight: bold;">No image found for this record</p>
ADDITIONAL NOTES	

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD


Page No 2
 PARCEL ID 3901142000
 USE CODE 501 Unplatted 0-09.
 TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD
 CARD 1 of 0 ADDRESS 0 WRIGHT LN SE
 ACCOUNT # 3901142000
 Created on 9/7/2010 at 3:19:13 PM

DWELLING CHARACTERISTICS		Main		Total
Stories:	0.00			
Style:				
Ext Walls:				
Roofing:				
Heating:				
Addnl Heat:	No			
Cooling:				
Basement:				
Attic:				
Total Rooms:	0			
Family Rooms:	0			
Dining Rooms:	0			
Living Rooms:	0			
Yr Built:	0			
Yr Rmd:	0			
Eff Yr Built:	0			
Base SF				
Fin Lvg				
Unfin Lvg				
1st Floor				
Upper Floor				
Half Floor				
Base/Garage				
Fin Bsmt Type:				
Fin Bsmt Sft:				
Fireplace Type:				
FP Openings:				
FP Stacks:				
Floor:				
Foundation:				
Features				
TypeDesc	Graded	Unit Type		
Additions				
Type	Area	1st Fir	Upr Fir	Attic
Improvements				
Type	Attic	Bsmt	Stories	Width
	Length	Area	Yr Bit	Eff Year Built
	Condition	Let Grade	Grade Inc.	C.F.

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD



Parcel ID	Address	Index Order	Card
3901143000	0 SECOND ST EXT REAR	Owner(Current)	1 of 0
Property Location 0 SECOND ST EXT REAR			
Tax Dist 39 MILL TWP-CLAYMONT SD	Sqft 0	Rooms	Full Baths
Sch Dist	Yr Blt	Bdrms	Half Baths
Land Use 501 Unplatted 0-09.99 acs.			
Owner Information		Mailing Information	Property Information
ZAVASKY RICHARD E & BONNIE A		4934 WRIGHT LANE SE DENNISON OHIO 44621	1 7 1 PR 5 1.315A
Board of Revision No	Valid Sale No	Mkt Land Value	\$5,770
Homestead No	# of Parcels 1	Cauv Value	\$0
2.5% Reduction No	Deed Type JS	Mkt Impr Value	\$0
Divided Property No	Sale Amount \$0	Total Value	\$5,770
New Construction No	Date 8/6/1998	Annual Taxes	\$72.12
Foreclosure No	Conveyance # 91042		
Other Assessments No	Deed Number		
Front Ft. 0.00	Acres 1.320		


Parcel 5 of 5
Property Property
 Link Card

Legal Disclaimer

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TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

Page No 1 PARCEL ID 3901143000 TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD CARD 1 of 0 ADDRESS 0 SECOND ST EXT REAR ACCOUNT # 3901143000 Created on 9/7/2010 at 3:19:52 PM																						
GENERAL INFORMATION Use Code: 501 Unplatted 0-08. State Code: R NBHD Code: 016.07 Topography: 0 Access: 0 Tax District: 39 MILL TWP-CLAYMO School Dist: 39 Routing #: 15.000	OWNERSHIP & MAILING ADDRESS ZAVASKY RICHARD E & BONNIE A 4934 WRIGHT LANE SE DENNISON OHIO 44821																					
SALES HISTORY Current Owner ZAVASKY RICHARD E & BONNIE Sale Date 8/6/1998 Conveyance # 91042 Sale Price \$0	ASSESSMENT HISTORY Land \$5,770 Improvement \$0 Total \$5,770																					
PROPERTY DESCRIPTION 1.71 PR & 1.315A	LAND INFORMATION <table border="1"> <thead> <tr> <th>Type</th> <th>Acres</th> <th>Front</th> <th>Depth</th> <th># Units</th> <th>Depth Factor</th> <th>Adjustment Type</th> </tr> </thead> <tbody> <tr> <td>RS</td> <td>1.00</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>W</td> <td>0.32</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td></td> </tr> </tbody> </table>	Type	Acres	Front	Depth	# Units	Depth Factor	Adjustment Type	RS	1.00	0	0	0	0		W	0.32	0	0	0	0	
Type	Acres	Front	Depth	# Units	Depth Factor	Adjustment Type																
RS	1.00	0	0	0	0																	
W	0.32	0	0	0	0																	
PUBLIC NOTES: NOTE:SEE RTG 13 & 14 TRIG7. 15% Land 15% Imp 750 La nd 0 Imp																						
PROPERTY SKETCH <p style="text-align: center; font-size: 2em; font-weight: bold;">No image found for this record</p>																						
ADDITIONAL NOTES																						

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

Page No 2
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 CARD 1 of 0 ADDRESS 0 SECOND ST EXT REAR
 ACCOUNT # 3901143000
 Created on 9/7/2010 at 3:19:52 PM

DWELLING CHARACTERISTICS		Area		1st Flr		Upr Flr		Attic		Bsmt		Stories		Yr Bilt	
Type	Desc	Graded	Unit Type	Type	Area	1st Flr	Upr Flr	Attic	Bsmt	Stories	Yr Bilt	Condition	Let Grade	Grade Inc	C.F.
<p>Stories: 0.00 Main Total Base SF 0 Fin Lvg 0 Unfin Lvg 0 Heating: 1st Floor 0 Addn.Heat: Upper Floor 0 Cooling: Half Floor 0 Basement: Base/Garage 0 Attic: Fin Bsmt Type: 0 Total Rooms: 0 Family Rooms: 0 Dining Rooms: 0 Living Rooms: 0 Yr Built: 0 Yr Rmd: 0 Eff Yr Bilt: 0</p> <p>Bedrooms: 0 Full Baths: 0 Half Baths: 0 Addl. Fk: 0 Grade: 0 Cond: 0</p> <p>Fin Bsmt Sqft: 0 Fireplaces Type: 0 FP Openings: 0 FP Stacks: 0 Floor: 0 Foundation: 0</p>															
<p>Features</p> <p>Graded</p> <p>Unit Type</p>															
<p>Improvements</p> <p>Yr Bilt</p> <p>Area</p> <p>Length</p> <p>Width</p> <p>Stories</p> <p>Bsmt</p> <p>Attic</p> <p>Eff Year Bilt</p>															

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD



Auction Conducted By:
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Brennan R. Wallick
Ryan W. Wallick

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