

Property Record Card - Alan Harold, Stark County Auditor

Generated 11/6/2015 3:21:01 PM

Subject Property	
Parcel	606329
Owner	GEIGER RUTH E
Address	2200 ALLEN AVE NW MASSILLON OH 44647-6158
Mailing Address Line 1	GEIGER RUTH E
Mailing Address Line 2	2200 ALLEN AVE NW
Mailing Address Line 3	MASSILLON OH 44647
Legal Description	7743 WH EX SMALL TRI SWP
Last Inspected	01/01/2012
Property Class	RESIDENTIAL
DTE Classification	510 - 1-FAMILY DWELLING
Tax District	00050 MASSILLON CITY - MASSILLON CSD
School District	7609 MASSILLON CSD
Township	MASSILLON TOWNSHIP
City	MASSILLON CITY
Neighborhood	006-03-04-16
Map Routing Number	06 050 10 4600

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2014	\$18,400	\$6,440	\$58,400	\$20,450	\$76,800	\$26,890
2013	\$18,400	\$6,440	\$58,400	\$20,450	\$76,800	\$26,890
2012	\$18,400	\$6,440	\$58,400	\$20,450	\$76,800	\$26,890
2011	\$21,300	\$7,460	\$65,300	\$22,860	\$86,600	\$30,320
2010	\$21,300	\$7,460	\$65,300	\$22,860	\$86,600	\$30,320
2009	\$21,300	\$7,460	\$65,300	\$22,860	\$86,600	\$30,320
2008	\$21,300		\$69,900		\$91,200	\$31,920

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
HOUSE LOT		70	170	11,900	FF	\$400.00	15	\$19,000

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
No Sales Information Available						

Details for Primary Building 7705593					
Building Type	11 - RANCH	Construction Type	1 - WOOD FRAME	Full Baths	1
Year Built	1955	Quality Basement Finish	23 - PART/INFERIOR	Half Baths	1
Number Of Stories	1.00	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	GAS	Number Of Fireplaces	0
Living Area	1092	Central Air	YES	Family Room	NO
Quality Grade	95	Number Of Bedrooms	3	Primary Value	\$48,300

Details for Improvement 6283010					
Building Type	140 - GARAGE	Adjustment Percent	0	Year Built	1955
Number Of Stories	1.0	Value	9,200	Reason	-
Frontage	24.00	Common Walls	0	Condition	AVERAGE
Depth	60	Construction Type	WOOD FRAME	Grade	100
Area (sqft)	1,440	Height	0	Value	9,200

Details for Improvement 6283011					
Building Type	140 - GARAGE	Adjustment Percent	0	Year Built	1955
Number Of Stories	1.0	Value	2,900	Reason	-
Frontage	9.00	Common Walls	1	Condition	AVERAGE
Depth	33	Construction Type	WOOD FRAME	Grade	100
Area (sqft)	297	Height	0	Value	2,900

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Subject Property	
Parcel	603735
Owner	GEIGER RUTH E
Address	ALLEN AVE NW OH
Mailing Address Line 1	GEIGER RUTH E
Mailing Address Line 2	2200 ALLEN AVE NW
Mailing Address Line 3	MASSILLON OH 44647
Legal Description	7741 30 X 140' TRI ES
Last Inspected	07/19/2012
Property Class	RESIDENTIAL
DTE Classification	500 - RESIDENTIAL VACANT LAND
Tax District	00050 MASSILLON CITY - MASSILLON CSD
School District	7609 MASSILLON CSD
Township	MASSILLON TOWNSHIP
City	MASSILLON CITY
Neighborhood	006-03-04-16
Map Routing Number	06 050 10 4300

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2014	\$1,400	\$490	\$0	\$0	\$1,400	\$490
2013	\$1,400	\$490	\$0	\$0	\$1,400	\$490
2012	\$1,400	\$490	\$0	\$0	\$1,400	\$490
2011	\$1,700	\$600	\$0	\$0	\$1,700	\$600
2010	\$1,700	\$600	\$0	\$0	\$1,700	\$600
2009	\$1,700	\$600	\$0	\$0	\$1,700	\$600
2008	\$1,700	\$600	\$0	\$0	\$1,700	\$600

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
EXCESS LAND		10	140	1,400	FF	\$400.00	50	\$1,500

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
No Sales Information Available						

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Subject Property	
Parcel	603737
Owner	GEIGER RUTH E
Address	ALLEN AVE NW OH
Mailing Address Line 1	GEIGER RUTH E
Mailing Address Line 2	2200 ALLEN AVE NW
Mailing Address Line 3	MASSILLON OH 44647
Legal Description	7742 - 50' FR TRI X 140'WS 7743 - SMALL TRI SWP
Last Inspected	07/19/2012
Property Class	RESIDENTIAL
DTE Classification	500 - RESIDENTIAL VACANT LAND
Tax District	00050 MASSILLON CITY - MASSILLON CSD
School District	7609 MASSILLON CSD
Township	MASSILLON TOWNSHIP
City	MASSILLON CITY
Neighborhood	006-03-04-16
Map Routing Number	06 050 10 4400

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2014	\$4,100	\$1,440	\$0	\$0	\$4,100	\$1,440
2013	\$4,100	\$1,440	\$0	\$0	\$4,100	\$1,440
2012	\$4,100	\$1,440	\$0	\$0	\$4,100	\$1,440
2011	\$4,700	\$1,650	\$0	\$0	\$4,700	\$1,650
2010	\$4,700	\$1,650	\$0	\$0	\$4,700	\$1,650
2009	\$4,700	\$1,650	\$0	\$0	\$4,700	\$1,650
2008	\$4,700		\$0		\$4,700	\$1,650

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
EXCESS LAND		7	150	1,050	FF	\$400.00	50	\$1,100
EXCESS LAND		47	50	2,350	FF	\$400.00	50	\$3,200

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
No Sales Information Available						

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Subject Property	
Parcel	606328
Owner	GEIGER RUTH E
Address	ALLEN AVE NW OH
Mailing Address Line 1	GEIGER RUTH E
Mailing Address Line 2	2200 ALLEN AVE NW
Mailing Address Line 3	MASSILLON OH 44647
Legal Description	7742 WH EX 50'FR TRI X 140'WS
Last Inspected	07/19/2012
Property Class	RESIDENTIAL
DTE Classification	500 - RESIDENTIAL VACANT LAND
Tax District	00050 MASSILLON CITY - MASSILLON CSD
School District	7609 MASSILLON CSD
Township	MASSILLON TOWNSHIP
City	MASSILLON CITY
Neighborhood	006-03-04-16
Map Routing Number	06 050 10 4500

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2014	\$8,500	\$2,980	\$0	\$0	\$8,500	\$2,980
2013	\$8,500	\$2,980	\$0	\$0	\$8,500	\$2,980
2012	\$8,500	\$2,980	\$0	\$0	\$8,500	\$2,980
2011	\$9,800	\$3,440	\$0	\$0	\$9,800	\$3,440
2010	\$9,800	\$3,440	\$0	\$0	\$9,800	\$3,440
2009	\$9,800	\$3,440	\$0	\$0	\$9,800	\$3,440
2008	\$9,800		\$0		\$9,800	\$3,430

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
EXCESS LAND		66	110	7,260	FF	\$400.00	50	\$8,300
EXCESS LAND		13	20	260	FF	\$400.00	50	\$400

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
No Sales Information Available						

Property Record Card - Alan Harold, Stark County Auditor

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Subject Property	
Parcel	606330
Owner	GEIGER RUTH E
Address	ALLEN AVE NW OH
Mailing Address Line 1	GEIGER RUTH E
Mailing Address Line 2	2200 ALLEN AVE NW
Mailing Address Line 3	MASSILLON OH 44647
Legal Description	7744 WH EX 50' SS
Last Inspected	07/19/2012
Property Class	RESIDENTIAL
DTE Classification	500 - RESIDENTIAL VACANT LAND
Tax District	00050 MASSILLON CITY - MASSILLON CSD
School District	7609 MASSILLON CSD
Township	MASSILLON TOWNSHIP
City	MASSILLON CITY
Neighborhood	006-03-04-16
Map Routing Number	06 050 10 4700

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2014	\$1,500	\$530	\$0	\$0	\$1,500	\$530
2013	\$1,500	\$530	\$0	\$0	\$1,500	\$530
2012	\$1,500	\$530	\$0	\$0	\$1,500	\$530
2011	\$1,700	\$600	\$0	\$0	\$1,700	\$600
2010	\$1,700	\$600	\$0	\$0	\$1,700	\$600
2009	\$1,700	\$600	\$0	\$0	\$1,700	\$600
2008	\$1,700	\$600	\$0	\$0	\$1,700	\$600

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
EXCESS LAND		10	158	1,580	FF	\$400.00	50	\$1,600

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
No Sales Information Available						

Scale: 5ft

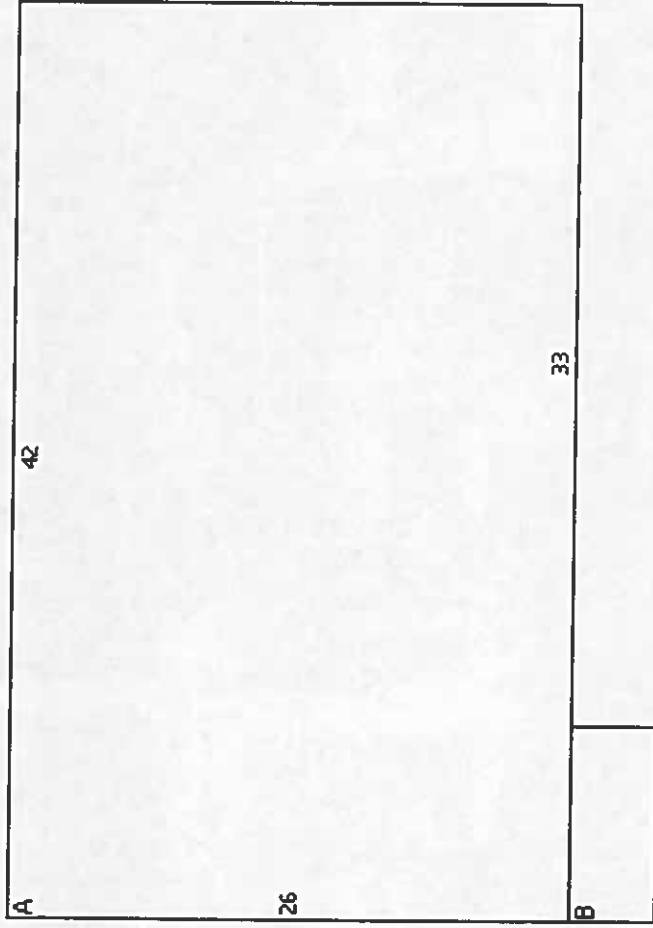


11
1092 sqft

P1BR



36 sqft



606329 Building ID 7705593



100 Feet

603369

601644

601645

608333

609406

615212

615211

609408

603861

612531

610569

601134

600369

616385

610788

604379

604378

606328

603737

603736

612358

612359

612381

606329

606330

611427

611428

9999

606298

612637

616708

ALLEN AVE NW

ArcGIS Online
Map Engine

Data For Parcel 606329

Informal Review for 2015 Proposed Values

Pictometry Data

Parcel: 606329
Owner: GEIGER RUTH E
Address: 2200 ALLEN AVE NW MASSILLON OH 44647-6158
Map Routing Number: 06 050 10 4600
Tax Map: MAS_050 pdf



View this image.





RESIDENTIAL PROPERTY DISCLOSURE FORM

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 PRB Date 10-5-15
Owner's Initials FOB Date 11-5-15

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

2013

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: 2200 ALLEN AVE NW MASSILLON, OHIO

Owners Name(s): RUTH GEIGER

Date: 10-5, 2015

Owner is not occupying the property. If owner is occupying the property, since what date: FEB 2015

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 No

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? Yes 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? Yes 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? Yes No

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

Owner's Initials RAB Date 10-5-15
Owner's Initials FGB Date 10/5/15

Purchaser's Initials Date
Purchaser's Initials Date

POA - TRUSTEE HAS NEVER LIVED IN THIS HOUSE

Property Address 2200 ALLEN AVE NW MASSILLON, OHIO

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: _____

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 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 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) 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 PHG Date 10-5-15
Owner's Initials TOB Date 10/5/15

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

POA - TRUSTEES HAVE NEVER LIVED IN THIS HOUSE.

Property Address 2200 ALLEN AVE NW MASSILLON, OHIO

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 YAB Date 10-5-15
 Owner's Initials TOB Date 10/5/15

Purchaser's Initials _____ Date _____
 Purchaser's Initials _____ Date _____

POA - TRUSTEES HAVE NEVER LIVED IN THIS HOUSE.

Property Address 2200 ALLEN AVE NW MASSILLON, OHIO

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.

POA TRUSTEE
OWNER: PA Buldry
POA - TRUSTEE
OWNER: PA Buldry

DATE: 10-5-15
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.

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: 2200 ALLEN AVENUE NW MASSILLON

Buyer(s): _____

Seller(s): RUTH GEIGER

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 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 R. WALLICK AUCTIONS and real estate brokerage MCINTURE 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 _____

X P.A. Bouldry 10-5-15
SELLER/LANDLORD POA DATE

BUYER/TENANT _____ DATE _____

X P.O. Bouldry 10/5/15
SELLER/LANDLORD POA DATE

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

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) DRW 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>X Pd Baur</u>	<u>10-5-15</u>	<u>X Pd Baur</u>	<u>10/5/15</u>
Seller POA	Date	Seller POA	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date