



# Connolly, Hillyer & Welch Title Services, Inc.

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## TAX & LEGAL REPORT Schedule A

**Effective Date:** May 4, 2017

**Property Address:** 6547 Healea Dr SE  
Dennison, Ohio 44622

**Vested in:** Robert J. Healea by virtue of Quit Claim Deed recorded March 19, 1976 at Volume 519, Page 799-801 Deed Records of Tuscarawas County, Ohio.

**Parcel No.(s):** 39-00366-000

**Legal Description(s):** 1 7 1 PR 5 2 .676A .184A

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## Schedule B

### Taxes:

Parcel No. 39-00366-000;

Description 1 7 1 PR 5 2 .676A .184A;

Assessed Valuations: Land \$9,520.00 Improvements \$34,090.00 Total \$43,610.00;

Appraised Valuations: Land \$27,210.00 Improvements \$97,410.00 Total \$124,620.00;

Taxes and Special Assessments are \$603.99 per half after a Homestead Exemption of \$150.81 per half;

Taxes and Special Assessments for tax year 2015 are paid;

Taxes and Special Assessments for the first half of tax year 2016 are paid;

Taxes and Special Assessments for the second half of tax year 2016 are payable and due July 21, 2017;

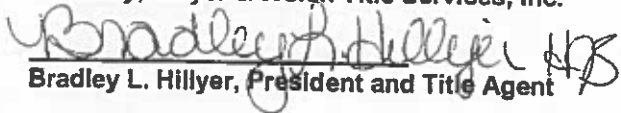
Taxes and Special Assessments for tax year 2017 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statuses for insured premises.

### Map Office Approval:

That Tuscarawas County Map/G.I.S. Office requires all description and transfers be submitted for review.

Connolly, Hillyer & Welch Title Services, Inc.

  
Bradley L. Hillyer, President and Title Agent

*This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.*

"Complete Real Estate Title and Escrow Services"

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223 Fair Ave NW • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808  
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44663 • (740) 922-4161 • Fax (740) 922-1473  
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5196 • Fax (740) 498-5197



# Tuscarawas County, Ohio

## Parcel: 39-00366-000

### SUMMARY

Owner	HEALEA ROBERT J 422 GOLDEN GROVE RD BADEN PA 15005-2451 USA	Taxpayer	HEALEA ROBERT J 428 GOLDEN GROVE RD BADEN PA 15005-2451 USA
Tax District	39-MILL TWP-CLAYMONT SD	Class	511-1-FAMILY UNPLATTED 0-09.99 ACS.
School District		Subdivision	
Location	6547 SE HEALEA DR	Legal	17 1 PR 5 2 .676A .184A
CD Year		28.03 / 9000	Acres 0.860
Ag Year	Map # / Routing #		
Sales Amount	Ag District		
	Volume		

### CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	600.99	600.99	1,201.98
Special	0.00	3.00	3.00	6.00
Total	0.00	603.99	603.99	1,207.98
Paid	0.00	603.99	0.00	603.99
Due	0.00	0.00	603.99	603.99
Escrow				0.00

### VALUE

	Appraised	Assessed
Land	27,210	9,520
Improvement	97,410	34,090
Total	124,620	43,610
CAUV	0	0
Homestead	Y	
OOC	Y	
	123,570	43,250

### LAND

Type	Dimensions	Description	Value
HF-HOMESITE FRACTIONAL	0.860	Acres	27,210

### DWELLING

Card 1					
Style	08-TRI-LEVEL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	N
Rec Room Area	572	Year Built	1966	Grade	C+6
Finished Basement	0	Year Remodeled		Fireplace Openings	1
Rooms	6	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	0	Living Area	1,200
		Other Fixtures	0	Appraised Value	96,360

### OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	SHED-SHED	1991		200	AVERAGE	1,050

### UTILITIES

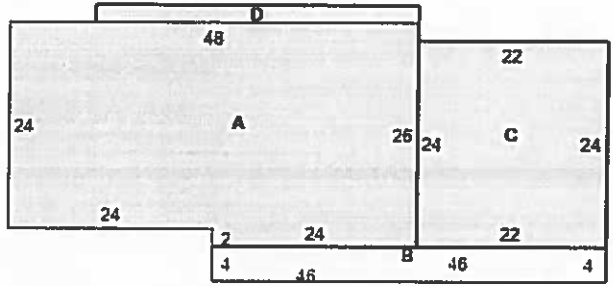
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size
1	SHED-SHED	200
A	1SFR/B	1,200
B	OFF	184
C	2CFG	528
D	FOH	76

[1]









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# 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: 6547 HEALEA DR DENNISON, OH

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

Seller(s): ROBERT J. HEALEA ESTATE

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_.

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_.

### 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) Ryan Wallick 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 \_\_\_\_\_

Maryanne J. Miller 4/04/17  
SELLER/LANDLORD DATE

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

Carol L. Heil 4/07/17  
SELLER/LANDLORD DATE



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

Property Address 6547 HEALEA DR DENNISON

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)  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>Mayorie Miller Dues</u>	<u>4/04/17</u>	<u>Carol L Heio</u>	<u>4/7/17</u>
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>4/6/17</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date