

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: September 14, 2017

REQUESTED BY: Brooke Wallick

PROPERTY ADDRESS: 110 Virginia Dr. Byesville, Ohio

PRESENT OWNER: Donald H. Sommer

VOLUME: 523 **PAGE:** 2621 **TRANSFER:** January 14, 2015

PARCEL NO: 11-0003513-000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2016 TAX DUPLICATE IN THE NAME OF

PARCEL NO.: 11-0003513-000
DESC. Lot 81
TOWNSHIP NAME AND NUMBER: 11-Jackson Twp

VALUATIONS:

LAND: 6560
BUILDING: 17010
TOTAL: 23570
AUV:

TAXES:

GENERAL TAXES: \$
TAX REDUCTION: \$
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER YEAR \$ 1578.86
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the first half year 2016 are PAID.
Taxes for the second half year 2016 are PAID.

BY: Jessica Murphy
FILE No.:

PRIOR FILE NO.

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

Guernsey County, Ohio - Property Record Card, Page 2
Parcel: 110002513000
Card: 0

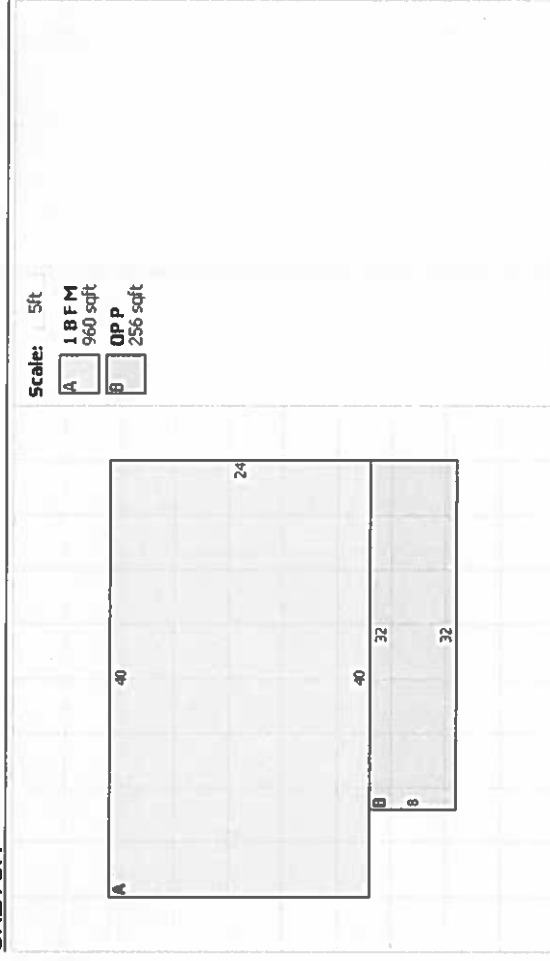
GENERAL PARCEL INFORMATION

Owner: SOMMER DONALD H
 Property Address: 110 VIRGINIA DR
 Mailing Address: C/O LINDA McDONALD 922 SHERWOOD DR
 ELYRIA OH 44035
 Owner Address: 110 VIRGINIA DR
 BYESVILLE OH 43723
 Land Use: 510 SINGLE FAMILY DWELLING, PLATTED LOT
 Routing Number: 3/1/519-04
 Legal Description: LOT 81 ROLLING HILLS 2ND ADDN

VALUATION

| | Appraised | Assessed |
|--------------------|-------------|-------------|
| Land Value | \$18,740.00 | \$6,560.00 |
| Improvements Value | \$48,600.00 | \$17,010.00 |
| Total Value | \$67,340.00 | \$23,570.00 |
| CAUV Value | \$0.00 | \$0.00 |
| Taxable Value | | \$23,570.00 |

SKETCH



IMPROVEMENTS

| Building Type | SHB | Area | Rate | Grade | Year Built | Value |
|---------------|-------|------|------|-------|------------|-------------|
| DWELLING | 1 B F | 960 | 0 | 100% | 1977 | \$48,590.00 |

RESIDENTIAL

| | |
|--------------------|------|
| Year Built | 1977 |
| Number of Stories | 1 |
| Total Living Area | 960 |
| Total Rooms: | 0 |
| Total Bedrooms | 0 |
| Total Baths | 1 |
| Total Family Rooms | 0 |

RESIDENTIAL DETAIL

| Area (F/U/n) | Basement | First Fl | Partial Upper Fl | Full Upper Fl | Attic |
|-----------------|------------|-------------|------------------|---------------|--------|
| Value | 0/0 | 960 | 0 | 0 | 0/0 |
| Plaster/Drywall | \$6,700.00 | \$48,500.00 | \$0.00 | \$0.00 | \$0.00 |
| Paneling | | | | | |
| Fiberboard | | | | | |
| Unfinished | | | | | |
| Wood Joist | | | | | |
| Fire-Resist | | | | | |
| Fire-Proof | | | | | |
| Hardwood | | | | | |
| Pine | | | | | |
| Carpet | | | | | |
| Concrete | | | | | |
| Tile/Linoleum | | | | | |
| Rooms | 0 | 0 | 0 | 0 | 0 |
| Bedrooms | 0 | 0 | 0 | 0 | 0 |
| Family Rooms | 0 | 0 | 0 | 0 | 0 |
| Dining Rooms | 0 | 0 | 0 | 0 | 0 |
| Insulation | | | | | |
| Central Air | | | | | |
| Heat Pump | | | | | |
| Central Heat | A | 0 | 0 | 0 | 0 |
| Plumbing | 1 | 0 | 0 | 0 | 0 |

Guernsey County, Ohio - Property Record Card, Page 1

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 BYESVILLE OH 43723
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MAP

A map is not available.

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LAND

| Description | Acres/Front/Effective | Depth | Depth Factor | Actual Value |
|-------------|-----------------------|-------|--------------|--------------|
| | | | | |

AGRICULTURAL

| Soil Code | Acresage |
|-----------|----------|
| | |

SALES

| Sale Number | Sale Date | Sale Price | Sale Type | Buyer |
|-------------|-----------|------------|-----------|-----------------|
| 0000052 | 1/13/2015 | 0 | 1AF | SOMMER DONALD H |
| 0001029 | 7/28/2000 | 0 | 1WD | |

TAX

| | |
|---------------------------|------------|
| Gross Charge | \$1,204.42 |
| Reduction Factor | (\$159.44) |
| 10% Rollback | (\$99.44) |
| 2.5% Homestead Reduction | (\$24.86) |
| Homestead Reduction | (\$341.82) |
| Penalties And Adjustments | \$0.00 |
| Net Annual Tax | \$906.10 |





PRELIMINARY
 MADE BY TOWN ENGINEER AND
 FOR TAX PURPOSES
 PERTAINING TO THE BYES VILLAGE

DELMAR E. GEORGE
 County Engineer

HOWARD J. KING
 Director

DENISE L. KING
 Director

TAX MAP
JACKSON TOWNSHIP
 GUERNSEY COUNTY OHIO JAN 19, 1976

3 1 513-4

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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: 110 Virginia Dr Byesville, OH

Buyer(s): _____

Seller(s): Sommer 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 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) Kyle Waticic and real estate brokerage Prudential 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 _____ | <u>Mark Sommer</u> | 6-12-17 |
| | | <small>SELLER/LANDLORD</small> | <small>DATE</small> |
| BUYER/TENANT _____ | DATE _____ | SELLER/LANDLORD _____ | DATE _____ |

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

Property Address 110 Virginia Pl. Byssville, OH 44035

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) fw 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 Market Sommer</u> | <u>EXT. 6-12-17</u> | _____ | _____ |
| Seller | Date | Seller | Date |
| <u>[Signature]</u> | <u>6/12/17</u> | _____ | _____ |
| Purchaser | Date | Purchaser | Date |
| <u>[Signature]</u> | <u>6/12/17</u> | _____ | _____ |
| Agent | Date | Agent | Date |