

# Tuscarawas County, Ohio

## Parcel: 23-00023-000

### SUMMARY

Owner	BAKER GLADYS N 228 3RD ST SW STRASBURG OH 44680 USA		Taxpayer	BAKER GLADYS N 228 3RD ST SW STRASBURG OH 44680 USA	
Tax District	23-FRANKLIN TWP-STRASBURG CORP		Class	510-SINGLE FAMILY OWNER OCCUPIED	
School District			Subdivision		
Location	228 SW 3RD ST		Legal	WHOLE 105	
CD Year		Map # / Routing #	10 / 13000	Acres	
Ag Year		Ag District		Sold	02/03/2014
Sales Amount		Volume	1442	Page	1736

### CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	317.11	317.11	634.22
Special	0.00	3.00	3.00	6.00
Total	0.00	320.11	320.11	640.22
Paid	0.00	320.11	320.11	640.22
Due	0.00	0.00	0.00	0.00
Escrow				0.00

### VALUE

	Appraised	Assessed
Land	12,610	4,410
Improvement	61,370	21,480
Total	73,980	25,890
CAUV	0	0
Homestead	Y	
OOC	Y	
	73,980	25,890

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
02/03/2014	BAKER GLADYS N	900133	WARRANTY DEED	N	\$0	N
09/24/2013	HENDERSHOT BONNIE L & BRANDON M BAKER	901317	CERTIFICATE OF TRANSFER	N	\$0	N
05/03/2001	HENDERSHOT BONNIE L & ROLAND J BAKER JR	90592	WARRANTY DEED	N	\$0	N

### LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	48.000 X 154.000	Eff Front X Eff Depth	12,610

### DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	Heating	Cooling	Grade	Fireplace Openings	Fireplace Stacks	Living Area	Appraised Value
	01-SINGLE FAMILY	2.00	0	0	7	3		1	0	1910	1985	1	0	57,230
								0	0		0	0	1,280	
											0			

### OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1940	1985	672	AVERAGE	4,140

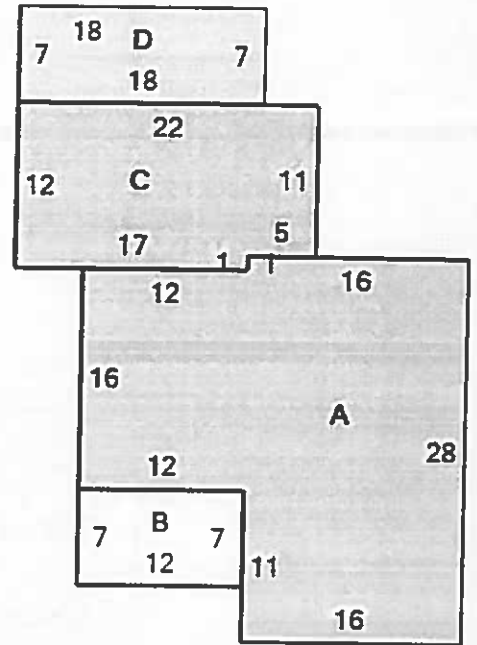
### UTILITIES

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

Card 1

Name	Description	Size	[1]
1	DFG-DETACHED FRAME GARAGE	672	
A	2SFR/5B	640	
B	OFF	84	
C	1SFRA/C	259	
D	EFP	126	





er Ave SW

3rd St SW

Weber Ave SW

3rd St SW

Walnut St

3rd St SW Garber Drive

Bodmer Ave

48'

155'

48'

Parcel 12 Months 12 Months



# 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: 228 3rd St SW

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

Seller(s): Baker 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) Ryan White 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 \_\_\_\_\_

Mandy Jones  
SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

Property Address 228 3rd St SW

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.

Seller	Date	<u>Sandy Hines</u>	Seller	Date
Purchaser	Date	<u>[Signature]</u>	Purchaser	Date
Agent	Date	<u>9/1/17</u>	Agent	Date