

# Tuscarawas County, Ohio

Parcel: 66-00135-000

## SUMMARY

Owner	HURSEY JOHN L PO BOX 209 TUSCARAWAS OH 44682 USA			Taxpayer	HURSEY JOHN L 231 STATE ROUTE 258 NEWCOMERSTOWN OH 43832-9250 USA		
Tax District	66-WARWICK TWP-TUSCARAWAS CORP			Class	430-RESTAURANT,CAFETERIA &/OR BAR		
School District	INDIAN VALLEY SD			Subdivision			
Location	108 S MAIN AVE			Legal	WHOLE 72		
CD Year	2016	Map # / Routing #			4 / 13000		
Ag Year		Ag District			Acres		
Sales Amount	55,000	Volume			Page		07/30/2001

## CHARGE

	Prior	1st Half	2nd Half	Total
Tax	3,077.00	686.23	623.85	4,387.08
Special	654.77	9.90	9.00	673.67
Total	3,731.77	696.13	632.85	5,060.75
Paid	0.00	0.00	0.00	0.00
Due	3,731.77	696.13	632.85	5,060.75
Escrow				0.00

## VALUE

	Appraised	Assessed
Land	13,830	4,840
Improvement	48,090	16,830
Total	61,920	21,670
CAUV	0	0
Homestead	N	
OOC	N	0

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
07/30/2001	HURSEY JOHN L	1168	WARRANTY DEED	N	\$55,000	N
01/23/1998	MENEFEE DAVID E	108	WARRANTY DEED	N	\$65,000	N
10/24/1989	ABBUHL DONALD L JR - SHERRY L	2590	WARRANTY DEED	N	\$34,500	Y
09/28/1987	CUZZINS AN OHIO PARTNERSHIP	2357	UNKNOWN	N	\$0	N

## LAND

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	58 000 X 173 000	Eff Front X Eff Depth	13,830

## OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	SWHSE-STORAGE WAREHOUSE	1860	1989	1,960	FAIR	22,520
1	BAR-BAR	1860	1989	1,088	FAIR	19,450
1	BAR-BAR	1920		340	FAIR	2,730
1	COM-COMMERCIAL	1940		78	FAIR	130
1	C CNPY-COMMERCIAL CANOPY	2008		285	AVERAGE	3,260

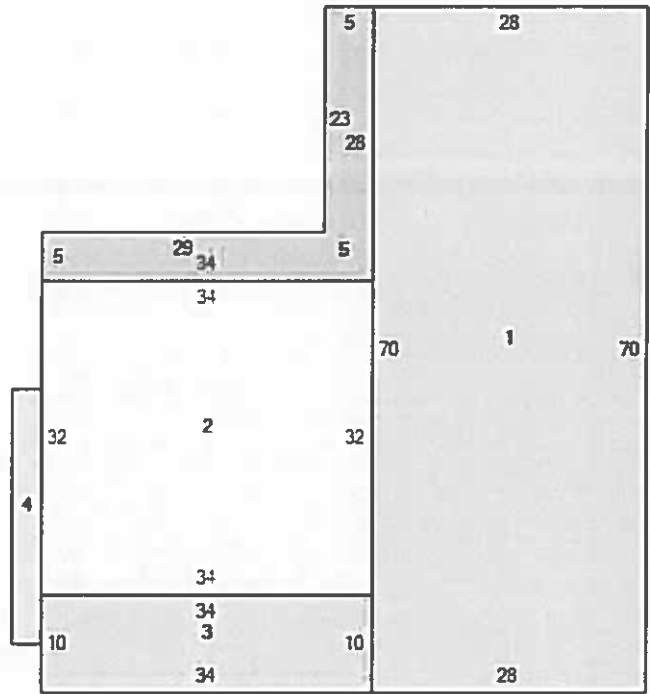
## UTILITIES

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

Card 1

Name	Description	Size
1	SWHSE-STORAGE WAREHOUSE	1,960
2	BAR-BAR	1,088
3	BAR-BAR	340
4	COM-COMMERCIAL	78
5	C CNPY-COMMERCIAL CANOPY	285





Arthurs Ln

High St SW

Hammersley Dr SW

1st Dr SW

Parcel

in St SW 416

416

Main St NW

1st Dr SE

1st Dr SE

Ulrich St SE



# 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: 108 S. Main St. Juscrawas, OH

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

Seller(s): John Hursey Jr 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) Don R Wallick Auctions and real estate brokerage McIntyre 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 \_\_\_\_\_

Jindsay Trushell 4/27/18  
SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

Property Address 108 S. Main St Tuscarawas

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) X 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) X 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) DW 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</u> <u>Lindsay D. Rushell</u>	<u>4/29/18</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>D. D. Wallace</u>	<u>4-29-18</u>	_____	_____
Agent	Date	Agent	Date