

# Fuscarawas County, Ohio

Parcel: 24-00474-001

## SUMMARY

Owner	FISHER CHARLES A 2961 STATE ROUTE 39 NE NEW PHILADELPHIA OH 44663 USA		Taxpayer	FISHER CHARLES A 2961 STATE ROUTE 39 NE NEW PHILADELPHIA OH 44663 USA	
Tax District	24-GOSHEN TWP-INDIAN VALLEY SD		Class	599-OTHER RESIDENTIAL STRUCTURES	
School District	INDIAN VALLEY SD		Subdivision		
Location	2961 NE STATE ROUTE 39		Legal	1 8 2 PR E/2 21-22 5.153A	
CD Year		Map # / Routing #	35 / 52000	Acres	5.153
Ag Year		Ag District		Sold	09/25/1995
Sales Amount		Volume		Page	

## CHARGE

	Prior	1st Half	2nd Half	Total
Tax	(132.50)	536.51	536.51	940.52
Special	0.00	3.00	3.00	6.00
Total	(132.50)	539.51	539.51	946.52
Paid	(132.50)	539.51	0.00	407.01
Due	0.00	0.00	539.51	539.51
Escrow				0.00

## VALUE

	Appraised	Assessed
Land	34,130	11,950
Improvement	53,380	18,680
Total	87,510	30,630
CAUV	0	0
Homestead	Y	
OOC	Y	
	14,740	5,160

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
09/25/1995	FISHER CHARLES A	2693		N	\$0	N
09/25/1995	FISHER CHARLES A	2693	QUIT CLAIM	N	\$0	N
07/27/1990	FISHER CHARLES A & ROBIN S	1873	JOINT SURVIVORSHIP	N	\$8,500	N

## LAND

Type	Dimensions	Description	Value
RS-RESIDUAL	5.153	Acres	34,130

## OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	C SHOP-COMMERCIAL SHOP	1992		3,200	AVERAGE	35,380
1	PORCH-PORCH OPEN FRAME	1993		320	AVERAGE	1,730
1	CABIN-CABIN	1850	1995	396	AVERAGE	4,650
1	CABIN-CABIN	1993	2010	400	AVERAGE	7,980
1	SHED-SHED	1993		224	FAIR	930
1	PORCH-PORCH OPEN FRAME	1995		144	AVERAGE	1,120
1	DET WDDK-DETACHED WOOD DECK	2010		160	AVERAGE	1,590

## UTILITIES

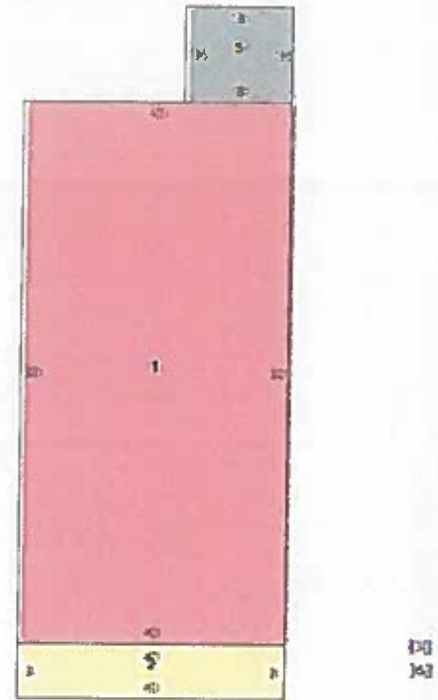
Water N Sewer N Electric N Gas N Well N Septic N

SKETCH

Card 1

Name	Description	Size
1	C SHOP-COMMERCIAL SHOP	3,200
2	PORCH-PORCH OPEN FRAME	320
3	CABIN-CABIN	396
4	CABIN-CABIN	400
5	SHED-SHED	224
6	PORCH-PORCH OPEN FRAME	144
7	DET WDDK-DETACHED WOOD DECK	160

NE  
E1







# 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: 2961 ST RT 39 New Phila

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

Seller(s): FISHER 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 WATTICK 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 \_\_\_\_\_

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

DATE 3/27/18

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

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

DATE \_\_\_\_\_

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

Property Address 2961 ST RT 39 NE NEW PHILA

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) AW 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

Seller

Date

[Signature] 3/27/18

Purchaser

Date

Purchaser

Date

[Signature] 3/27/18

Agent

Date

Agent

Date