

Parcel: 48-00302-000

Year: 2019

SUMMARY

Deeded Name	MARSTRELLI IRENE		Taxpayer	MARSTRELLI IRENE	
Owner	MARSTRELLI IRENE 10116 ST RT 800 SE UHRICHVILLE OH 44683			10116 ST RT 800 SE UHRICHVILLE OH 44683	
Tax District	48-RUSH TWP-CLAYMONT SD		Land Use	510-SINGLE FAMILY DWELLING	
School District	CLAYMONT SD		Subdivision		
Neighborhood	00501-RUSH TOWNSHIP		Legal	7 13 26 PR NW .55A	
Location	10116 SE STATE ROUTE 800		9.01	Routing Number	35000
CD Year		Map Number	3/31/1995	Sales Amount	0.00
Acres	0.5500	Sold			

VALUE

District	48-RUSH TWP-CLAYMONT SD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	6,970	2,440
Improvement	46,700	16,350
Total	53,670	18,790
CAUV	N	0
Homestead	Y	25,000
OOC	Y	52,680
Taxable	53,670	18,790

CURRENT CHARGES

Full Rate	46.500000			
Effective Rate	36.629711			
Qualifying Rate	35.973823			
	Prior	First	Second	Total
Tax	0.00	161.49	161.49	322.98
Special	0.00	3.00	3.00	6.00
Total	0.00	164.49	164.49	328.98
Paid	0.00	164.49	164.49	328.98
Due	0.00	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	6.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
3/31/1995	MARSTRELLI IRENE	780	QUIT CLAIM	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	100.000 X 240.000	Effective - Frontage / Depth	6,970

DWELLING

Card 1	Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y	
Rec Room Area	0	Year Built	1927	Grade	C-3	
Finished Basement	0	Year Remodeled	1983	Fireplace Openings	0	
Rooms	4	Full Baths	1	Fireplace Stacks	0	
Bed Rooms	2	Half Baths	0	Living Area	760	
		Other Fixtures	0	Total Area	1,520	
				Value	40,020	

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DFG-DETACHED FRAME GARAGE	1989		A-AVERAGE	24 X 24	Length x Width (Optional)	576	5,690
1	SHED	1985		A-AVERAGE	12 X 16	Length x Width (Optional)	192	990

UTILITIES

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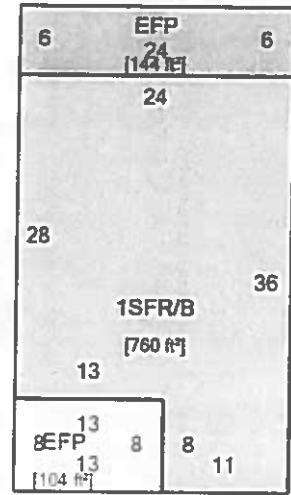
SKETCH

Card 1

ID	Description	Size
A	1SFR/B (1 STORY FRAME / BASEMENT)	760
B	EFP (ENCLOSED FRAME PORCH)	104
C	EFP (ENCLOSED FRAME PORCH)	144
1	DFG-DETACHED FRAME GARAGE	576
2	SHED	192

2

1





October 29, 2020



Department of Commerce

Division of Real Estate & Professional Licensing



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: 10116 STATE Route 800 CHARLESTON, OH

Buyer(s): _____

Seller(s): MASTRELLI 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 principal 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) Byron WALLICK and real estate brokerage REXTER 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

BUYER/TENANT _____ DATE _____

David Deierling dotloop verified 12/29/20 10:07 AM EDT EBN: FZGM-HYK2-GKS
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 10116 STATE Route 800 UHNCHSVILLE, OH

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>David Deierling</u>	<small>dotloop verified 10/28/20 10:07 AM EDT TKQ1-JR7V-WZGD-FQ4E</small>	_____	_____
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>8/14/20</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	_____	_____	_____
Agent	Date	Agent	Date