

# Parcel: 43-04594-000

Year: 2019

## SUMMARY

|                 |                                                               |            |             |                                              |       |
|-----------------|---------------------------------------------------------------|------------|-------------|----------------------------------------------|-------|
| Deeded Name     | BARCUS RONALD                                                 |            | Taxpayer    | BARCUS RONALD                                |       |
| Owner           | BARCUS RONALD<br>805 FAIR AVE NE<br>NEW PHILADELPHIA OH 44663 |            |             | 805 FAIR AVE NE<br>NEW PHILADELPHIA OH 44663 |       |
| Tax District    | 43-NEW PHILA MUNI TWP - NEW PHILA CORP<br>(NEW PHILA C.S.D.)  |            | Land Use    | 510-SINGLE FAMILY DWELLING                   |       |
| School District | NEW PHIL. SD                                                  |            | Subdivision |                                              |       |
| Neighborhood    | 02414-NEW PHILADELPHIA CORPORATION 14                         |            | Legal       | W-MID 2136 2137 2138 2139 OL 205 .03A        |       |
| Location        | 805 NE FAIR AVE                                               |            | 7.02        | Routing Number                               | 23000 |
| CD Year         | 2013                                                          | Map Number | 1/1/1900    | Sales Amount                                 | 0.00  |
| Acres           | 0.0300                                                        | Sold       |             |                                              |       |

## VALUE

|          |                                                              |
|----------|--------------------------------------------------------------|
| District | 43-NEW PHILA MUNI TWP - NEW PHILA CORP<br>(NEW PHILA C.S.D.) |
| Land Use | 510-SINGLE FAMILY DWELLING                                   |

|                | Appraised     | Assessed      |
|----------------|---------------|---------------|
| Land           | 12,970        | 4,540         |
| Improvement    | 44,740        | 15,660        |
| <b>Total</b>   | <b>57,710</b> | <b>20,200</b> |
| CAUV           | N             | 0             |
| Homestead      | N             | 0             |
| OOC            | Y             | 57,710        |
| <b>Taxable</b> | <b>57,710</b> | <b>20,200</b> |

## CURRENT CHARGES

| Full Rate       | 69.600000       |               |               |                 |
|-----------------|-----------------|---------------|---------------|-----------------|
| Effective Rate  | 45.848595       |               |               |                 |
| Qualifying Rate | 36.806144       |               |               |                 |
|                 | Prior           | First         | Second        | Total           |
| Tax             | 2,925.18        | 416.62        | 416.62        | 3,758.42        |
| Special         | 584.60          | 3.00          | 3.00          | 590.60          |
| Penalty         | 324.91          | 0.00          | 41.96         | 366.87          |
| <b>Total</b>    | <b>3,834.69</b> | <b>419.62</b> | <b>461.58</b> | <b>4,715.89</b> |
| Paid            | 339.98          | 419.62        | 0.00          | 759.60          |
| Due             | 3,494.71        | 0.00          | 461.58        | 3,956.29        |

## FUTURE CHARGES

| Type                | Description     | Amount |
|---------------------|-----------------|--------|
| Special Assessments | C980000000 MWCD | 6.00   |

## LAND

| Type         | Dimensions       | Description                  | Value  |
|--------------|------------------|------------------------------|--------|
| FR-FRONT LOT | 40.000 X 160.000 | Effective - Frontage / Depth | 12,970 |

## DWELLING

| Card   | Style            | Year Built | Year Remodeled | Condition | Dimensions | Description        | Size | Value  |
|--------|------------------|------------|----------------|-----------|------------|--------------------|------|--------|
| Card 1 | 01-SINGLE FAMILY |            |                |           |            | Family Rooms       |      |        |
|        |                  |            |                |           |            | Heating            |      | Y      |
|        |                  | 2.00       |                |           |            | Dining Rooms       |      | N      |
|        |                  | 0          |                |           | 1915       | Year Built         |      | C-4    |
|        |                  | 0          |                |           |            | Grade              |      |        |
|        |                  | 0          |                |           |            | Year Remodeled     |      |        |
|        |                  | 5          |                |           |            | Fireplace Openings |      | 0      |
|        |                  | 2          |                |           | 1          | Fireplace Stacks   |      | 0      |
|        |                  |            |                |           | 0          | Living Area        |      | 960    |
|        |                  |            |                |           | 0          | Total Area         |      | 1,744  |
|        |                  |            |                |           |            | Other Fixtures     |      |        |
|        |                  |            |                |           |            | Value              |      | 42,400 |

## OTHER IMPROVEMENT

| Card | Type                      | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size | Value |
|------|---------------------------|------------|----------------|-----------|------------|---------------------------|------|-------|
| 1    | DFG-DETACHED FRAME GARAGE | 1915       |                | P-POOR    | 18 X 24    | Length x Width (Optional) | 432  | 2,340 |

## UTILITIES

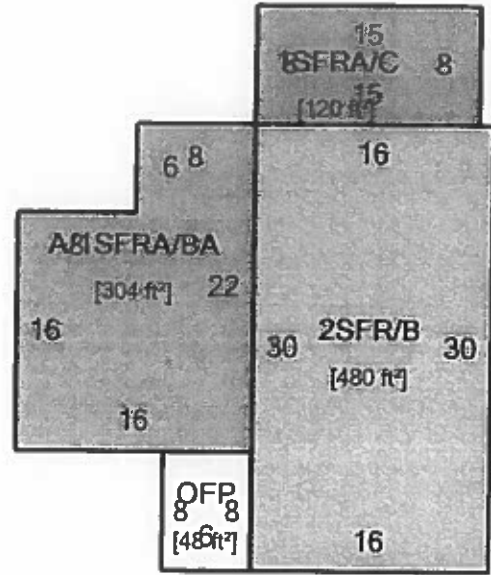
|       |   |       |   |          |   |     |   |      |   |        |   |
|-------|---|-------|---|----------|---|-----|---|------|---|--------|---|
| Water | N | Sewer | N | Electric | N | Gas | N | Well | N | Septic | N |
|-------|---|-------|---|----------|---|-----|---|------|---|--------|---|

**SKETCH**

Card 1

| ID | Description                                                       | Size |
|----|-------------------------------------------------------------------|------|
| A  | 2SFR/B (2 STORY FRAME / BASEMENT)                                 | 480  |
| B  | OFP (OPEN FRAME PORCH)                                            | 48   |
| C  | A/1SFRA/BA (ATTIC / ONE STORY FRAME ADDITION / BASEMENT ADDITION) | 304  |
| D  | 1SFRA/C (ONE STORY FRAME ADDITION / CRAWL)                        | 120  |
| 1  | DFG-DETACHED FRAME GARAGE                                         | 432  |

**1**





November 2, 2020



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: 805 FAIR AVE NE New Ph. 7A

Buyer(s):

Seller(s): BARCUS ESTATE

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by AGENT(S) and BROKERAGE

The seller will be represented by AGENT(S) and 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 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) RYAN WALLACE and real estate brokerage METRO 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 (Signature: Susan E. Seipel)

BUYER/TENANT DATE

SELLER/LANDLORD DATE

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

Property Address 805 FAIR AVE NE New Ph/A

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.

Susan Scarpel ADM Seller Date Seller Date

Purchaser Date Purchaser Date

Tha W. M. Agent Date 12/21/20 Agent Date