



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: 8055 Dolphin St

Buyer(s): _____

Seller(s): Endy 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:* _____

Agent(s) Ryan Wallick and real estate brokerage Morgan 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 [Signature] DATE 03.07.25

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Lead Warning Statement

8055 Dolphin St

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 (initial (i) or (ii) below):
 - (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

- (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 (initial (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

- (c) Purchaser has (initial (i) or (ii) below):
 - (i) _____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.
 - (ii) _____ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).
- (e) Purchaser has (initial (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

[Signature] FEB. 27, 25

8055 Dolphin St

(ii) X 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 or enter N/A if not applicable)

(f) AW Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

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>David Boag</u>	<u>Feb 27, 08</u>		
Seller	Date	Purchaser	Date
<u>[Signature]</u>	<u>2/24/25</u>		
Seller's Agent	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner
Property Address: _____

Owner's Name(s): _____

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: X [Signature] Date: FEB. 07. 26
Owner: _____ Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____
Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

Parcel: **10000458**
EUDY MARSHA L

Parcel

Address 8055 DOLPHIN ST
 Unit
 City, State, Zip BOLIVAR OH 44612-9633
 Routing Number 10032NE020400
 Class R - RESIDENTIAL
 Land Use Code 510 - R - 1-FAMILY DWELLING
 Tax Roll RP_OH
 Neighborhood RS16101 - BETHLEHEM 1-01
 Acres 2.25
 Taxing District 00070
 District Name BETHLEHEM TOWNSHIP - FAIRLESS LSD
 Gross Tax Rate 67
 Effective Tax Rate 44.151351
 Non-Business Credit 9.0399
 Owner Occupancy Credit 2.2599

[Link to GIS Map Application](#)

Auditor Alerts

Exempt Status -
 Sewer Flag -
 One Year Note -

Owner

Owner 1 EUDY MARSHA L
 Address 8055 DOLPHIN
 BOLIVAR OH 44612

Tax Mailing Name and Address

Mailing Name 1 EUDY MARSHA L
 Mailing Name 2
 Address 1 8055 DOLPHIN
 Address 2
 Address 3 BOLIVAR OH 44612

Click Here for Address Change Form

Mortgage Company
 Mortgage Company Name
 Mortgage Company Address

Treas Code -

Legal

Legal Desc 1 32 NE 2.25A
 Legal Desc 2
 Legal Desc 3
 Notes

Taxing District: 00070
 District Name: BETHLEHEM TOWNSHIP - FAIRLESS LSD
[Tax Map](#)

Credits & Programs

Homestead Exemption: YES
 Disabled Veteran Benefit: NO
 Owner Occupancy Credit: YES
 Non-Business Credit: YES
 CAUV Reduction: NO
 Agriculture District: NO

Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
30-MAR-18	10:PICTOMETRY	A:APPRAISER	EMN
06-OCT-11	4:EXTERIOR (NO ACCESS)	A:APPRAISER	BJB

Appraised Value (100%)

Year: 2025
 Appraised Land: \$45,800
 Appraised Building: \$18,000
 Appraised Total: \$63,800
 CAUV Land
 CAUV Total

Assessed Value (35%)

Assessed Land: \$16,030
 Assessed Building: \$6,300
 Assessed Total: \$22,330
 CAUV Land
 CAUV Total

Value History

Year	Land	Building	Total	CAUV
2025	\$45,800	\$18,000	\$63,800	
2024	\$45,800	\$18,000	\$63,800	
2023	\$36,400	\$25,800	\$62,200	
2022	\$36,400	\$25,800	\$62,200	
2021	\$36,400	\$25,800	\$62,200	
2020	\$32,000	\$22,500	\$54,500	
2019	\$32,000	\$22,500	\$54,500	
2018	\$32,000	\$22,500	\$54,500	
2017	\$26,100	\$16,500	\$42,600	
2016	\$26,100	\$16,500	\$42,600	
2015	\$25,800	\$16,500	\$42,300	
2014	\$22,900	\$14,600	\$37,500	
2013	\$22,900	\$14,600	\$37,500	
2012	\$22,900	\$14,600	\$37,500	
2011	\$21,300	\$17,600	\$38,900	
2010	\$25,200	\$17,800	\$43,000	

Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2024	51720	1	\$1.00	\$0.00	\$0.00	\$1.00
RP_OH	2024		1	\$248.01	\$0.00	\$0.00	\$248.01
RP_OH	2024	51720	2	\$1.00	\$0.00	\$0.00	\$1.00
RP_OH	2024		2	\$248.01	\$0.00	\$0.00	\$248.01
Total:							\$498.02

Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2022	30-JAN-23	01-FEB-23	\$572.26
RP_OH	2023	05-FEB-24	06-FEB-24	\$275.87
RP_OH	2023	24-JUN-24	25-JUN-24	\$275.87
Total:				\$1,124.00

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

[Previous Years Taxes](#)

Special Assessments

Year	Project	Desc	Delq	Current	Total
2024	51720	MUSKINGUM WATERSHED		\$1.00	\$1.00
2024	51720	MUSKINGUM WATERSHED		\$1.00	\$1.00

Special Assessment Payoff Totals

Project	Description	Taxes	Fee	Penalty/Interest	Paid	Total
51720	MUSKINGUM WATERSHED	\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Total:						\$2.00

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres Rate	Market Land Value
1	A-ACREAGE	01 - HOUSE LOT	43,560	1.00 28,000	\$31,300
2	A-ACREAGE	97 - WOODS	40,511	.93 14,000	\$14,500
3	A-ACREAGE	70 - ROADWAY	13,939	.32 0	\$0
Total:					\$45,800

Land

1 of 3

Line #	1
Land Type	A - ACREAGE
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	43,560
Acres	1.00

Actual Frontage
Effective Frontage

Override Size
Actual Depth

28,000.00

Table Rate
 Override Rate
 Depth Factor 1
 Influence Factor 1
 Influence Code 1
 Influence Factor 2
 Influence Code 2
 NBHD Factor
 Value
 Exemption %
 Homesite Value

Residential

Card 1
 Stories 1.5
 Construction 1 - FRAME
 Style 10 - SINGLE FAMILY
 Square Feet 1,120
 Year Built 1855
 Effective Year 1944
 Year Remodeled
 % Complete 100
 Dwelling Value \$17,300

Grade C - AVERAGE
 CDU FR - FAIR

Bedrooms 3
 Basement 1 - FULL
 Basement Quality 0 - NONE
 Rec Room 0
 Finished Basement 0
 Full Baths 1
 Half Baths 0
 Central Air 0
 Heating Fuel Type 0 - No AC
 WBFP Stacks 3 - OIL
 Fireplace Openings 0
 Rental Units 0
 Monthly Rents

Addition Details

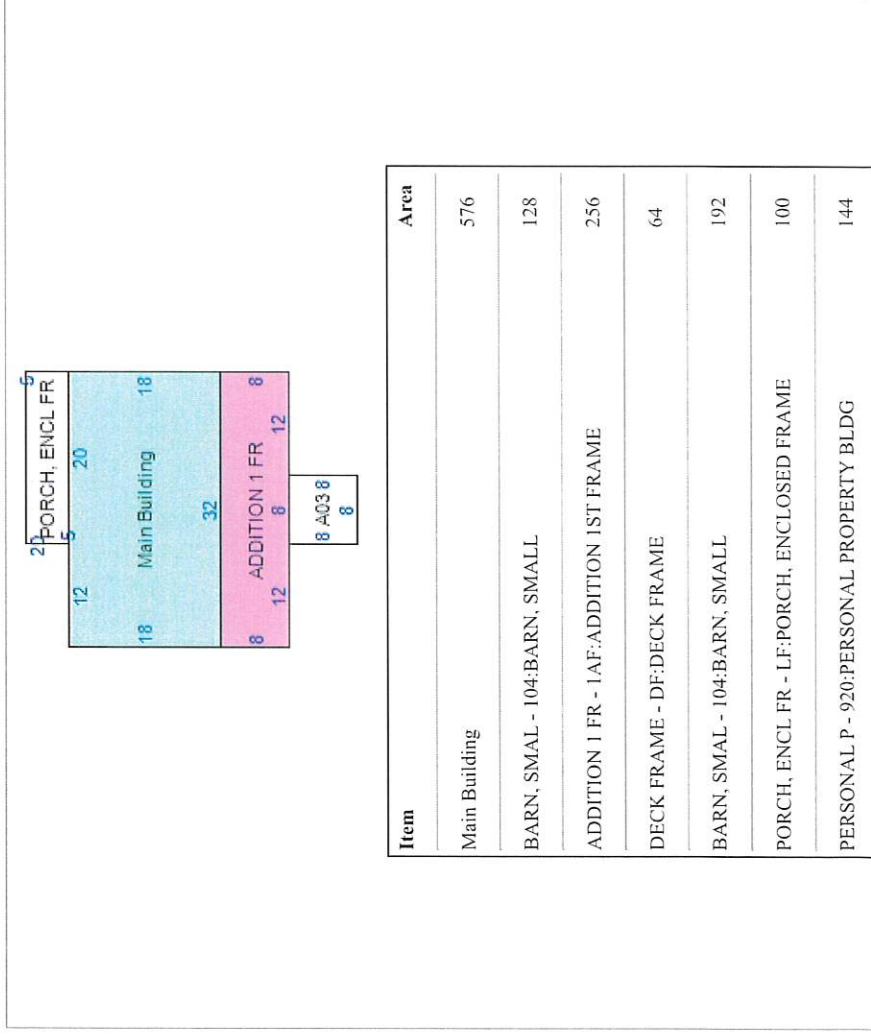
Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						576			\$0
1	1		1AF				256			\$4,300
1	2		DF				64			\$200
1	3		LF				100			\$500
Total:										\$5,000

Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	104	BARN, SMALL	1944	16	8	128	300
1	2	104	BARN, SMALL	1944	16	12	192	400
1	3	920	PERSONAL PROPERTY BLDG	2018	18	8	144	0

Other Building and Yard Improvement

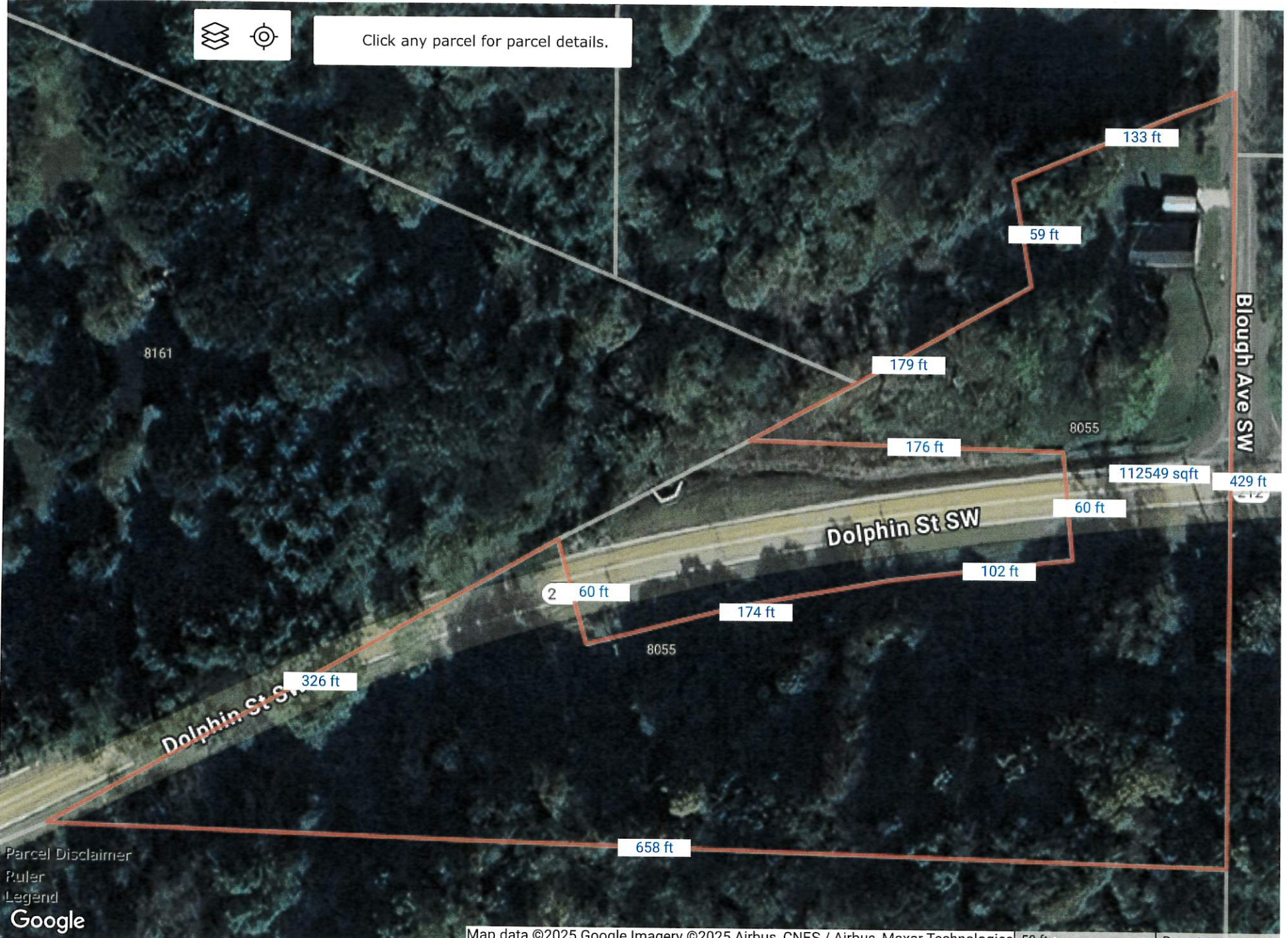
Card 1
 Line # 1
 Code 104
 Description BARN, SMALL
 Construction Type C1 - WOOD FRAME
 # Stories S2 - 1 STORY
 Common Walls W0 - NO COMMON WALLS
 Year Built 1900
 Width x Length 8 X 16
 Wall Height
 Area 128
 Units 1
 Grade C
 Rate 22,9700
 Condition P - POOR
 Functional Reason -
 Functional % -
 Economic Reason -
 Economic % -
 OVR Depr 90
 Depr
 Make
 Model
 Serial No.
 Title No.
 % Complete 100
 Value 300



PERSONAL P - 920:PERSONAL PROPERTY BLDG	12
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Click any parcel for parcel details.





Stark County Auditor's Parcel Viewer

Basic Version

Auditor's Homepage



10000458 X Q

Show search results for 10000...



