

Tuscarawas County, Ohio

Parcel: 23-00714-000

SUMMARY

Owner	WOLFE KATHRYN 149 THIRD ST SW STRASBURG OH 44680 USA		Taxpayer	WOLFE KATHRYN 149 THIRD ST SW STRASBURG OH 44680 USA	
Tax District	23-FRANKLIN TWP-STRASBURG CORP		Class	510-SINGLE FAMILY OWNER OCCUPIED	
School District	STRASBURG-FRANK SD		Subdivision		
Location	149 SW 3RD ST		Legal	WHOLE 488	
CD Year		Map # / Routing #	10 / 20000	Acres	
Ag Year		Ag District		Sold	
Sales Amount		Volume		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	352.58	360.25	712.83
Special	0.00	3.00	3.00	6.00
Total	0.00	355.58	363.25	718.83
Paid	0.00	355.58	202.14	557.72
Due	0.00	0.00	161.11	161.11
Escrow				0.00

VALUE

	Appraised	Assessed
Land	10,400	3,640
Improvement	63,090	22,080
Total	73,490	25,720
CAUV	0	0
Homestead	Y	
OOC	Y	
	73,490	25,720

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	40.000 X 150.000	Eff Front X Eff Depth	10,400

DWELLING

Card 1	Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	1	Cooling	Y	
Rec Room Area	0	Year Built	1925	Grade	C-4	
Finished Basement	0	Year Remodeled	1987	Fireplace Openings	0	
Rooms	5	Full Baths	1	Fireplace Stacks	0	
Bed Rooms	2	Half Baths	0	Living Area	768	
		Other Fixtures	0	Appraised Value	56,580	

OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1984		672	AVERAGE	6,510

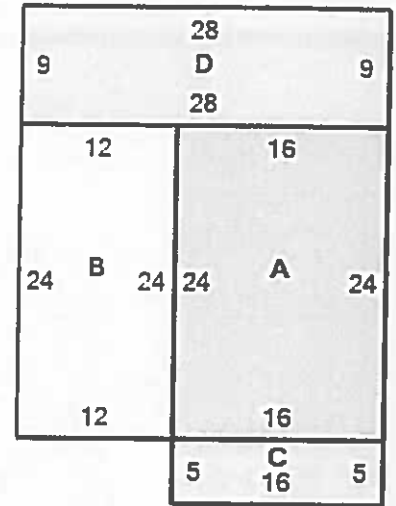
UTILITIES

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

Card 1

Name	Description	Size
1	DFG-DETACHED FRAME GARAGE	672
A	2SFR/B	384 [1]
B	1SFRA/BA	288
C	OBP	80
D	OBP	252







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: 149 3RD ST. SW STRASBURG, OHIO

Buyer(s): _____

Seller(s): KATHRYN WOLFE

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 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 _____

X. Robert F. Wolfe
SELLER/LANDLORD EXEC. _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 149 3RD S. SW STRASBURG, OHIO

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) Drew 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>Robert F Wolfe</u> Seller	_____	Date	_____	Seller	_____	Date
<u>Mr. Wallich</u> Purchaser	<u>7-31-18</u>	Date	_____	Purchaser	_____	Date
_____	_____	Date	_____	Agent	_____	Date