

Tuscarawas County, Ohio

Parcel: 42-01127-000

SUMMARY

Owner	SPROWLS CARL W 214 MILLER AVE DENNISON OH 44621 USA	Taxpayer	SPROWLS CARL W 214 MILLER AVE DENNISON OH 44621 USA
Tax District	42-MILL TWP-DENNISON CORP	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District	CLAYMONT SD	Subdivision	
Location	214 MILLER AVE	Legal	WHOLE 1476
CD Year		Map # / Routing #	30 / 15000
Ag Year		Ag District	
Sales Amount		Volume	
		Acres	
		Sold	
		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	256.57	282.23	538.80
Special	0.00	3.00	3.30	6.30
Total	0.00	259.57	285.53	545.10
Paid	0.00	259.57	285.53	545.10
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	8 000	2 800
Improvement	51 760	18 120
Total	59 760	20 920
CAUV	0	0
Homestead	Y	
OOC	Y	
	59 760	20 920

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	50 000 X 150 000	Eff Front X Eff Depth	8 000

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	1910	Grade	C+5	
Finished Basement	0	Year Remodeled		Fireplace Openings	0	
Rooms	7	Full Baths	1	Fireplace Stacks	0	
Bed Rooms	3	Half Baths	0	Living Area	1,472	
		Other Fixtures	0	Appraised Value	49,990	

OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1930		360	POOR	1,770

UTILITIES

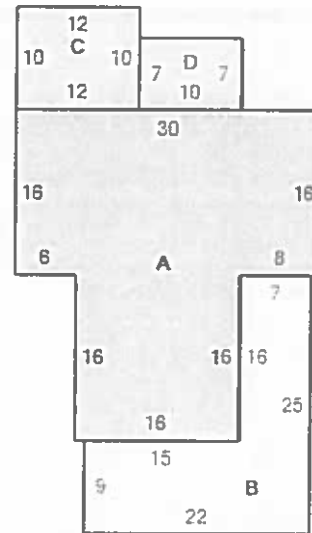
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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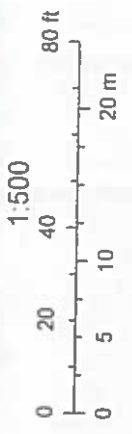
SKETCH

Card 1

Name	Description	Size
1	DFG-DETACHED FRAME GARAGE	360
A	2SFR/B	736
B	OBP/PBA	310
C	1SFRA/C	120
D	OFF	70

[1]





November 5, 2018



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: 214 Miller Ave Dennison

Buyer(s): _____

Seller(s): Snow's 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) Scotty Jones / Ryan Wallcut and real estate brokerage McIndoe 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 _____

BUYER/TENANT _____ DATE _____

[Signature] _____ 10/27/18
SELLER/LANDLORD DATE

[Signature] _____ 10/27/18
SELLER/LANDLORD DATE

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

Property Address 214 Miller Ave Dennison

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>[Signature]</u>	<u>10/27/18</u>	<u>[Signature]</u>	
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>10/27/18</u>	<u>[Signature]</u>	
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>10/26/18</u>	<u>[Signature]</u>	
Agent	Date	Agent	Date