

# Tuscarawas County, Ohio

Parcel: 41-03108-000

## SUMMARY

Owner	DAVIS RHONDA 1840 N WATER ST EXT UHRICHVILLE OH 44683 USA	Taxpayer	DAVIS RHONDA 1840 N WATER ST EXT UHRICHVILLE OH 44683 USA
Tax District	41-UHRICHVILLE CORP-CLAYMONT CSD	Class	455-COMMERCIAL GARAGES
School District	CLAYMONT SD	Subdivision	
Location	1840 N WATER ST EXT	Legal	1 7 1 PR 23 .50A
CD Year		Map # / Routing #	58 / 115000
Ag Year		Acres	0.500
Sales Amount		Sold	02/18/2015
		Page	2630

## CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	608.03	608.03	1,216.06
Special	0.00	75.32	75.31	150.63
Total	0.00	683.35	683.34	1,366.69
Paid	0.00	0.00	0.00	0.00
Due	0.00	683.35	683.34	1,366.69
Escrow				0.00

## VALUE

	Appraised	Assessed
Land	11,250	3,940
Improvement	60,740	21,260
Total	71,990	25,200
CAUV	0	0
Homestead	N	
OOC	N	0

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
02/18/2015	DAVIS RHONDA	900207	AFFIDAVIT	N	\$0	N
08/07/1996	DAVIS MARK D & RHONDA	2353	JOINT SURVIVORSHIP	N	\$100,000	N

## LAND

Type	Dimensions	Description	Value
PF-PRIMARY FRACTIONAL	0.500	Acres	11,250

## OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	AUTO BODY-AUTO BODY	1980		2,040	AVERAGE	50,370
1	C GARAGE-COMMERCIAL GARAGE ATTACHED	1992		768	AVERAGE	10,370

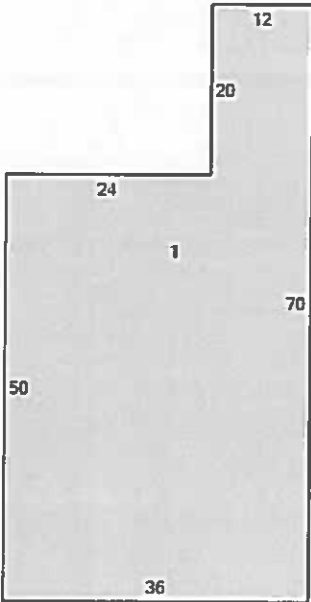
## UTILITIES

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

SKETCH

Card 1

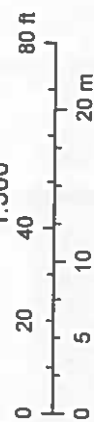
Name	Description	Size	[2]
1	AUTO BODY-AUTO BODY	2,040	
2	C GARAGE-COMMERCIAL GARAGE ATTACHED	768	





January 19, 2019

1:500



# Tuscarawas County, Ohio

Parcel: 41-03076-003

## SUMMARY

Owner	DAVIS RHONDA 1840 N WATER ST EXT UHRICHSVILLE OH 44683 USA	Taxpayer	DAVIS RHONDA 1840 N WATER ST EXT UHRICHSVILLE OH 44683 USA
Tax District	41-UHRICHSVILLE CORP-CLAYMONT CSD	Class	400-COMMERCIAL VACANT LAND
School District	CLAYMONT SD	Subdivision	
Location	N WATER ST EXT	Legal	PR LOT 23 .154A
CD Year		58 / 66010	Acres 0.154
Ag Year			Sold 02/18/2015
Sales Amount		1468	Page 2630

## CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	23.16	23.16	46.32
Special	0.00	23.00	23.00	46.00
Total	0.00	46.16	46.16	92.32
Paid	0.00	0.00	0.00	0.00
Due	0.00	46.16	46.16	92.32
Escrow				0.00

## VALUE

	Appraised	Assessed
Land	2,730	960
Improvement	0	0
Total	2,730	960
CAUV	0	0
Homestead	N	
OOC	N	0

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
02/18/2015	DAVIS RHONDA	900207	AFFIDAVIT	N	\$0	N
05/10/1999	DAVIS MARK & RHONDA	744	JOINT SURVIVORSHIP	Y	\$2,010	N
05/05/1999	STANEART EDITH L	99999	MISCELLANEOUS	Y	\$0	N

## LAND

Type	Dimensions	Description	Value
PF-PRIMARY FRACTIONAL	0.154	Acres	2,730

## UTILITIES

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







# 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: 1840 N. Water St Ext

Buyer(s): \_\_\_\_\_

Seller(s): DAVIS

## 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) Ryan Wallick and real estate brokerage Metairie 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]  
SELLER/LANDLORD

SELLER/LANDLORD \_\_\_\_\_

1-14-2019  
DATE

DATE