

Parcel: 34-03805-012

Year: 2018

SUMMARY

Deeded Name	SCHWEITZER CARL C	Taxpayer	SCHWEITZER CARL C
Owner	SCHWEITZER CARL C 9638-B WILKSHIRE BLVD NE BOLIVAR OH 44612		9638-B WILKSHIRE BLVD NE BOLIVAR OH 44612
Tax District	34-LAWRENCE TWP-TUSC VALLEY SD	Land Use	550-CONDOMINIUM RESIDENTIAL UNIT
School District	TUSC VALLEY SD	Subdivision	
Neighborhood	03623-LAWRENCE TOWNSHIP	Legal	UNIT 17 (LOCKPORT CONDOMINIUM)
Location	9638 -B WILKSHIRE BLVD	4.05	Routing Number 57000
CD Year		3/30/2018	Sales Amount 0.00
Acres	0.0000	Map Number Sold	

VALUE

District	34-LAWRENCE TWP-TUSC VALLEY SD	
Land Use	550-CONDOMINIUM RESIDENTIAL UNIT	
	Appraised	Assessed
Land	18,790	6,580
Improvement	79,060	27,670
Total	97,850	34,250
CAUV	N	0
Homestead	Y	25,000
OOC	Y	97,850
Taxable	97,850	34,250

CHARGES

Full Rate	64.800000			
Effective Rate	55.364344			
Qualifying Rate	44.397653			
	Prior	First	Second	Total
Tax	0.00	635.13	635.13	1,270.26
Special	0.00	3.00	3.00	6.00
Total	0.00	638.13	638.13	1,276.26
Paid	0.00	638.13	638.13	1,276.26
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
3/30/2018	SCHWEITZER CARL C	900422	QUIT CLAIM	\$0.00	N
10/1/2008	SCHWEITZER CARL C & NORMA J	1291	JOINT SURVIVORSHIP	\$112,000.00	Y
9/7/2004	JOHNSON TERRY L - TRUSTEE	91286	WARRANTY DEED	\$0.00	N
9/7/2004	KERR ORVILLE G JR	91285	AFFIDAVIT	\$0.00	N
11/13/2001	KERR ORVILLE G JR & HELEN V	1826	JOINT SURVIVORSHIP	\$95,200.00	Y
10/28/2001	HERCHLER DUANE	91575	MISCELLANEOUS	\$0.00	N
10/25/2001	HERCHLER DUANE	9999	MISCELLANEOUS	\$0.00	N

LAND

Type	Dimensions	Description	Value
SV-SOUND VALUE	18790.000	Gross Value	18,790

DWELLING

Card 1	Style	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
18-CONDOMINIUM	Family Rooms	0	Heating	Y				
1.00	Dining Rooms	0	Cooling	Y				
0	Year Built	2001	Grade	C-4				
0	Year Remodeled		Fireplace Openings	1				
4	Full Baths	2	Fireplace Stacks	1				
2	Half Baths	0	Living Area	1,046				
	Other Fixtures	0	Value	78,940				

OTHER IMPROVEMENT

Card Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1 MISC-MISCELLANEOUS	2002		A-AVERAGE		Length x Width (Optional)	1	120

UTILITIES

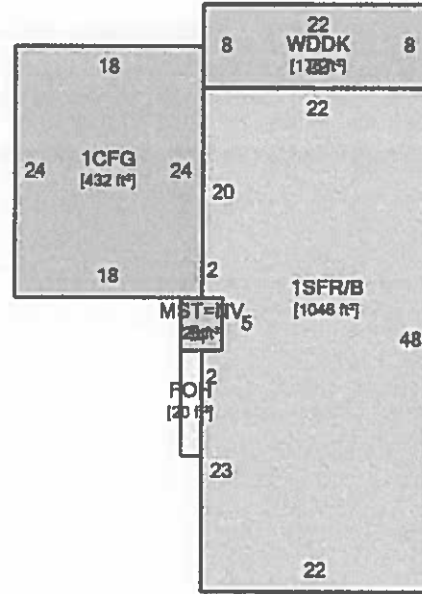
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

ID	Description
A	1SFR/B
B	FOH
C	WDDK
D	1CFG
E	MST=NV
1	MISC-MISCELLANEOUS

Size
1,046
20
176
432
20
1





STATE OF OHIO

DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials RCS Date 9/28/19

Purchaser's Initials Date

Owner's Initials Date

Purchaser's Initials Date

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301.5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 9638 Wilkshire Boulevard Northeast, Bolivar, OH 44612

Owner's Name(s): Carl C Schweitzer

Date:

Owner is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

Owner's Initials PCB Date 9/28/19

Purchaser's Initials Date

Owner's Initials Date

Purchaser's Initials Date

Property Address 9638 Wilkshire Boulevard Northeast, Bolivar, OH 44612

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backlog; or leaking pipes, plumbing fixtures, or appliances? Yes No

If "Yes", please describe and indicate any repairs completed: Master Bedroom, Guest Bath & Laundry Ceiling Stained

Have you ever had the property inspected for mold by a qualified inspector? Yes No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No

If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney <u>gas</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials Date _____

Purchaser's Initials Date _____

Owner's Initials Date _____

Purchaser's Initials Date _____

Property Address 9638 Wilkshire Boulevard Northeast, Bolivar, OH 44612

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) LOCKPORT STATION CONDOMINIUM ASSOCIATION 1.1 MONTHLY CONDO FEE \$299.00

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | | | |
|---------------------------|------------------------------|--|---|------------------------------|--|
| 1) Boundary Agreement | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | 4) Shared Driveway | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 2) Boundary Dispute | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | 5) Party Walls | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

N/A

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials RCB Date 9/28/19

Purchaser's Initials _____ Date _____

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Robert C Schweitzer - POA for Katl Schweitzer 9/28/19

OWNER:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER:

PURCHASER:



"Helping to Guide Community Associations Throughout Ohio"

Lockport Station

October 07, 2019

Carl Schweitzer
9638B Wilkshire Blvd
Bolivar OH 44612

Re: Condominium for Sale

Dear Carl Schweitzer:

As you may be aware, the undersigned serves as management for the association Lockport Station in which you own a unit. Recently it was noted that you have listed your unit for sale. One of our responsibilities includes informing the seller of their responsibilities for the sale of their home. Those items include, but are not limited to, the following:

- Copies of the association's declaration, bylaws and amendments are to be transferred to the buyer on or before the closing of the home. Copies of these documents may also be found on the county recorder's website for download or review at no cost.
- Signs may only be placed in the mulched area of the front yard. Open House signs are permitted only at the time of the Open House and must be removed at the end of the showing.
- The buyers should be aware that they must first have prior board approval before adding any new structures or any other exterior additions or modifications. The requests can be submitted to our office and we will forward to the board for their review.
- The title company should contact our office for any outstanding balance of association fees, if any, that may be owed.
- The title company shall provide the new buyers name and any contact information at the closing to our office. This will allow for a smooth transition between owners.
- Our office only works with the seller or seller's agent. Any questions a buyer may have about the association should be directed to you or your agent. Should you be unable to answer any questions, please submit them to my office, in writing, and we will respond accordingly to you.

Thank you in advance for your help and cooperation in this matter. If you have any questions or concerns, or feel that this notice was sent in error, please feel free to contact Grace Property Services in writing at info@gracepropertieservicesllc.com, or at the address listed below.

Respectfully yours,
GRACE PROPERTY SERVICES
Agent
Lockport Station

Cathlene Cheatwood
Community Association Manager

cc: Listing Agent