

Property Record Card - Alan Harold, Stark County Auditor

Generated 11/19/2019 1:11 04 PM

Subject Property	
Parcel	1200586
Owner	STRASAVICH SONIA R
Address	103 WOOSTER ST NW NAVARRE OH 44662-1033
Mailing Address Line 1	STRASAVICH SONIA R
Mailing Address Line 2	103 WOOSTER ST NW
Mailing Address Line 3	NAVARRE OH 44662
Legal Description	OL 8 .14A
Last Inspected	02/08/2018
Property Class	RESIDENTIAL
DTE Classification	510 - 1-FAMILY DWELLING
Tax District	00090 BETHLEHEM TWP - NAVARRE VILLAGE - FAIRLESS LSD
School District	7604 FAIRLESS LSD
Township	BETHLEHEM TOWNSHIP
City	NAVARRE VILLAGE
Neighborhood	012-00-00-01
Map Routing Number	12 024 09 0100

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2018	\$16,800	\$5,880	\$52,400	\$18,340	\$69,200	\$24,220
2017	\$13,400	\$4,690	\$20,700	\$7,250	\$34,100	\$11,940
2016	\$13,400	\$4,690	\$20,700	\$7,250	\$34,100	\$11,940
2015	\$13,400	\$4,690	\$20,700	\$7,250	\$34,100	\$11,940
2014	\$13,400	\$4,690	\$40,900	\$14,320	\$54,300	\$19,010
2013	\$13,400	\$4,690	\$40,900	\$14,320	\$54,300	\$19,010
2012	\$13,400	\$4,690	\$40,900	\$14,320	\$54,300	\$19,010
2011	\$15,200	\$5,320	\$54,200	\$18,980	\$69,400	\$24,300
2010	\$15,200	\$5,320	\$54,200	\$18,980	\$69,400	\$24,300
2009	\$15,200	\$5,320	\$54,200	\$18,980	\$69,400	\$24,300
2008	\$15,200		\$55,000		\$70,200	\$24,570

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
HOUSE LOT		53	120	6,360	FF	\$390.00	0	\$16,800

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
No Sales Information Available						

Details for Primary Building 7712671

Building Type	10 - SINGLE FAMILY	Construction Type	1 - WOOD FRAME	Full Baths	1
Year Built	1913	Quality Basement Finish	0 - NONE	Half Baths	1
Number Of Stories	2.00	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	GAS	Number Of Fireplaces	0
Living Area	1560	Central Air	NO	Family Room	NO
Quality Grade	105	Number Of Bedrooms	3	Primary Value	\$52,400

Data For Parcel 1200586

Previous Years Tax per Property

Tax Data

Parcel: 1200586
 Owner: STRASAVICH SONIA R
 Site Address: 103 WOOSTER ST NW NAVARRE OH 44662-1033
 Map Routing Number: 12 024 09 0100
 Tax Map: [NAV_024.pdf](#)



[+] Try our old map.

Tax Information

Bill Number:	20188764997	Installment Number:	2
Taxable Land Value:	\$5,880	Taxable Building Value:	\$18,340
Owner Occupancy Discount:	YES	Homestead Reduction:	YES
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:	\$8,750	Tax Abatement:	NO
Owner Occupancy Qualified Value:	\$24,220	Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2018		

Tax Billing

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	856.18			
	Tax Reduction	-233.65			
	Non-Business Credit (.092365)	-57.50			
	Owner Occupancy Credit (.023091)	-14.37			
	Homestead Reduction	-198.94			
	_ Net Tax:	351.72	351.72	.00	
	27-MUSKINGUM WATERSHED	3.00	3.00	.00	
_ Total 1st Half:	354.72	354.72	.00		
2nd Half:	Real Estate Tax	856.18			
	Tax Reduction	-233.65			
	Non-Business Credit (.092365)	-57.50			
	Owner Occupancy Credit (.023091)	-14.37			
	Homestead Reduction	-198.94			
	_ Net Tax:	351.72	351.72	.00	
	27-MUSKINGUM WATERSHED	3.00	3.00	.00	
_ Total 2nd Half:	354.72	354.72	.00		
Total:	709.44	709.44	.00		

Tax Payments

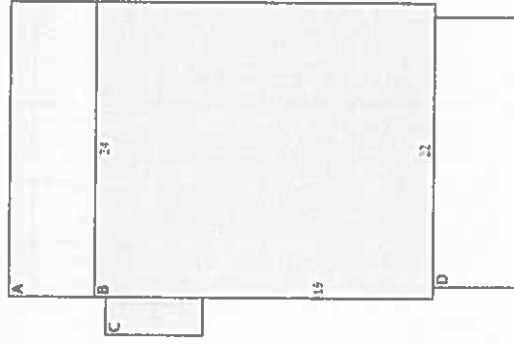
Payment Date	Payment Half	Payment Amount
02/04/2019	1	\$354.72
06/27/2019	2	\$354.72

Special Assessments

Agency	Code	Standard Amount	Status	Type	Balance
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$3.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$3.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$3.00	ACTIVE	SEMI-ANNUAL FIXED	\$6.00

Scale: 5ft

- A A1FR 168sqft
- B 1D 672sqft
- C A2FB 24sqft
- D P1FB 154sqft



1200586 Building ID 7712671





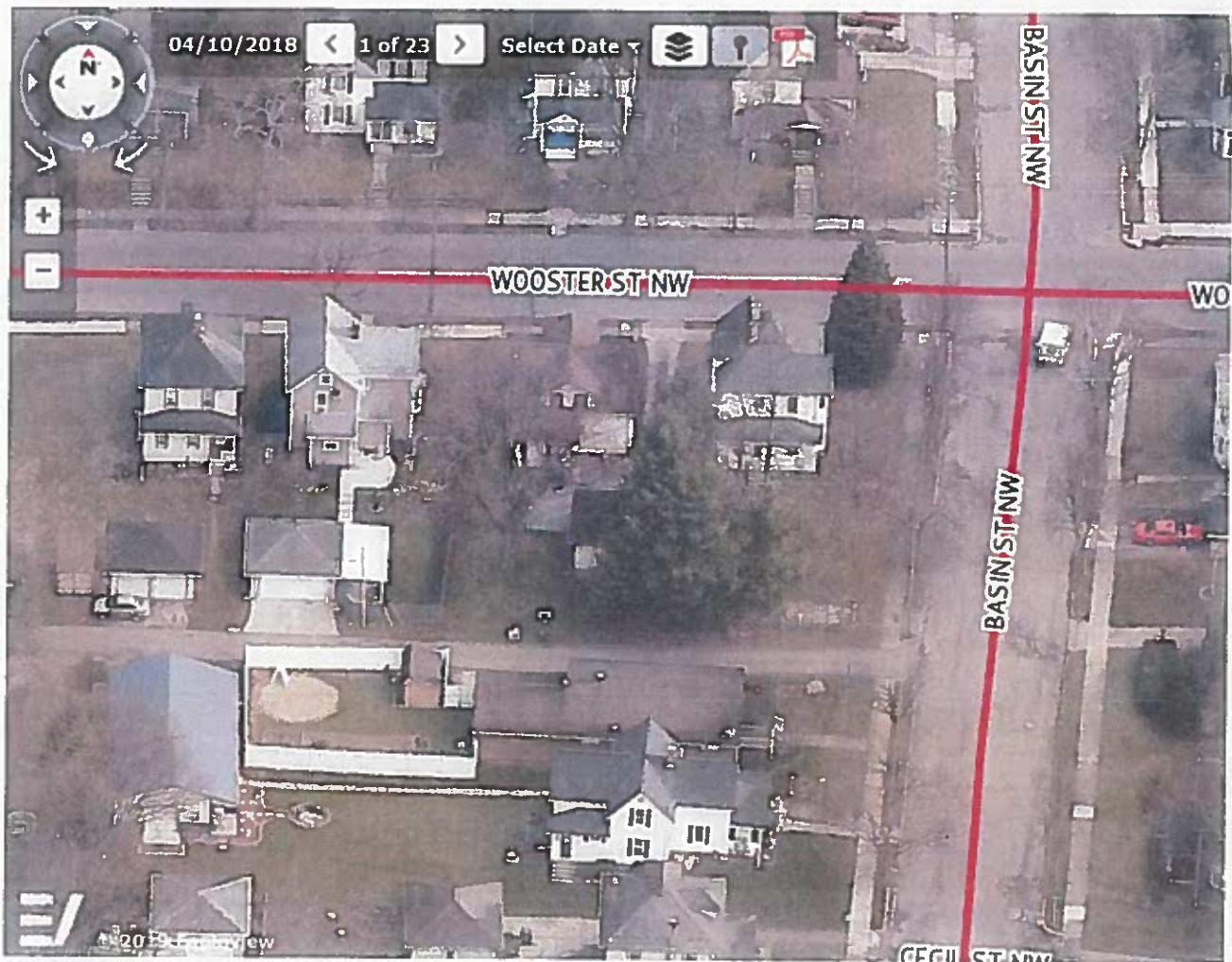
Data For Parcel 1200586

Pictometry Data

Parcel: 1200586
Owner: STRASAVICH SONIA R
Address: 103 WOOSTER ST NW NAVARRE OH 44662-1033
Map Routing Number: 12 024 09 0100
Tax Map: NAV_024 pdf



[+] Try our old map.



The CAMA data is current as of 11/9/2019 12:54:41 AM.



Department of Commerce

Division of Real Estate & Professional Licensing



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: 103 Wooster St NW ANNAPOLIS

Buyer(s): _____

Seller(s): SONIA STRASAVICH X LISA PAPPAS POA

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 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:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Lisa Pappas and real estate brokerage M&M Real Estate 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 Lisa Pappas

DATE POA 9.26.19

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE _____

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

Property Address 103 Wooster St NW NAME

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) AW 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>J. Pappas</u>	<u>PA</u>	<u>9-26-19</u>		
Seller	Date	Seller	Date	
<u>[Signature]</u>	<u>9/26/19</u>			
Purchaser	Date	Purchaser	Date	
<u>[Signature]</u>	<u>9/26/19</u>	Agent	Date	