



STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

596 School St EXT Tusky

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 SM Date 2-13-2020  
Owner's Initials SC Date 2-13-2020

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



STATE OF OHIO DEPARTMENT  
OF COMMERCE

2013

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:

596 School ST EXT Tusky

Owners Name(s):

\* Jill Murdock Due Cable

Date: 2/13, 2020

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

OWNERS selling PARENTS Home If owner is not occupying the property, since what date: Dec 2019

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):

- |  |                                       |                                      |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown     |
| <input type="checkbox"/> Private Water Service           | <input type="checkbox"/> Cistern      | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well                    | <input type="checkbox"/> Spring       | _____                                |
| <input type="checkbox"/> Shared Well                     | <input type="checkbox"/> Pond         | _____                                |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes  
No ☒ If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): \_\_\_\_\_

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):

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank    |
| <input type="checkbox"/> Leach Field             | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown                 | <input type="checkbox"/> Other _____   |   |

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 ☒ If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): \_\_\_\_\_

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  
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): NEW ROOF 2/24/20

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

Owner's Initials SM Date 2-13-2020  
Owner's Initials DL Date 2-13-2020

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address

596 School St Ext

Tusky

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/backup; or leaking pipes, plumbing fixtures, or appliances? ☐ Yes ☒ No

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

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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):

New Furnace & 2 yrs

SOFTNER HAS NOT BEEN USED IN 5 yrs

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known	_____	_____	_____
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

SC

Date 2-13-2020

Owner's Initials

SC

Date 2-13-2020

Purchaser's Initials

Date

Purchaser's Initials

Date

Property Address

596 School St Ext Rusky

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?

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/HOMEOWNERS' 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):

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No

1) Boundary Agreement

☐  
☐  
☐

No

☒  
☒  
☒

4) Shared Driveway

☐  
☐  
☐

Yes

☐  
☐  
☐

No

2) Boundary Dispute

☒  
☒  
☒

5) Party Walls

3) Recent Boundary Change

☒  
☒  
☒

6) Encroachments From or on Adjacent Property

☐  
☐  
☐

☒  
☒  
☒

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

Neighbor Driveway appears to encroach - unknown to seller

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

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

Date

2/13/2020

Owner's Initials

Date

2/13/2020

Purchaser's Initials

Date

Purchaser's Initials

Date

Property Address

596 School St. Ext. Tusky

### 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.

X OWNER:

Lee M. Mudd

DATE:

2-13-2020

X OWNER:

Shirley C. Mudd

DATE:

2-13-2020

### 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](http://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:

DATE:

PURCHASER:

DATE:



## Parcel: 66-00530-014

Year: 2019

## SUMMARY

Deeded Name	SUE A MARSTRELL & JILL K MURDOCH		Taxpayer	CABLE SUE ANN	
Owner	MARSTRELL SUE A & JILL K MURDOCH			P O BOX 625	
	TUSCARAWAS OH 44682			TUSCARAWAS OH 44682	
Tax District	66-WARWICK TWP-TUSCARAWAS CORP		Land Use	510-SINGLE FAMILY DWELLING	
School District	INDIAN VALLEY SD		Subdivision		
Neighborhood	01404-TUSCARAWAS VILLAGE				
Location	596 SCHOOL ST EXT		Legal	WHOLE 321 322 (.124A PRIVATE DR)	
CD Year		Map Number	22	Routing Number	38140
Acres	0.1200	Sold	5/31/2016	Sales Amount	0.00

## VALUE

District	66-WARWICK TWP-TUSCARAWAS CORP	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	17,280	6,050
Improvement	107,680	37,690
Total	124,960	43,740
CAUV	N	0
Homestead	N	0
OOC	Y	120,210
Taxable	124,960	43,740

## CURRENT CHARGES

Full Rate	64.600000			
Effective Rate	46.055767			
Qualifying Rate	40.618799			
	Prior	First	Second	Total
Tax	907.50	897.06	897.06	2,701.62
Special	3.00	3.00	3.00	9.00
Penalty	91.06	0.00	0.00	91.06
Total	1,001.56	900.06	900.06	2,801.68
Paid	1,001.56	900.06	0.00	1,901.62
Due	0.00	0.00	900.06	900.06

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
5/31/2016	MARSTRELL SUE A & JILL K MURDOCH	900817	AFFIDAVIT TOD DESIGNATION	\$0.00	N
2/3/2009	MARSTRELL SUE A & JILL K MURDOCH	900106	QUIT CLAIM	\$0.00	N
8/13/2004	KLASERNER JUNE E	91160	AFFIDAVIT	\$0.00	N
7/15/2002	KLASERNER WILLIAM T & JUNE E	1084	FIDUCIARY	\$116,000.00	N
8/20/2001	ROBERT L MEEKS & PATTY J MEEKS	99999		\$0.00	N
8/20/2001	MEEKS PATTY J TRUSTEE	91210	AFFIDAVIT	\$0.00	N
12/9/1997	ROBERT L MEEKS & PATTY J MEEKS	3533	QUIT CLAIM	\$0.00	N
7/7/1994	MEEKS ROBERT L & PATTY J	1972	WARRANTY DEED	\$19,600.00	Y
7/22/1993	PILMER OPAL V & 5 OTHERS	2023	MISCELLANEOUS	\$0.00	N

## LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	60.000 X 180.000	Effective - Frontage / Depth	6,910
FR-FRONT LOT	90.000 X 180.000	Effective - Frontage / Depth	10,370
RW-RIGHT OF WAY	0.120	Acres	0

## DWELLING

Card 1					
Style	09-MODULAR	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1994	Grade	C-1
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	1,876
		Other Fixtures	0	Total Area	1,876
				Value	93,730

## OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DFG-DETACHED FRAME GARAGE	1994		A-AVERAGE	24 X 32	Length x Width (Optional)	768	9,200
1	GAZEBO-GAZEBO	2001		A-AVERAGE		Length x Width (Optional)	113	3,320
1	SHED-SHED	1994		A-AVERAGE	12 X 16	Length x Width (Optional)	192	1,430

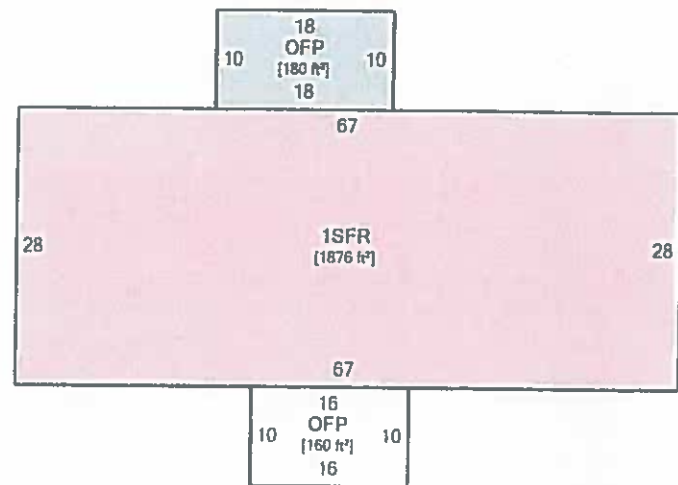
## UTILITIES

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

Card 1

ID	Description	Size
A	1SFR	1,876
B	OFP	160
C	OFP	180
1	DFG-DETACHED FRAME GARAGE	768
2	SHED-SHED	192
3	GAZEBO-GAZEBO	113











## Parcel: 66-00531-000

Year: 2019

## SUMMARY

Deeded Name	SUE A MARSTRELL & JILL K MURDOCH		Taxpayer	MARSTRELL SUE A	
Owner	MARSTRELL SUE A & JILL K MURDOCH			596 SCHOOL ST EXT	
	P O BOX 625			TUSCARAWAS OH 44682	
	TUSCARAWAS OH 44682				
Tax District	66-WARWICK TWP-TUSCARAWAS CORP		Land Use	599-OTHER RESIDENTIAL STRUCTURES	
School District	INDIAN VALLEY SD		Subdivision		
Neighborhood	01404-TUSCARAWAS VILLAGE				
Location	SCHOOL ST				
CD Year		Map Number	Legal	OL 3 1.428A	
Acres	1.4280	Sold	22	Routing Number	36000
			5/31/2016	Sales Amount	0.00

## VALUE

District	66-WARWICK TWP-TUSCARAWAS CORP
Land Use	599-OTHER RESIDENTIAL STRUCTURES

	Appraised	Assessed
Land	7,120	2,490
Improvement	0	0
Total	7,120	2,490
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	7,120	2,490

## CURRENT CHARGES

Full Rate	64.600000			
Effective Rate	46.055767			
Qualifying Rate	40.618799			
	Prior	First	Second	Total
Tax	52.94	52.34	52.34	157.62
Special	0.00	0.00	0.00	0.00
Penalty	5.30	0.00	0.00	5.30
Total	58.24	52.34	52.34	162.92
Paid	58.24	52.34	0.00	110.58
Due	0.00	0.00	52.34	52.34

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
5/31/2016	MARSTRELL SUE A & JILL K MURDOCH	900817	AFFIDAVIT TOD DESIGNATION	\$0.00	N
2/3/2009	MARSTRELL SUE A & JILL K MURDOCH	900106	QUIT CLAIM	\$0.00	N
8/13/2004	KLASERNER JUNE E	91160	AFFIDAVIT	\$0.00	N
3/31/2004	KLASERNER WILLIAM T & JUNE E	99999	MISCELLANEOUS	\$0.00	N
7/15/2002	KLASERNER WILLIAM T & JUNE E	1084	FIDUCIARY	\$116,000.00	N
10/2/2001	MEEKS ROBERT L & PATTY J MEEKS	99999	MISCELLANEOUS	\$0.00	N
8/3/2000	MEEKS ROBERT L & PATTY J MEEKS	99999	MISCELLANEOUS	\$0.00	N
12/9/1997	MEEKS ROBERT L & PATTY J MEEKS	3533	QUIT CLAIM	\$0.00	N
4/18/1995	MEEKS ROBERT L & PATTY J	923	JOINT SURVIVORSHIP	\$13,500.00	N
7/22/1993	PILMER OPAL V & 5 OTHERS	2023	MISCELLANEOUS	\$0.00	N
1/14/1992	PILMER OPAL V & 5 OTHERS	115	CERTIFICATE OF TRANSFER	\$0.00	N
5/8/1990	PILMER OPAL V & 6 OTHERS	1062	CERTIFICATE OF TRANSFER	\$68,500.00	N

## LAND

Type	Dimensions	Description	Value
RW-RIGHT OF WAY	0.168	Acres	0
T-TILLABLE	1.260	Acres	7,120

## OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	SHED-SHED	1996		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0

## UTILITIES

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

Card 1

ID	Description
1	SHED-SHED

Size
80



