

Guernsey County, Ohio - Property Record Card, Page 1  
Parcel: 020003897000  
Map Number: 3/2/S08-03

MAP

GENERAL PARCEL INFORMATION

Owner DUBOIS DENTAL PROPERTIES LTD  
Property Address 65015 OLD TWENTY-ONE RD OH  
Mailing Address DUBOIS DENTAL PROPERTIES  
1091 WINKLER DR  
DOVER OH 44622  
Land Use 447 OFFICE BUILDINGS - 1 AND 2 STORIES  
Legal Description R3 T2 S8 EPT E 1/2 .466 A  
School District CAMBRIDGE CSD  
Tax District 02 Cambridge Twp-Cambridge CSD

A map is not available.

VALUATION

	Appraised	Assessed
Land Value	\$31,500.00	\$11,030.00
Improvements Value	\$64,580.00	\$22,600.00
Total Value	\$96,080.00	\$33,630.00
Taxable Value		\$33,630.00
Net Annual Tax:		\$1,845.86
Tot Amt Collected:		(\$1,021.45)

AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
Totals:								

LAND

Code	Frontage	Depth	Rate	Total	Value	Acres
HS - HOMESITE	0	0/0	35000	\$31,500.00	\$31,500.00	0.47

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
8/9/2005	\$0.00	DUBOIS DENTAL	1444	
11/17/2000	\$102,000.00		1658	
3/13/1996	\$0.00		258	

COMMENTS

Type	Description
------	-------------

# Guernsey County, Ohio - Property Record Card, Page 2 Parcel: 020003897000 Map Number: 3/2/S08-03

## GENERAL PARCEL INFORMATION

Owner DUBOIS DENTAL PROPERTIES LTD  
Property Address 65015 OLD TWENTY-ONE RD OH  
Mailing Address DUBOIS DENTAL PROPERTIES  
1091 WINKLER DR  
DOVER OH 44622  
Land Use 447 OFFICE BUILDINGS - 1 AND 2 STORIES  
Legal Description R3 T2 S8 EPT E 1/2 .466 A

School District CAMBRIDGE CSD  
Tax District 02 Cambridge Twp-Cambridge CSD

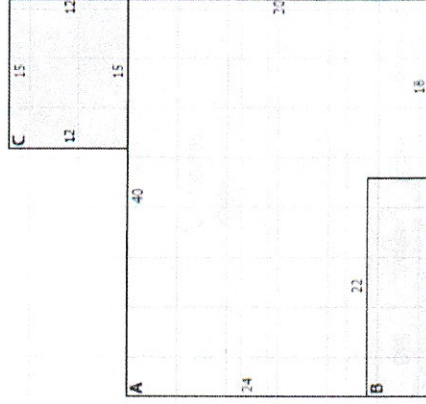
## VALUATION

	Assessed
Land Value	\$31,500.00
Improvements Value	\$64,580.00
Total Value	\$96,080.00

Taxable Value \$33,630.00  
Net Annual Tax: \$1,845.86  
Tot Amt Collected: (\$1,021.45)

## SKETCH

Grid Scale: 5ft  
A DWELLING 1068 sqft  
B OFF 132 sqft  
C EFP 180 sqft



## COMMERCIAL - Card 1

Business Name	Description	Construction	Area	Year Built	Condition	Value
DWELLING	0	0	132	0		\$0
	510.000	0	180	0		\$0
	0					
	0					
	0					
	1068					
	1979					
	\$64,580.00					
	1					
	G					

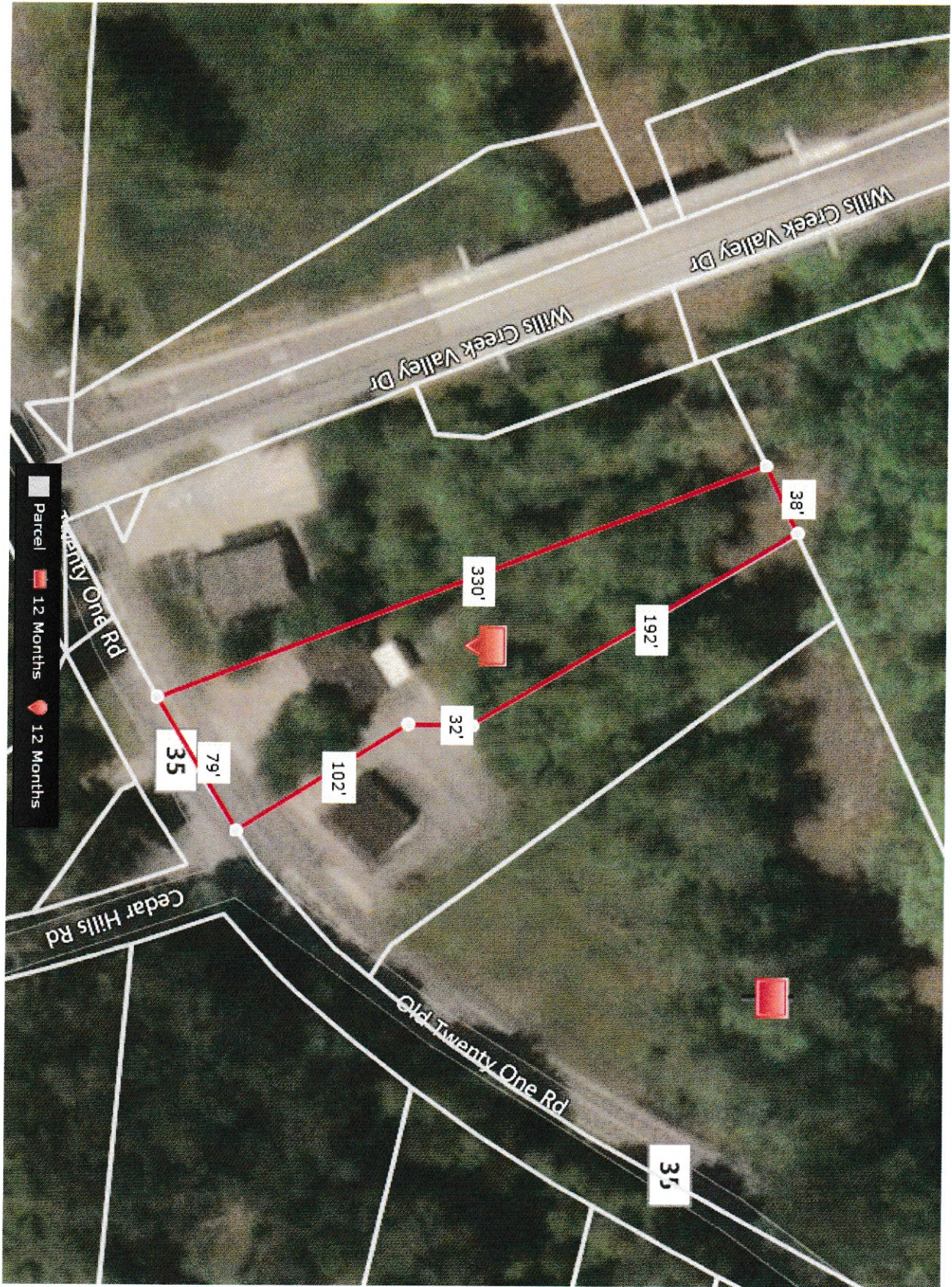
## COMMERCIAL DETAIL - Card 1

Description	Construction	Area	Year Built	Condition	Value
OFF	132	0	0		\$0
EFP	180	0	0		\$0

## YARD ITEMS - Card 1

Description	Construction	Area	Year Built	Condition	Value









## 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: 65015 Old Twenty one Cambridge

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

Seller(s): Dubois

### 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) Ryan W. Wick and real estate brokerage McIntire 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

X DuChane Dubois  
SELLER/LANDLORD

2-24-20  
DATE

BUYER/TENANT

DATE

SELLER/LANDLORD

DATE



**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Property Address 65015 Old Twenty one Cambridge**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.

Seller	Date	<u>X Dr. Charles DuBari</u>	Date
Purchaser	Date		Date
Agent	Date		Date