



Parcel: 68-00178-000

Year: 2019

SUMMARY

| | | | |
|-----------------|--|-------------|--|
| Deeded Name | KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES | | |
| Owner | KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES 2251 PRYSI RD NW SUGARCREEK OH 44681-7984 | Taxpayer | KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES 2251 PRYSI RD NW SUGARCREEK OH 44681-7984 |
| Tax District | 68-WAYNE TWP-GARAWAY SD | Land Use | 122-TIMBER LAND TAXED AT ITS "CAUV" AS LAND USED FOR THE COMMERCIAL GROTH OF TIMBER |
| School District | GARAWAY SD | Subdivision | |
| Neighborhood | 04100-WAYNE TOWNSHIP | Legal | 3 9 2 PR 20 2.00A |
| Location | NW NEBRASKA RD | 20 | Routing Number 12000 |
| CD Year | | 9/17/2012 | Sales Amount 0.00 |
| Acres | 2.0000 | Map Number | |
| | | Sold | |

VALUE

| | |
|----------|---|
| District | 68-WAYNE TWP-GARAWAY SD |
| Land Use | 122-TIMBER LAND TAXED AT ITS "CAUV" AS LAND USED FOR THE COMMERCIAL GROTH OF TIMBER |

| | Appraised | Assessed |
|-------------|-----------|----------|
| Land | 4,980 | 1,740 |
| Improvement | 0 | 0 |
| Total | 4,980 | 1,740 |
| CAUV Y | 460 | 160 |
| Homestead N | 0 | 0 |
| OOC N | 0 | 0 |
| Taxable | 460 | 160 |

CURRENT CHARGES

| | |
|-----------------|-----------|
| Full Rate | 77.100000 |
| Effective Rate | 48.039735 |
| Qualifying Rate | 37.375909 |

| | Prior | First | Second | Total |
|---------|-------|-------|--------|-------|
| Tax | 0.00 | 3.85 | 3.85 | 7.70 |
| Special | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | 3.85 | 3.85 | 7.70 |
| Paid | 0.00 | 3.85 | 3.85 | 7.70 |
| Due | 0.00 | 0.00 | 0.00 | 0.00 |

TRANSFER HISTORY

| Date | Buyer | Conveyance | Deed Type | Sales Amount | Valid |
|------------|--|------------|---------------------------|--------------|-------|
| 9/17/2012 | KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES | 901156 | AFFIDAVIT TOD DESIGNATION | \$0.00 | N |
| 12/16/2005 | KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES | 91719 | WARRANTY DEED | \$0.00 | N |
| 9/16/2005 | KLOHA RALPH & PAULINE MIZER | 91289 | CERTIFICATE OF TRANSFER | \$0.00 | N |
| 5/7/1993 | KLOHA JOHN W | 1193 | WARRANTY DEED | \$22,000.00 | N |

LAND

| Type | Dimensions | Description | Value |
|-----------|------------|-------------|-------|
| P-PASTURE | 2.000 | Acres | 4,980 |

UTILITIES

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

| | | | |
|--|---|-----------------------------------|-----------------------|
| Parcel Number 68-00178-000 | Legal Description 3 9 2 PR 20 2.00A | Location NW NEBRASKA RD | Acres 2.000 |
| Owner KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES | | | |

2019 ▼

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Value History

CAUV Soil Breakdown 1

Land 1

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[Dwellings](#)

[Other Improvements](#)

[Sketch](#)

Levy Distribution

[Tax Estimator](#)

[Map this Parcel](#)

[Tax Card](#)

Property

| | |
|--|--------------------------------------|
| Tax District 68-WAYNE TWP-GARAWAY SD | School District GARAWAY SD |
| Neighborhood 04100-WAYNE TOWNSHIP | Subdivision |
| Map Number 20 | Routing Number 12000 |

Deed

| | |
|---|-----------------------------|
| Legal Description 3 9 2 PR 20 2.00A | Acres 2.0000 |
| Date Sold 09/17/2012 | Sales Amount 0.00 |
| Volume / Page 1398 / 1389 | |

Owner

Contact
KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES
2251 PRYSI RD NW
SUGARCREEK OH 44681-7984

Owner Name
KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES

Taxpayer

Contact
KLOHA RALPH & KENNETH & JOHN J MIZER CO TRUSTEES
2251 PRYSI RD NW
SUGARCREEK OH 44681-7984

Values

Land Use
122-TIMBER LAND TAXED AT ITS "CAUV" AS LAND USED FOR THE COMMERCIAL GROTH OF TIMBER

[Tentative Values Available](#)

| | Appraised | Assessed |
|----------------------------|-----------|----------|
| Land | 4,980 | 1,740 |
| Improvement | 0 | 0 |
| Total | 4,980 | 1,740 |
| CAUV (Y) | 460 | 160 |
| Homestead (N) | 0 | 0 |
| Owner Occupancy (N) | 0 | 0 |
| Taxable | 460 | 160 |

Current Charges

Full Rate Effective Rate Qualifying Rate

77.100000

48.039735

37.375909

| | Prior | First | Second | Total |
|----------------|--------------|--------------|---------------|--------------|
| Tax | 0.00 | 3.85 | 3.85 | 7.70 |
| Special | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | 3.85 | 3.85 | 7.70 |
| Paid | 0.00 | 3.85 | 3.85 | 7.70 |
| Due | 0.00 | 0.00 | 0.00 | 0.00 |

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Last Updated: 07/13/2020 12:00:09 AM

[County's Website](#)
[Auditor's Website](#)
[Treasurer's Website](#)

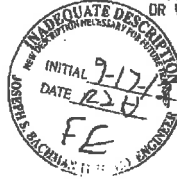
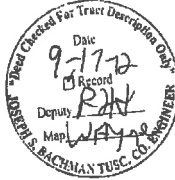
Powered By: [ISSG Inc](#)

TRANSFERRED

TRANSFER FEE \$2.00
CONVEYANCE EXAMINED
SEC. 319-03 R.C. COMPLIED WITH

SEP 17 2012

AMT
LARRY LINDBERG
Tuscarawas County Auditor



201200012903
Filed for Record in
TUSCARAWAS COUNTY, OH
LDRI L SMITH, RECORDER
09-17-2012 At 03:09 pm.
AFFIDAVIT 52.00
OR Volume 1398 Page 1389 - 1393

STATE OF OHIO) **TRANSFER ON DEATH DESIGNATION**
COUNTY of TUSCARAWAS) **AFFIDAVIT** [O.R.C Section 5302.22]

RALPH KLOHA, being first duly sworn according to law, states as follows:

1. That Affiant, **RALPH KLOHA**, married, is the owner of record of a ONE-HALF interest in the following real property located in the Township of Wayne, County of Tuscarawas, and State of Ohio, as evidenced by the instruments recorded in Volume 1201, Page 1776, and Volume 1210, Page 1769, of the Tuscarawas County Official Records:

See Exhibit A attached hereto and made a part hereof.

Subject to any and all conditions, reservations, restrictions, easements, leases, right-of-ways, and other matters of record, and further subject to applicable zoning ordinances and all legal highways.

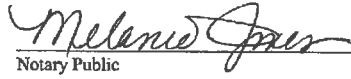
2. That title of record to the above property is held by Affiant(s) as follows:

- Sole Owner
- Tenant(s) in Common
- Tenant(s) in Survivorship
- Tenants by the Entireties

3. That Affiant hereby designates his entire undivided ONE-HALF interest in the property for transfer on death to his wife, **DIANA S. KLOHA**, transfer on death beneficiary, to receive the title of Affiant upon his death.
4. If Diana S. Kloha fails to survive the Affiant, the Affiant names **JODY S. CRONK** and **RANDY J. KLOHA** as contingent transfer on death beneficiaries of the entire undivided ONE-HALF interest in the property.
5. That **DIANA S. KLOHA**, wife of the Affiant, states that her dower rights are subordinate to the vesting of title to the real property in the transfer on death beneficiary designated herein.
6. This Affidavit, and the beneficiary designation set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designations by Affiant, whether by deed or affidavit, related to the above-designated real property.

Ralph M. Kloha
RALPH KLOHA
Diana S. Kloha
DIANA S. KLOHA

Sworn to and subscribed before me this 17th day of September 2012.


Notary Public



Melanie R. Jones
Notary Public, State of Ohio
My Commission Expires 05-16-2017

This instrument prepared by:
James F. Contini II, Esq.
KRUGLIAK, WILKINS, GRIFFITHS
& DOUGHERTY CO., L.P.A.
158 North Broadway
New Philadelphia, Ohio 44663
Telephone: 330-364-3472
Facsimile: 330-602-3187

EXHIBIT A

TRACT ONE:

Situated in the Township of Wayne, County of Tuscarawas and State of Ohio and being the following described premises:

Being a part of Lot #15 in the Second Quarter of Township 9, Range 3, of the Connecticut Reserve School Lands and bounded as follows: Beginning at the southwest corner of said Lot #15; thence South 86 1/4° East, 26.75 chains along the lot line; thence North 3 1/2° East, 12.34 chains; thence North 86 1/4° West, 26.75 chains to the west line of the lot; thence South 3 1/2° West, 12.34 chains to the beginning, containing 32.87 acres, more or less.

Property Address: 7683 Nebraska Road NW

Parcel #: 68-00175.000

*Prior Deed Reference: Volume 1201, Page 1776
and Volume 1210, Page 1769*

TRACT TWO:

Situated in the Township of Wayne, County of Tuscarawas and State of Ohio and being the following described premises:

Being a part of Lot #20, in the Second Quarter of Township 9, Range 3, of the Connecticut Western Reserve School Lands and bounded as follows: Beginning at the Northwest corner of said Lot #20; thence with the lot line South 3 1/2° West, 31.15 chains; thence South 86 1/4° East, 22.54 chains, thence North 3 1/2° East, 29.67 chains; thence South 86 1/4° East, 4.21 chains; thence North 3 1/2° East, 1.48 chains to the lot line; thence North 86 1/4° West, 26.75 chains to the beginning, containing 70.83 acres, more or less, but subject to all legal highways.

EXCEPTING from the above described 70.83 acre tract, 10 acres formerly conveyed by Samuel Bowers to Mary Dillon and now owned by John and Olive Kloha and described as follows: Beginning on the West line of Lot #20, South 3/4° West 2.51 chains from the Northwest corner of said lot; thence East 10.51 chains; thence South 3/4° West, 9.50 chains; thence West 10.50 chains to the lot line; thence North 3/4° East, 9.53 chains to the beginning.

ALSO EXCEPTING from the above described 70.83 acre tract, 5 acres described as follows: Beginning in the middle of the public road at the northeast corner of the 10 acre tract of John Kloha described above; thence with the road, South 89° 50' East, 525 feet; thence South 45° West, 415 feet; thence North 89° 50' West, 525 feet to the 10 acre tract; thence North 45° East, 415 feet to the beginning, and hereby conveying 55.78 acres, more or less.

EXCEPTING from Lot #15 and Lot #20 an 0.50 acre tract conveyed June 12, 1957, to Warren D. and Grace L. Snyder, as recorded at Volume 375, Page 72 of the Tuscarawas County Deed Records, and described as follows:

Being a part of a 32.87 acre tract in Lot #15 in the Second Quarter of Township 9, Range 3 and a part of a 55.78 acre tract in Lot #2 in the First Quarter of Township 9, Range 3, said tracts being heretofore conveyed to Woodrow Johnson by deed recorded in Volume 245, at Page 111 of the County Deed Records, the part hereby conveyed being more fully described as follows:

Beginning at the northwest corner of Lot #20, said point being also the southwest corner of Lot #15; thence with the west line of Lot #15, North 00° 45' East, 52.14 feet; thence leaving said line, East 100.0 feet; thence South 00° 45' West, 217.8 feet to a point in Township Road #442 on the line of the 55.78 acre tract and on the north line of a 10.0 acre tract (Volume 225, Page 218); thence with said road and lines, West 100.0 feet to a corner of the 55.78 acre tract and the northwest corner of the 10.0 acre tract on the west line of Lot #20; thence with said line, North 00° 45' East 165.6 feet to the place of beginning, containing 0.50 acre, of which 0.12 acre is out of the 32.87 acre tract in Lot #15 and 0.38 acre is out of the 55.78 acre tract in Lot #20, be the same more or less, but subject to all legal highways.

ALSO FURTHER EXCEPTING an 0.50 acre tract in Lot #15 conveyed September 18, 1963, to said Warren D. and Grace L. Snyder, as recorded at Volume 431, Page 203 of the Tuscarawas County Deed Records, and described as follows:

Being located in Lot #15 in the Second Quarter of Township 9, Range 4 and being a part of a 32.87 acre tract heretofore conveyed to Woodrow Johnson by deed recorded in Volume 245, at Page 111

of the Tuscarawas County Deed Records, the part hereby conveyed being more fully described as follows:

Beginning at the northwest corner of a 0.50 acre tract heretofore conveyed to Warren Snyder by deed recorded in Volume 375, Page 72 of the County Deed Records, said point being located on the west line of Lot #15 and North 00° 45' East, 52.14 feet from the southwest corner thereof; thence from said beginning and with the lot line, North 00° 45' East, 217.8 feet to an iron pin; thence leaving said line, East 100.0 feet to an iron pin; thence South 00° 45' West, 217.8 feet to an iron pin at the northeast corner of the 0.50 acre tract; thence with the north line thereof, West, 100.0 feet to the place of beginning, containing 0.50 acre, more or less.

Property Address: 7683 Nebraska Road NW

Parcel #: 68-00176.000

*Prior Deed Reference: Volume 1201, Page 1776
and Volume 1210, Page 1769*

TRACT THREE:

Situated in the Township of Wayne, County of Tuscarawas and State of Ohio and being the following described premises:

Being a part of Lot #11, in the first quarter of Township 9, Range 4, of the Western Reserve School Lands, in the U.S. Military District and bounded as follows: Beginning at John Kloha's corner on the east line of Lot #11, North 3 1/2° East, 6 chains and 6-1/3 links from the southeast corner of said Lot; thence with the lot line, North 3 1/2 deg. East, 6 chains and 27-2/3 links; thence North 86 1/4 deg. West, 9 chains and 93 links; thence South 3 1/2 deg. West 6 chains and 27-2/3 links to John Kloha's corner; thence South 86 1/4 deg. East, 9 chains and 93 links to the beginning, containing 6.23 acres, and being the remainder of a tract of 12.25 acres after 1.02 acres was conveyed to Frederick Hostetler and 5 acres was conveyed to Curtis Baker, be the same more or less but subject to all legal highways.

EXCEPTING an 0.351 acre tract conveyed May 28, 1960, to Ralph and Thelma Wright, by deed recorded at Volume 398, Page 84 of the Tuscarawas County Deed Records, and described as follows:

Being located in Lot #11 in the First Quarter of Township 9, Range 4 and being a part of a 6.23 acre tract heretofore conveyed to Woodrow Johnson by deed recorded in Volume 245, at Page 111 of the Tuscarawas County Deed Records, the part hereby conveyed being more fully described as follows:

Beginning at the southwest corner of the 6.23 acre tract; thence with the west line thereof North 4° 56' East, 128. feet; thence leaving said line South 87° 00' East, 83.85 feet; thence South 24° 39' East, 144.4 feet to a point on the south line of the 6.23 acre tract; thence with said line North 87° 00' West, 155.2 feet to the place of beginning, containing 0.351 acre, more or less, but subject to all legal highways.

Property Address: Possum Hollow Road

Parcel #: 68-00177.000

*Prior Deed Reference: Volume 1201, Page 1776
and Volume 1210, Page 1769*

TRACT FOUR:

Situated in the Township of Wayne, County of Tuscarawas and State of Ohio and being the following described premises:

Being a part of Lot #20, in the Second Quarter of Township 9, Range 3, of the Connecticut Western Reserve School Lands. Beginning at the northeast corner of a 10 acre tract now owned by John and Olive Kloha, said beginning being located in the middle of the public road, South 45° West 2.51 chains and East 10.51 chains from the Northwest corner of Lot #20; thence with said road, South 89° 50' East, 525 feet; thence South 45° West, 415 feet; thence North 89° 50' West, 25 feet to the ten acre tract; thence North 45° East, 415 feet to the beginning; containing 5 acres, more or less, but subject to all legal highways.

EXCEPTING the following tract of 2 acres, conveyed to George J. Solley by deed dated December 17, 1948, and recorded at Volume 301, Page 167 of the Tuscarawas County Deed Records, and described as follows:

00365401-1 / 23272.00-0001

Being part of a 5 acre tract in Lot 20, Second Quarter, Township 9, Range 3, and beginning at the Northwest corner of the 5 acre tract which point is located in the middle of the road South 45' West 2.51 chains and East 10.51 chains from the Northwest corner of Lot 20; said beginning point being also the Northeast corner of a 10 acre tract owned by John and Olive Kloha; thence in the road South 89 - 50 East 343 feet; thence South 45' West 254 feet; thence North 89 - 50 West 343 feet to the line between the 5 acre tract and the 10 acre tract; thence North 45' East 254 feet to the place of beginning, containing 2 acres, more or less.

ALSO SAVING, EXCEPTING AND RESERVING therefrom a 1.0 acre tract heretofore conveyed by Woodrow N. Johnson to William Russell Pope and Eva M. Pope, by deed dated December 8, 1970, filed for record December 8, 1970 and recorded in Volume 479, Page 150, Tuscarawas County Deed Records, bounded and described as follows:

Being known as part of Lot #20 in the Second Quarter of Township 9, Range 3 and also being part of a 5.0 acre tract as heretofore conveyed to Woodrow N. Johnson by deed recorded in Volume 245 at Page 111 of Tuscarawas County Deed Records and being more fully described as follows:

Beginning at the northwest corner of said Lot #20; thence with the west line of said Lot #20 and the west line of a 0.50 acre tract as heretofore conveyed to Warren and Grace Snyder by deed recorded in Volume 375 at Page 72 of the Tuscarawas County Deed Records, S. 0° - 45' W., 165.66 feet to a point in Township Road #442, said point also being the northwest corner of a 10.0 acre tract as heretofore conveyed to John A. and Olive S. Kloha (Jr.) by deed recorded in Volume 225 at Page 218 of the Tuscarawas County Deed Records; thence leaving the west line of said Lot #20 and with the north line of said 10.0 acre tract and Township Road #442, East, 693.66 feet to the northeast corner of said 10.0 acre tract, said point also being the northwest corner of a 2.0 acre tract as heretofore conveyed to William R. Pope by deed recorded in Volume 361 at Page 18 of the Tuscarawas County Deed Records; thence continuing with Township Road #442 and with the north line of said 2.0 acre tract, S. 89° - 50' E., 343.0 feet to the northeast corner of said 2.0 acre tract, said point also being the true place of beginning of the tract herein described; thence from said true place of beginning and continuing with Township Road #442, S. 89° - 50' E., 171.50 feet to a point; thence leaving Township Road #442, S. 0° - 45' W., 25.00 feet to an iron pin; thence continuing S. 0° - 45' W., 229.00 feet to an iron pin; thence No. 89° - 50' W., 171.50 feet to an iron pin at the southeast corner of said 2.0 acre tract; thence with the east line of said 2.0 acre tract, N. 0° - 45' E., 229.0 feet to an iron pin; thence continuing with the east line of said 2.0 acre tract, N. 0° - 45' E., 25.00 feet to the true place of beginning containing 1.0 acre.

Description prepared by Edward F. Gasser, Reg. Surveyor #4681.

Property Address: Nebraska Road NW

Parcel #: 68-00178.000

Prior Deed Reference: Volume 1201, Page 1776
and Volume 1210, Page 1769

The above premises presently carried on the Auditor's Tax List as follows:

| Parcel No. | R-T-Or. | Description | Acreage |
|------------|---------|-------------|---------|
| 68-00175 | 3-9-2 | Pr. 15 | 32.25 |
| 68-00176 | 3-9-2 | Pr. 20 | 55.40 |
| 68-00177 | 4-9-1 | Pr. E/2 11 | 5.819 |
| 68-00178 | 3-9-2 | Pr. 20 | 2.00 |

201200012903
RWGD
PICK UP