

LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



SUMMARY

Deeded Name	PARIS ED DBA GINED LLC		Taxpayer	PARIS ED & GINED LLC	
Owner	PARIS ED & GINED LLC 500 E WILLS AVENUE DOVER OH 44622			500 E WILLS AVENUE DOVER OH 44622	
Tax District	23-FRANKLIN TWP-STRASBURG CORP		Land Use	499-OTHER COMMERCIAL STRUCTURES	
School District	STRASBURG-FRANK SD		Subdivision		
Neighborhood	04056-STRASBURG CORPORATION		Legal	3 10 19 PR S/2 .660A	
Location	738 N WOOSTER AVE		16	Routing Number	35000
CD Year		Map Number	05/07/2018	Sales Amount	115,000.00
Acres	0.6600	Sold			

VALUE

District	23-FRANKLIN TWP-STRASBURG CORP	
Land Use	499-OTHER COMMERCIAL STRUCTURES	
	Appraised	Assessed
Land	35,480	12,420
Improvement	46,070	16,120
Total	81,550	28,540
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	81,550	28,540

CURRENT CHARGES

Full Rate	79.600000			
Effective Rate	49.468554			
Qualifying Rate	46.873652			
	Prior	First	Second	Total
Tax	1,676.96	705.95	705.95	3,088.86
Special	44.10	21.00	21.00	86.10
Penalty	127.72	0.00	0.00	127.72
Total	1,848.78	726.95	726.95	3,302.68
Paid	1,848.78	726.95	726.95	3,302.68
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/07/2018	PARIS ED & GINED LLC	593	WARRANTY DEED	\$115,000.00	Y	1
05/07/2018	MARSIM INVESTMENTS LLC	592	QUIT CLAIM	\$91,100.00	N	1
02/18/2004	BOLITHO DERRICK L & CONNIE L	90218	JOINT SURVIVORSHIP	\$0.00	N	1
09/02/2003	BOLITHO DERRICK L & CONNIE L	3299	WARRANTY DEED	\$41,750.00	N	1
10/09/1996	KEITH DONNA KAY	3073	WARRANTY DEED	\$30,000.00	N	1

LAND

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	144.0000 X 190.0000	Effective - Frontage / Depth	35,480
		Total	35,480

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	C CNPY-COMMERCIAL CANOPY	1950	2019	A-AVERAGE	62 X 7	Length x Width (Optional)	434	1,670
1	C GARAGE-COMMERCIAL GARAGE ATTACHED	1950	2019	A-AVERAGE	28 X 36	Length x Width (Optional)	1,008	12,200
1	FENCE-FENCE COMMERCIAL	2016		A-AVERAGE		Length x Width (Optional)	190	1,700
1	OFFICE-OFFICE BUILDING	1950	2019	A-AVERAGE		Length x Width (Optional)	1,224	30,500
						Total		46,070

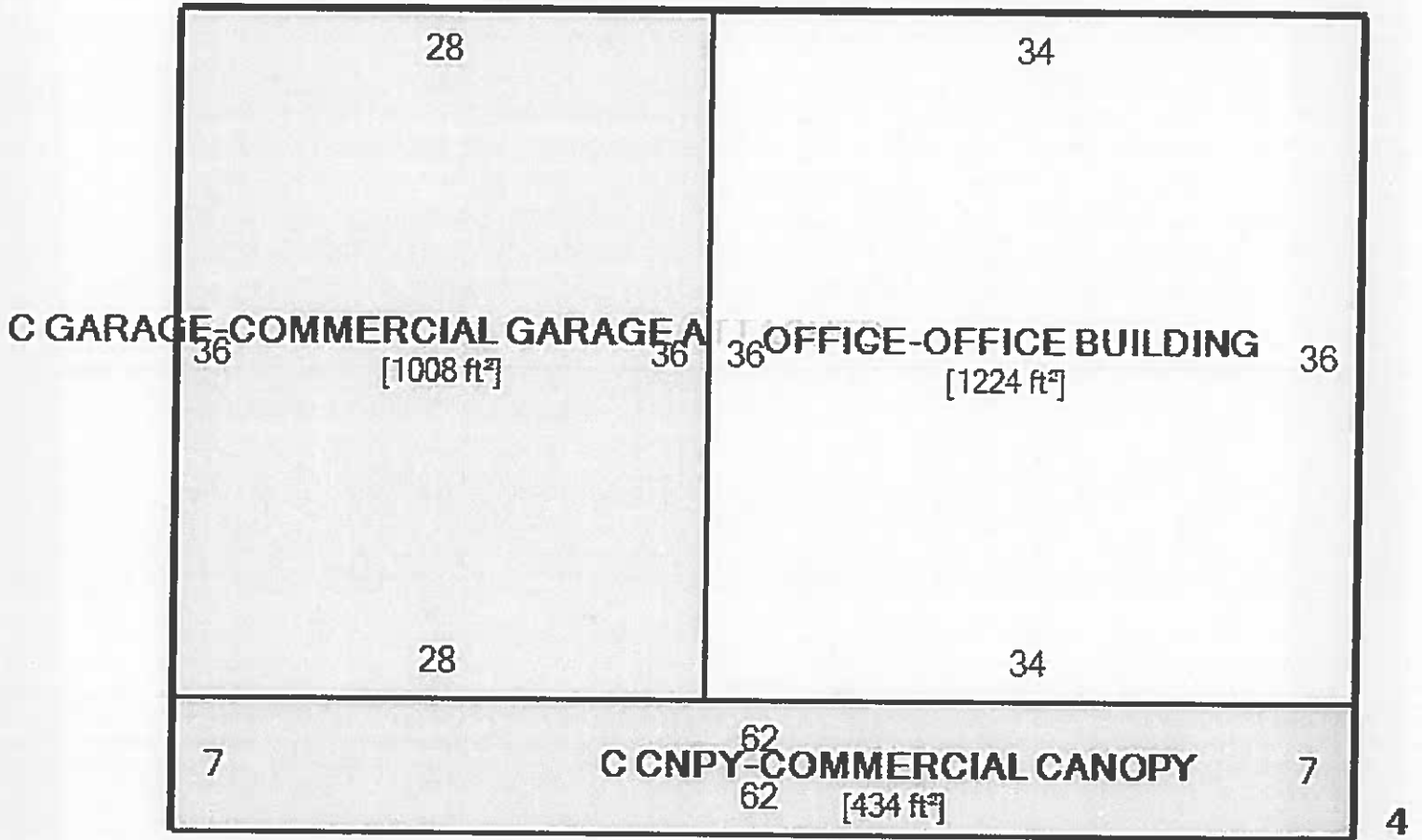
UTILITIES

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

Card 1

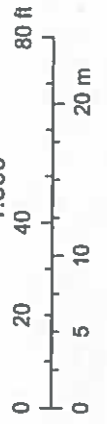
ID	Description	Size	Floor Total	Floor Area (ft ²)	Living Area (ft ²)
1	C GARAGE-COMMERCIAL GARAGE ATTACHED	1,008		0	0
2	OFFICE-OFFICE BUILDING	1,224			
3	C CNPY-COMMERCIAL CANOPY	434			
4	FENCE-FENCE COMMERCIAL	190			





November 7, 2021

1:500



Tuscarawas County, OH



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: 738 N. Wooster Ave Strasburg
 Buyer(s): _____
 Seller(s): PARIS ESTATE

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 Wallcut 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 _____

BUYER/TENANT _____ DATE _____

Virginia Paris 11-4-21
 SELLER/LANDLORD _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 738 N Woodst Ave Strasburg

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>Virginia Paris</u>	<u>11-4-21</u>
Purchaser	Date		
Agent	Date		