

Parcel: 15-04979-000

Year: 2020

LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



**SUMMARY**

Deeded Name Owner	BATTLEFIELD LIVE OHIO LLC BATTLEFIELD LIVE OHIO LLC 120 DEEDS DRIVE DOVER OH 44622	Taxpayer	BATTLEFIELD LIVE OHIO LLC 120 DEEDS DRIVE DOVER OH 44622
Tax District	15-DOVER CITY/DOVER CSD	Land Use	465-LODGE HALLS AND AMUSEMENT PARKS
School District	DOVER CITY SD	Subdivision	
Neighborhood	03052-DOVER CORPORATION	Legal	WHOLE 334 335 PR 333 .399A
Location	307 N TUSCARAWAS AVE	26	Routing Number 15000
CD Year		Map Number	Sales Amount 0.00
Acres	0.4000	Sold	

**VALUE**

District	15-DOVER CITY/DOVER CSD	
Land Use	465-LODGE HALLS AND AMUSEMENT PARKS	
	Appraised	Assessed
Land	49,140	17,200
Improvement	136,040	47,610
<b>Total</b>	<b>185,180</b>	<b>64,810</b>
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
<b>Taxable</b>	<b>185,180</b>	<b>64,810</b>

**CURRENT CHARGES**

Full Rate	79.270000			
Effective Rate	61.207106			
Qualifying Rate	52.749572			
	Prior	First	Second	Total
Tax	0.00	1,983.43	1,983.43	3,966.86
Special	0.00	12.00	12.00	24.00
<b>Total</b>	<b>0.00</b>	<b>1,995.43</b>	<b>1,995.43</b>	<b>3,990.86</b>
<b>Paid</b>	<b>0.00</b>	<b>1,995.43</b>	<b>1,995.43</b>	<b>3,990.86</b>
<b>Due</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/14/2012	BATTLEFIELD LIVE OHIO LLC	901151	WARRANTY DEED	\$0.00	N	1
02/03/2009	SSG PROPERTIES LTD	117	WARRANTY DEED	\$55,000.00	N	1
12/28/2004	PG OFFICE INC	2477	WARRANTY DEED	\$162,000.00	Y	1
12/23/2004	CANAL DOVER LODGE #707 LOYAL O	99999		\$0.00	N	2

**LAND**

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	10.0000 X 96.0000	Effective - Frontage / Depth	3,360
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	50.0000 X 150.0000	Effective - Frontage / Depth	21,000
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	59.0000 X 150.0000	Effective - Frontage / Depth	24,780
		<b>Total</b>	<b>49,140</b>

**OTHER IMPROVEMENT**

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	GYM-GYMNASIUM	1927		P-POOR	59 X 59	Length x Width (Optional)	3,481	36,090
1	LODGE-LODGE-CLUBHOUSE	1927	1974	P-POOR		Length x Width (Optional)	5,958	97,520
1	PAVING17-ASPHALT PAVING	1970	1985	P-POOR		Length x Width (Optional)	7,500	2,430
						<b>Total</b>		<b>136,040</b>

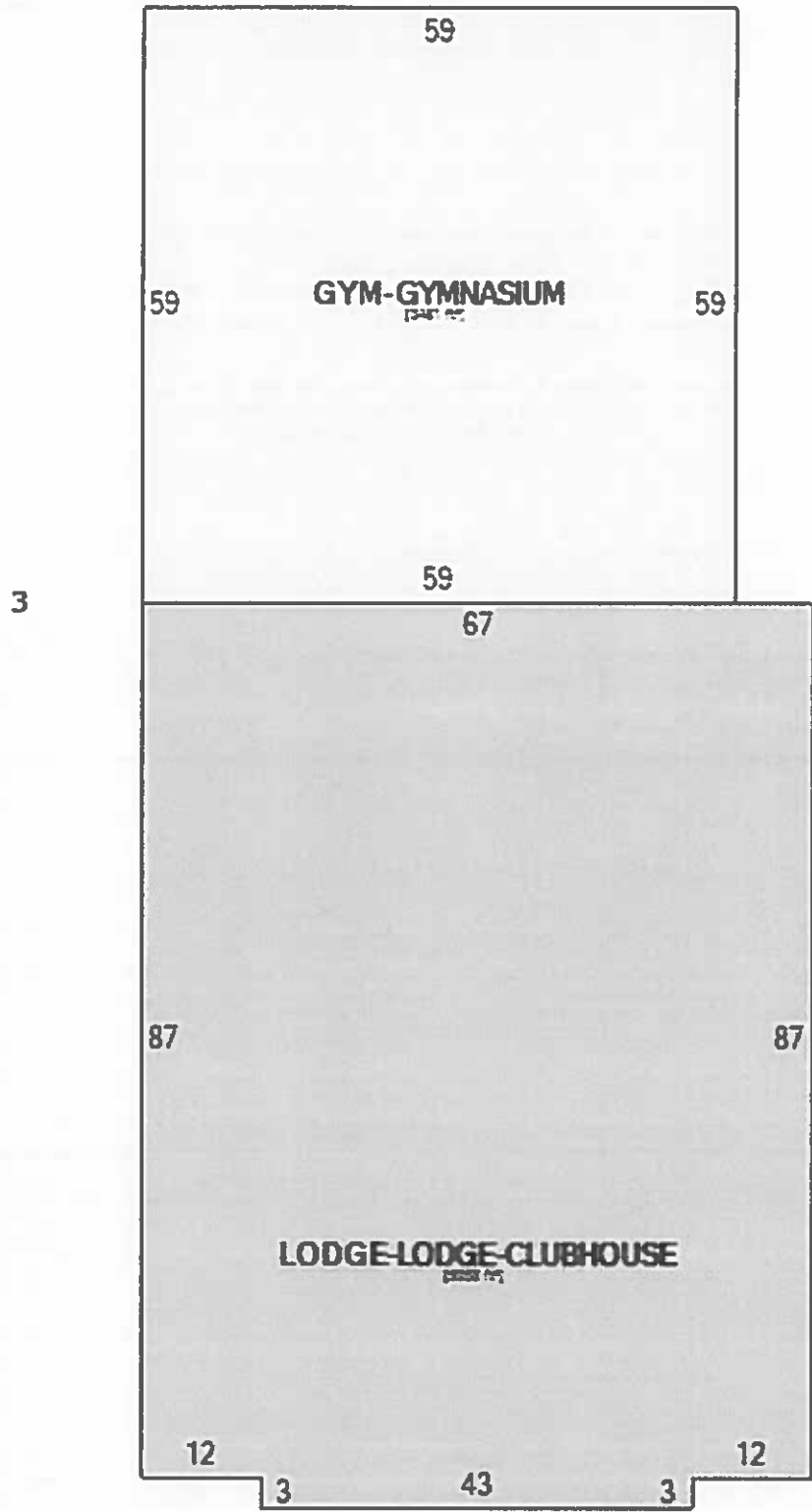
**UTILITIES**

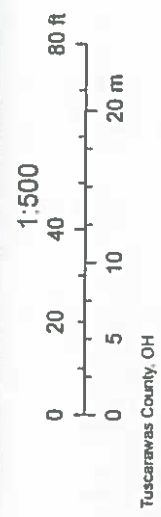
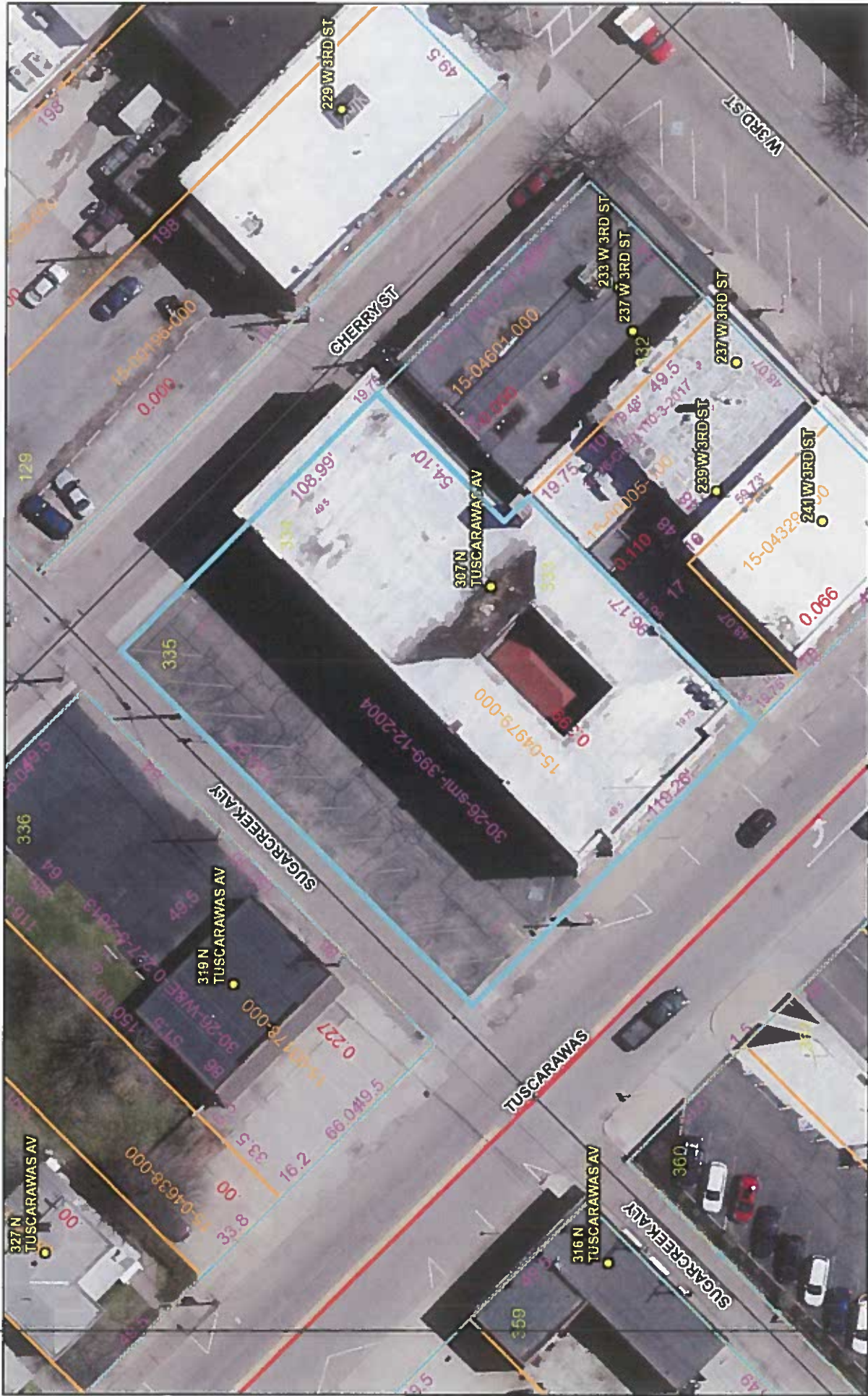
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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**SKETCH**

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
1	LODGE-LODGE-CLUBHOUSE	5,958	Total	0	
2	GYM-GYMNASIUM	3,481			
3	PAVING17-ASPHALT PAVING	7,500			





December 11, 2021



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: 307 N. TUSCARAWAS AVE - Dover, OH

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

Seller(s): BATTLEFIELD LIVE OHIO LLC

### 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 Wallace and real estate brokerage METROLINE 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 \_\_\_\_\_

Michael A. Stahl

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

12/15/2021



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

Property Address 307 N. TUSCANAWIAS AVE - DOVER, OH

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) Adel 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>Michael A. Adel</u>	<u>12/15/2021</u>	_____	_____
		Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Adel</u>	<u>12/14/21</u>	_____	_____
Agent	Date	Agent	Date