

LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



**SUMMARY**

Deeded Name	NAPIER WILLIAM		Taxpayer	NAPIER WILLIAM	
Owner	NAPIER WILLIAM 9819 FEED SPRINGS RD SE UHRICHSVILLE OH 44683-6535			9139 TSCHUDY HILL RD SW PORT WASHINGTON OH 43837-9201	
Tax District	50-SALEM TWP-INDIAN VALLEY SD		Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	
School District	INDIAN VALLEY SD		Subdivision		
Neighborhood	00901-SALEM TOWNSHIP		Legal	2 6 2 MID HAGA 1.00A	
Location	9139 SW TSCHUDY HILL RD		5	Routing Number	24000
CD Year		Map Number	03/10/2016	Sales Amount	0.00
Acres	1.0000	Sold			

**VALUE**

District	50-SALEM TWP-INDIAN VALLEY SD
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

**CURRENT CHARGES**

Full Rate	61.400000
Effective Rate	42.935800
Qualifying Rate	38.350748

	Appraised	Assessed
Land	12,600	4,410
Improvement	54,670	19,130
<b>Total</b>	<b>67,270</b>	<b>23,540</b>
CAUV	N	0
Homestead	Y	25,000
OOC	Y	65,600
Taxable	67,270	23,540

	Prior	First	Second	Total
Tax	0.00	282.38	282.38	564.76
Special	0.00	3.00	3.00	6.00
<b>Total</b>	<b>0.00</b>	<b>285.38</b>	<b>285.38</b>	<b>570.76</b>
Paid	0.00	285.38	285.38	570.76
Due	0.00	0.00	0.00	0.00

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/10/2016	NAPIER WILLIAM	900390	QUIT CLAIM	\$0.00	N	1
11/15/2002	REYNOLDS BOYD SR	1865	WARRANTY DEED	\$41,000.00	N	1
05/14/2002	FEDERAL NATIONAL MORTGAGE ASSO	678	SHERIFF DEED	\$33,000.00	N	1
08/09/1996	HAMBLETON JOHN W	2372	WARRANTY DEED	\$49,900.00	Y	1

**LAND**

Type	Dimensions	Description	Value
HF-HOMESITE FRACTIONAL	0.9400	Acres	12,600
RW-RIGHT OF WAY	0.0600	Acres	0
		<b>Total</b>	<b>12,600</b>

**DWELLING**

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	Value
09-MODULAR	Family Rooms	1.00	0	0	6	3		
0	Heating	0	1989	0	2	0		48,670
0	Cooling	0		0	0	0		
0	Grade	0		0	0	0		
0	Fireplace Openings	0		0	0	0		
0	Fireplace Stacks	0		0	0	0		
0	Living Area	0		0	0	0		1,144
0	Total Area	0		0	0	0		1,144
0	Value	0		0	0	0		48,670

**OTHER IMPROVEMENT**

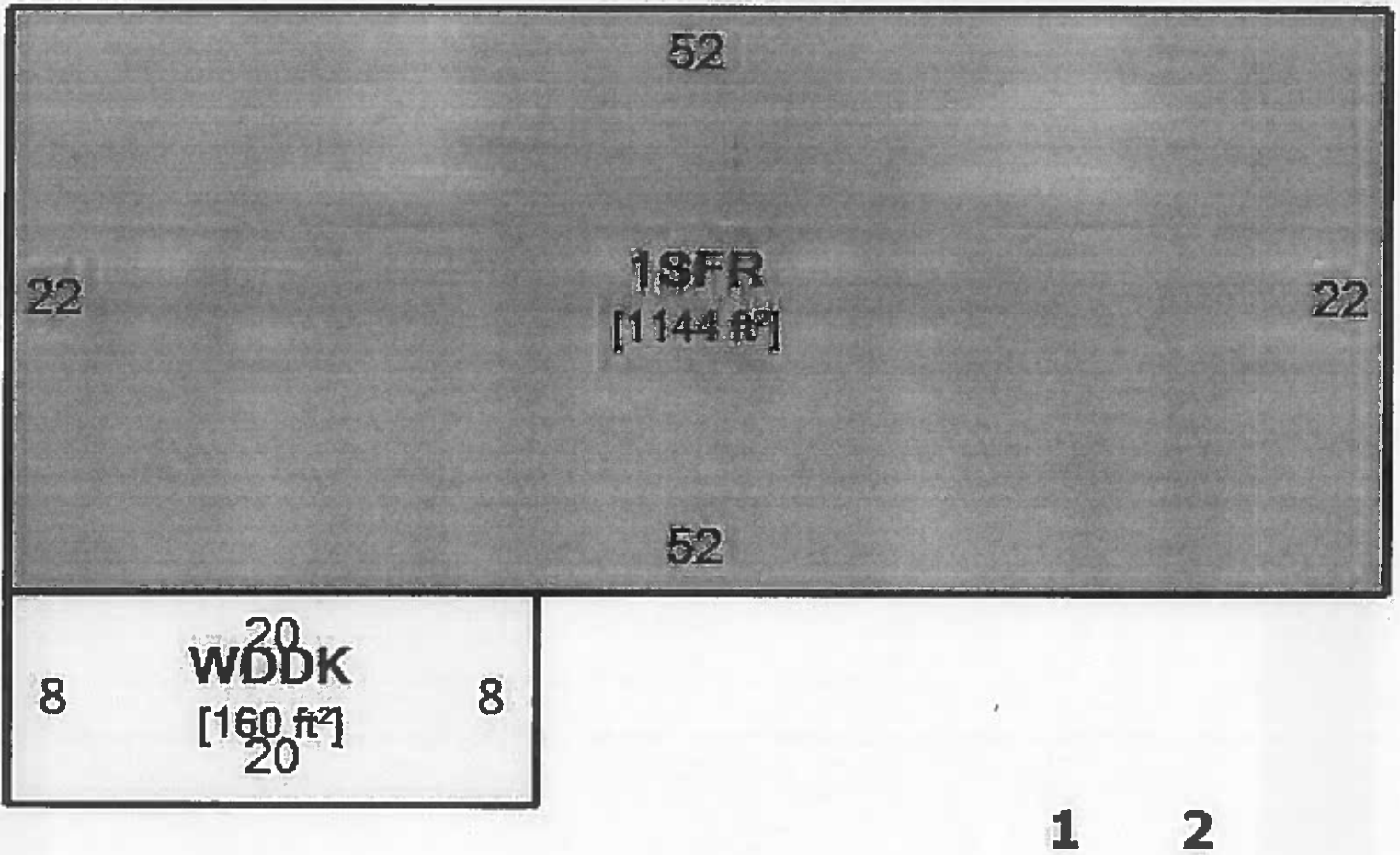
Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DFG-DETACHED FRAME GARAGE	1976		A-AVERAGE	24 X 28	Length x Width (Optional)	672	4,330
1	LEAN TO	2000		A-AVERAGE	12 X 28	Length x Width (Optional)	336	1,670
						<b>Total</b>		<b>6,000</b>

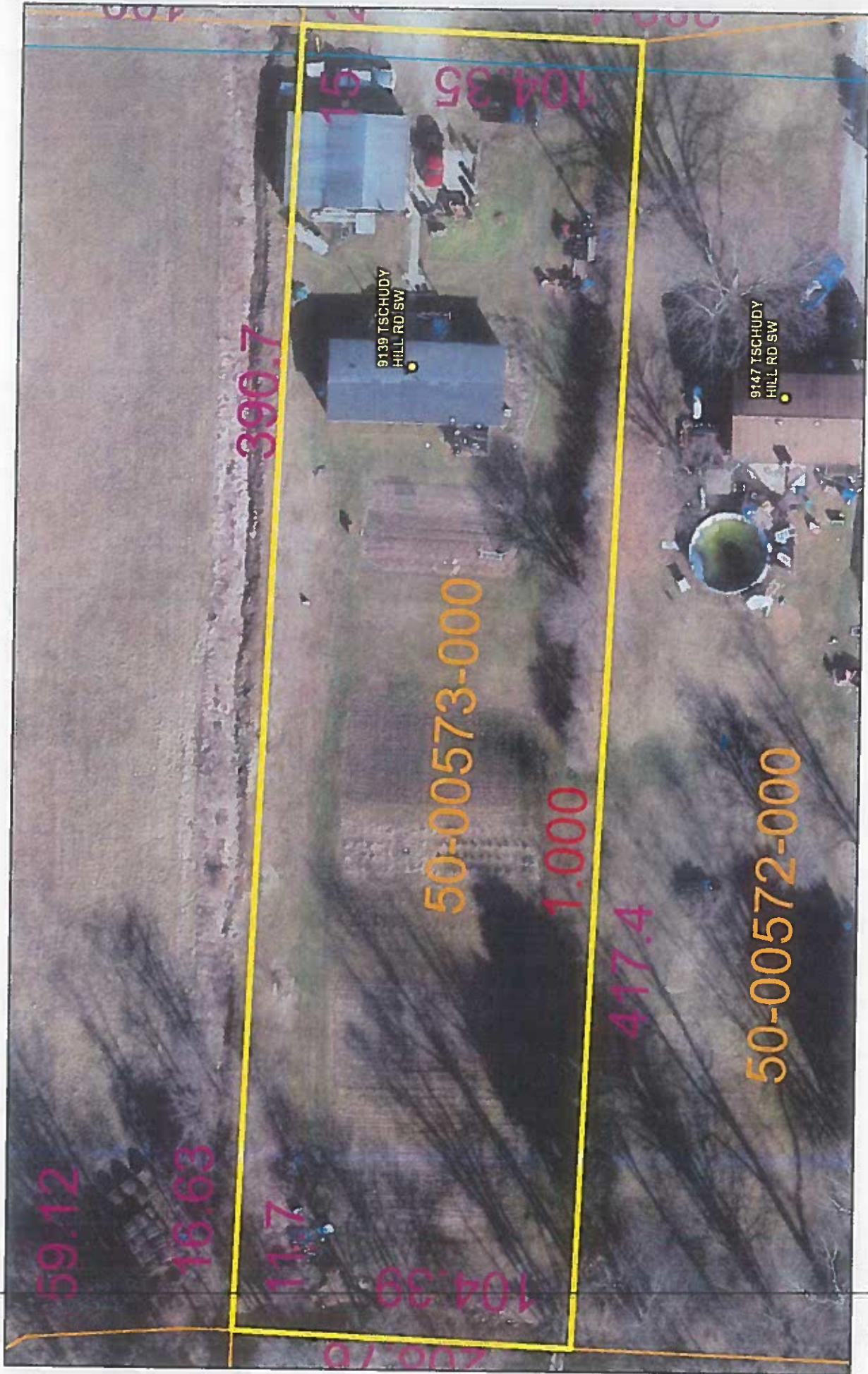
**UTILITIES**

**SKETCH**

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
A	1SFR (1 STORY FRAME)	1,144	First Floor	1,144	1,144
B	WDDK (WOOD DECK)	160	Total	1,144	1,144
1	DFG-DETACHED FRAME GARAGE	672			
2	LEAN TO	336			





59.12

16.63

11.7

104.39

390.7

50-00573-000

1.000

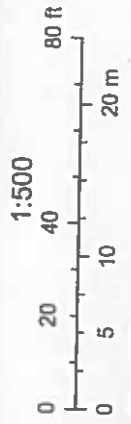
417.4

50-00572-000

9139 TSCHUDY  
HILL RD SW

9147 TSCHUDY  
HILL RD SW

October 27, 2021



Tuscarawas County, OH



# 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: 9139 Tschudy Hill Rd SW part Wash  
 Buyer(s): \_\_\_\_\_  
 Seller(s): Napier 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 Warrick and real estate brokerage Metairie 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 \_\_\_\_\_

SELLER/LANDLORD Ryan Warrick DATE 3/19/2022

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

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