

Parcel: 41-01840-000

Year: 2021

LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



SUMMARY

Deeded Name	SPRING DEREK D	Taxpayer	SPRING DEREK D
Owner	SPRING DEREK D 35880 DEERSVILLE RD CADIZ OH 43907-9554		35880 DEERSVILLE RD CADIZ OH 43907-9554
Tax District	41-UHRICHSVILLE CORP-CLAYMONT CSD	Land Use	447-OFFICE BUILDINGS - 1 AND 2 STORIES
School District	CLAYMONT SD	Subdivision	
Neighborhood	01850-UHRICHSVILLE CORPORATION 25	Legal	PR 62 .0203A
Location	109 E 3RD ST		
CD Year		Map Number	2
Acres	0.0200	Sold	08/18/2016
		Routing Number	12000
		Sales Amount	0.00

VALUE

District	41-UHRICHSVILLE CORP-CLAYMONT CSD	
Land Use	447-OFFICE BUILDINGS - 1 AND 2 STORIES	
	Appraised	Assessed
Land	1,920	670
Improvement	15,360	5,380
Total	17,280	6,050
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	17,280	6,050

CURRENT CHARGES

Full Rate	56.130000			
Effective Rate	48.415343			
Qualifying Rate	41.703569			
	Prior	First	Second	Total
Tax	0.00	146.46	146.46	292.92
Special	0.00	23.00	23.00	46.00
Penalty	0.00	16.94	0.00	16.94
Total	0.00	186.40	169.46	355.86
Paid	0.00	186.40	0.01	186.41
Due	0.00	0.00	169.45	169.45

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	6.00
Special Assessments	M520021004 2004 CITY OF UHRICHSVILLE STORM SEWER DISTRICT	40.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
08/18/2016	SPRING DEREK D	901203	QUIT CLAIM	\$0.00	N	1
07/13/2016	SPRING DEREK D	901037	QUIT CLAIM	\$0.00	N	1
09/28/2000	SPRING STEPHEN M & LYNNETTE	1616	JOINT SURVIVORSHIP	\$9,200.00	N	1

LAND

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	20.0000 X 45.0000	Effective - Frontage / Depth	1,920
		Total	1,920

OTHER IMPROVEMENT

Card Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1 AP RETAIL-APARTMENT/RETAIL	1869	1997	P-POOR	20 X 40	Length x Width (Optional)	800	15,360
						Total	15,360

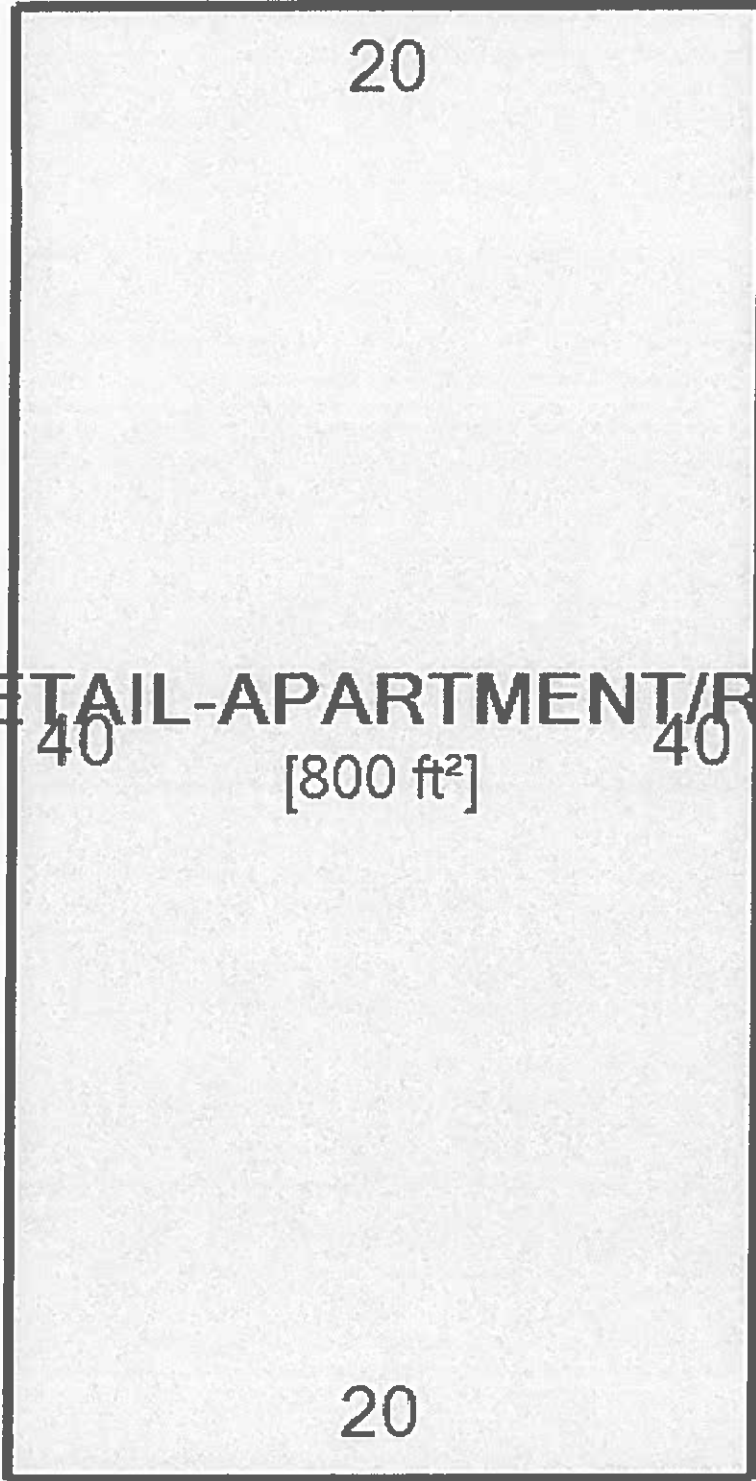
UTILITIES

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 ²)	Living Area (ft ²)
1	AP RETAIL-APARTMENT/RETAIL	800	Total	0	0





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: 109 E 3rd St Uhrichsville

Buyer(s): _____

Seller(s): Spring

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) _____ and real estate brokerage _____ 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 _____

[Signature]
SELLER/LANDLORD

4/28/22
DATE

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE _____

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

Property Address 109 E 3rd St Utrichtsville, 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) 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	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date