



SUMMARY

Deeded Name	GENNERT DAVID W		Taxpayer	GENNERT DAVID W	
Owner	GENNERT DAVID W 121 KARNS DR DOVER OH 44622-9428			121 KARNS DR DOVER OH 44622-9428	
Tax District	15-DOVER CITY/DOVER CSD		Land Use	499-OTHER COMMERCIAL STRUCTURES	
School District	DOVER CITY SD		Subdivision		
Neighborhood	03052-DOVER CORPORATION		Legal	W PR 339	
Location	331 N TUSCARAWAS AVE			Routing Number	22000
CD Year		Map Number	26	Sales Amount	0.00
Acres	0.0000	Sold	05/13/2003		

VALUE

District	15-DOVER CITY/DOVER CSD
Land Use	499-OTHER COMMERCIAL STRUCTURES

	Appraised	Assessed
Land	14,700	5,150
Improvement	74,150	25,950
Total	88,850	31,100
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	88,850	31,100

CURRENT CHARGES

Full Rate	79.270000			
Effective Rate	61.104044			
Qualifying Rate	52.661621			
	Prior	First	Second	Total
Tax	0.00	950.21	950.21	1,900.42
Special	0.00	3.00	3.00	6.00
Total	0.00	953.21	953.21	1,906.42
Paid	0.00	953.21	953.21	1,906.42
Due	0.00	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	6.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/13/2003	GENNERT DAVID W	90633	DEED OF TRUST	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	50.0000 X 75.0000	Effective - Frontage / Depth	14,700
		Total	14,700

DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	Heating	Cooling	Grade	Fireplace Openings	Fireplace Stacks	Living Area	Total Area	Value
	11-COMMERCIAL	2.00	0	0	9	2		0	2	1876	1990	1	4	0	74,150

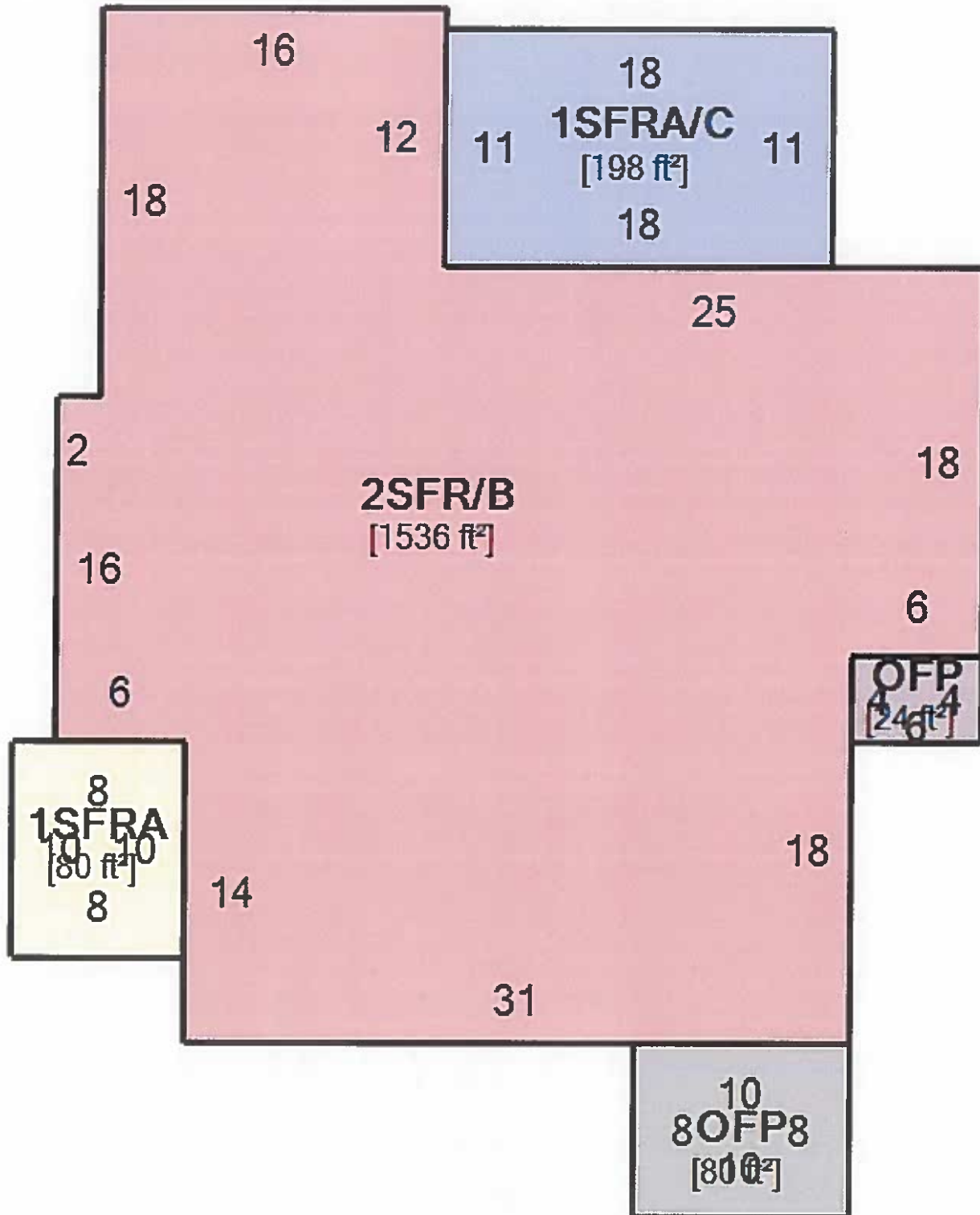
UTILITIES

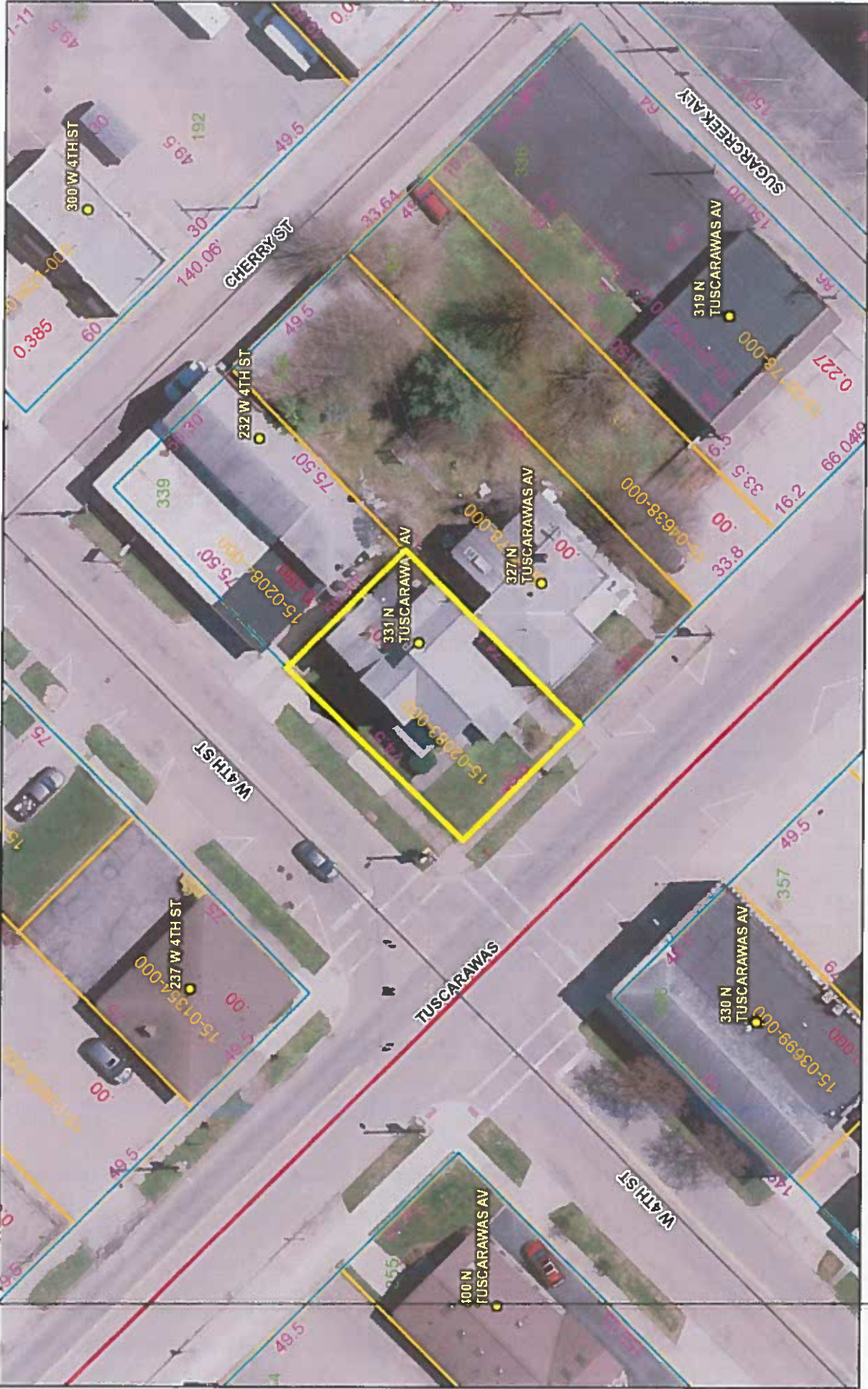
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

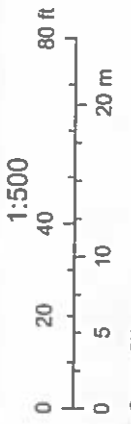
Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	2SFR/B (2 STORY FRAME / BASEMENT)	1,536	First Floor	1,536	1,536
B	1SFRA (ONE STORY FRAME ADDITION)	80	Full Upper Floor	1,536	1,536
C	OFP (OPEN FRAME PORCH)	80	Basement	1,536	0
D	1SFRA/C (ONE STORY FRAME ADDITION / CRAWL)	198	Total	4,608	3,072
E	OFP (OPEN FRAME PORCH)	24			





April 29, 2022



Tuscarawas County, OH

Parcel: 15-00578-000
LARRY LINDBERG

Year: 2021



Tuscarawas County Auditor | Tuscarawas County, Ohio

SUMMARY

Deeded Name	GENNERT DAVID W		Taxpayer	GENNERT DAVID W	
Owner	GENNERT DAVID W 121 KARNS DR DOVER OH 44622-9428			121 KARNS DR DOVER OH 44622-9428	
Tax District	15-DOVER CITY/DOVER CSD		Land Use	442-MEDICAL CLINICS AND OFFICES	
School District	DOVER CITY SD		Subdivision		
Neighborhood	03052-DOVER CORPORATION		Legal	338	
Location	327 N TUSCARAWAS AVE				
CD Year		Map Number	26	Routing Number	20000
Acres	0.0000	Sold	05/13/2003	Sales Amount	0.00

VALUE

District	15-DOVER CITY/DOVER CSD	
Land Use	442-MEDICAL CLINICS AND OFFICES	
	Appraised	Assessed
Land	21,000	7,350
Improvement	65,990	23,100
Total	86,990	30,450
CAUV	N	0
Homestead	Y	25,000
OOB	Y	54,000
Taxable	86,990	30,450

CURRENT CHARGES

Full Rate	79.270000			
Effective Rate	61.104044			
Qualifying Rate	52.661621			
	Prior	First	Second	Total
Tax	0.00	656.32	656.32	1,312.64
Special	0.00	6.00	6.00	12.00
Total	0.00	662.32	662.32	1,324.64
Paid	0.00	662.32	662.32	1,324.64
Due	0.00	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	12.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/13/2003	GENNERT DAVID W	90632	DEED OF TRUST	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	50.0000 X 150.0000	Effective - Frontage / Depth	21,000
		Total	21,000

DWELLING

Card 1						
Style	11-COMMERCIAL	Family Rooms	0	Heating		Y
Stories	2.00	Dining Rooms	0	Cooling		Y
Rec Room Area	0	Year Built	1877	Grade		C+5
Finished Basement	0	Year Remodeled	1982	Fireplace Openings		0
Rooms	7	Full Baths	0	Fireplace Stacks		0
Bed Rooms	2	Half Baths	1	Living Area		1,408
		Other Fixtures	3	Total Area		2,112
				Value		64,790

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DCBG-DETACHED CONCRETE BLOCK GARAGE	1927		P-POOR	44 X 20	Length x Width (Optional)	880	1,200
							Total	1,200

UTILITIES

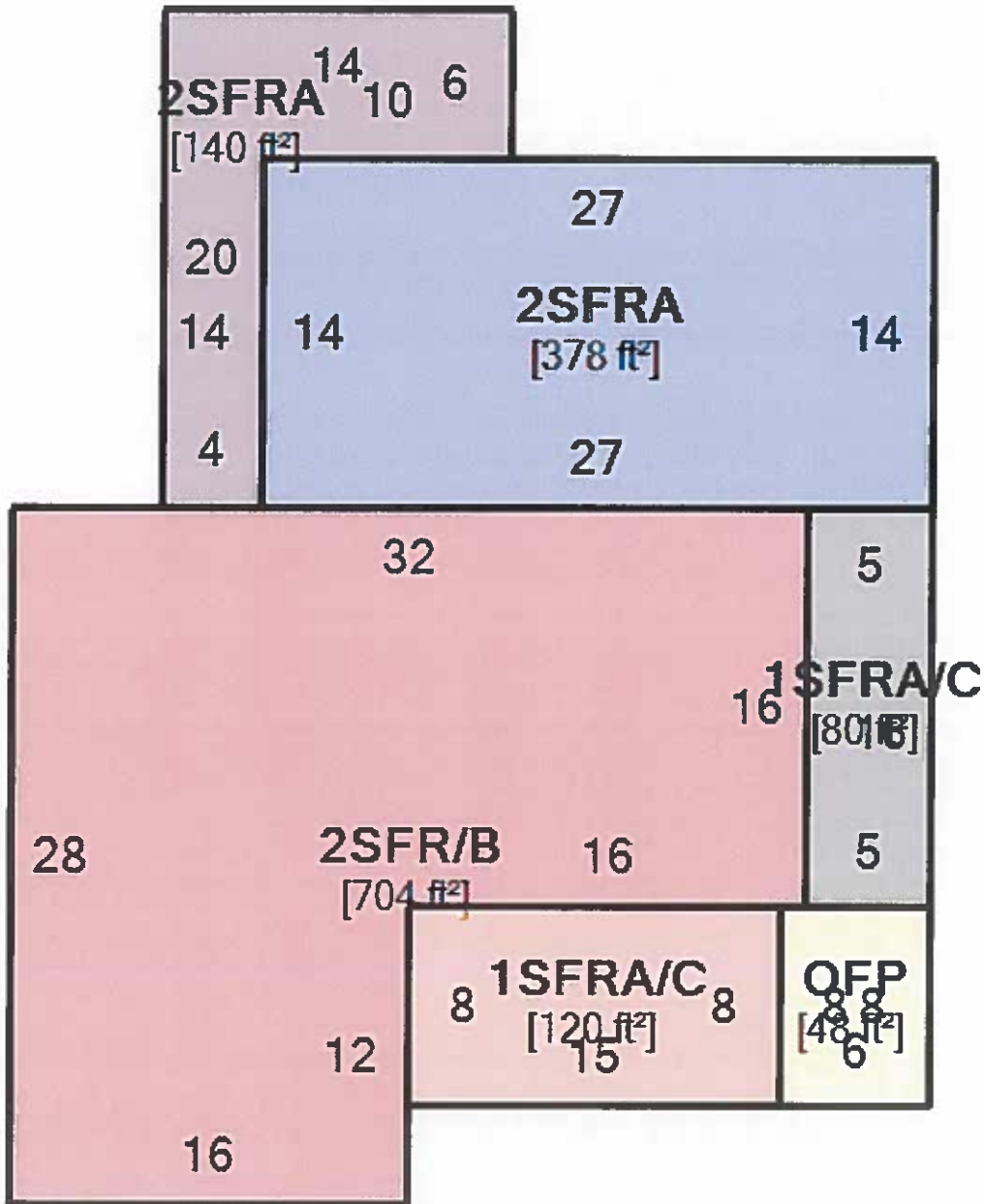
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	2SFR/B (2 STORY FRAME / BASEMENT)	704	First Floor	704	704
B	OFF (OPEN FRAME PORCH)	48	Full Upper Floor	704	704
C	1SFRA/C (ONE STORY FRAME ADDITION / CRAWL)	80	Basement	704	0
D	2SFRA (TWO STORY FRAME ADDITION)	378	Total	2,112	1,408
E	2SFRA (TWO STORY FRAME ADDITION)	140			
F	1SFRA/C (ONE STORY FRAME ADDITION / CRAWL)	120			
1	DCBG-DETACHED CONCRETE BLOCK GARAGE	880			

1





April 29, 2022

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 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: 331 N. TUSCARAWAS AVE AND 327 N. TUSCARAWAS AVE

Buyer(s): _____

Seller(s): Gennert

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 WALLICK and real estate brokerage MSTARR 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 _____

Sabrina Gennert
as POWER OF Attorney 04-29-2022
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 331 N. TUSCALAWAS Ave Dover

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>Barbara Gennant</u> <u>X as Power of Attorney 04-29-22</u>	Seller	Date
Purchaser	Date	<u>_____</u>	Purchaser	Date
Agent	Date	<u>_____</u>	Agent	Date

_____ 4/29/22

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

Property Address 327 N. TUSCARAWAS Ave Dover

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) A.W. 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 Barbara Gennert Date 04/27/22
va Power of Attorney

Purchaser _____ Date _____ Purchaser _____ Date _____
Agent [Signature] Date 4/29/22 Agent _____ Date _____