Parcel: 15-01889-000 LARRY LINDBERG

Water

Page 1 of 2

N Sewer

N Electric

Tuscarawas County Auditor | Tuscarawas County, Ohio

Year: 2021



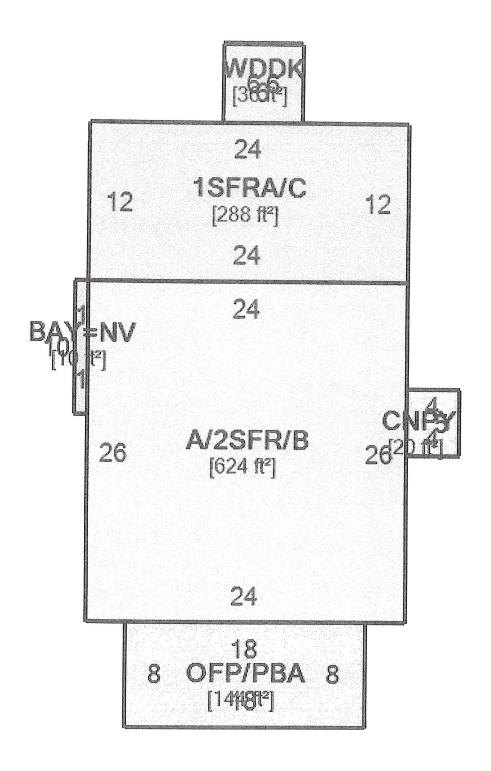
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N Well

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SUMMARY			-					100	A COLOR DE LA COLO				P	
Deeded Name	HOLL	LA IMMEL-KE	ENER &	HEATHED A IM	MEL O OLL	A L IA L A A	IA AN ACTI	NAME OF THE OWNER O		Cribbs everyon	pominimum pominimo de la companio de		WARRENCO PROPERTY AND A STREET OF THE PARTY	VETCHEVILLE DE L'EXTRE DE LA PROPRIE DE LA PROPRIED DE LA PROPRIE DE LA
Owner	HOLLI A IMMEL-KEENER & HEATHER A IMMEL-KEENER HOLLI A & HEATHER A ETAL				MEL & SHA		nvivieL payer		IMMEL 724 BA					
	DOVE	BAYBERRY CII ER OH 44622-	1382						DOVER			82		
Tax District		15-DOVER CITY/DOVER CSD				Lanc	Use		510-SIN	NGLE F	AMILY	DWELL	ING	
School District		ER CITY SD				Subo	division					2000 1020000000		
Neighborhood	0302	5-DOVER COF	RPORATI	ON										
Location	137 E	10TH ST				Lega	ıl		PR 251	5 2516				
CD Year				Map Numbe	er	48			R	outing	Numbei		37000	
Acres	0.000	0	Territoria de la constitución de	Sold	TOURNO LINE VILLE AND ADDRESS OF		3/2021		S	ales Ar			0.00	
VALUE			Maria da la companya da desarra da desarra de la companya da dela			CUI	RRENT	CHARG	BES					THE PARTY OF THE P
District		OVER CITY/DO				Full I	Rate		79.2700	000				Martin 19 About 19 Colonia (19 About 19
Land Use	510-S	INGLE FAMIL	Y DWELL	ING		Effec	tive Rate		51.3898	356				
		Appraised		Assessed		Qual	ifying Rate)	43.5643	355				
Land			20,660		7,230			Prior	Į.	First		Secon	d	Total
Improvement			96,810		33,880	Tax			0.00	To a Manager Manager	743.40	ALEXANDER STREET, STRE	743.40	1,486.80
Total			117,470		41,110	Spec	ial	Prote Value and the second	0.00	Maria and Administration of the Control of the Cont	3.00	ATTEN CONTRACTOR OF THE PERSON OF	3.00	6.00
CAUV	N.		0		0	Total		OVERSTONAL PROPERTY OF THE PRO	0.00		746.40		746.40	1,492.80
Homestead	Y		25,000		8,750	Paid			0.00		746.40	Control of the State of the Sta	0.00	746.40
00C	Υ		117,470		41,110	Due			0.00		0.00	Anna de la compansa d	746.40	746.40
Taxable		THE CONTRACT OF THE PARTY OF TH	117,470		41,110									
FUTURE CH	HARGES		Nation (carbon parameter)											
Туре			Descrip	tion				and the consequences of the con-	CASCAC MARKETICES	William Control of the Control		NACHERAL COURT CHARACTER		Amount
Special Assessr	ments		C98000	0000 MWCD										6.00
TRANSFER	HISTORY			OR RUCE AT THE SECRETARIES AND SECRETARIES			THE RESERVE ASSESSED.	of National State of		CORDANISMON (ALPHO)		others to the last species.	OR PRINCIPAL SERVICE AND	
Date		Buyer		C	onveyance		Deed	Гуре			Sales A	mount	Valid	# of Properties
	MMEL-KEENE ETAL	R HOLLI A & F	HEATHER	R A IMMEL	E0649		AFFIDA	AVIT				\$0.00	N	1
	MMEL ROGER	R W			901305		AFFIDAV DESIGN					\$0.00	N	1
	MMEL ROGER	R W			2786		CERTIFIC TRANS	ATE OF			\$34,4	00.00	N	1
LAND								ROMOCOOCHES IN SECURITARY CHESTO	The control of the co	PRI PORRESTURAIS EXCTUDADOS	olis di directo in estis per try fluori di ess	400,000,000		CANADA CARABAT QUE EN
Type						Dimen	sions		Desc	ription				Value
FR-FRONT LOT	Γ				50.0000	X 100.	0000	Effec	tive - Fr	1.5	/ Depth			20,660
												Tota		20,660
DWELLING						ACCIONATION CONTRACTOR STATE	THE CLAY TEN CONTROL TO STREET AND CONTROL	tados tentre proposition e dandre electr	жиком гуновороног от гос ^а из	A CONTRACTOR OF THE PARTY OF TH		THE PERSON NAMED IN	n handa yang magada an	transcription and the description of the second
Card 1	,							and an Article State of the Control				CONTRACTOR CONTRACTOR	CONTINUE AND THINKING HAVE	fott-фификизительностического комперсону с со
Style		01-SINGLE FA	AMILY	Family Rooms				0	Heatin	ıg				Y
Stories			2.00	Dining Rooms				0	Coolin	g				Y
Rec Room Area			0	Year Built				1940	Grade					C+5
Finished Basem	ent			Year Remodeled	t			1993	Firepla	ace Ope	enings			0
Rooms				Full Baths				2	Firepla	ace Sta	cks			0
Bed Rooms			3	Half Baths				0	Living	Area				1,248
				Other Fixtures				0	Total A	Area				2,496
OTHER IMPR	ROVEMENT				Pata many account in most	WARRIE COMPLETE	nia ociani na del positiva de la compa	CALLES TO BANK AND DESCRIPTION OF THE PARTY	Value	POWER PERSONNESS STATES			dentificanci de la composition de la co	87,120
Card Type	The state of the s		Year Buil		Cond	dition	Dim	nensions	Desc	ription		over the second sec	Size	Value
1 DFG-DET GARAGE	TACHED FRAN	ΛE .	1999	Remodeled	A-AVE	RAGE	22	2 X 26		th x Wid	dth		572	9,690
GARAGE	•								(Optio	onai)			Total	9,690
modeling construction of the second		THE COMMUNICATION AND ASSESSED ASSESSED.			Light Annies of Control Control State of Con-	Minning Appropriation	MANAGER & COLORADO PARA DE SALOS	COLORANS CANONICA NO PROPERTY NA PROPERTY	medicares of Promision Control Address, and		enistiga di sensi di que cing	жүгтэжигантаа	entron mercatorio actual	annatika muskansunga estak remonlaka landaro konnya
UTILITIES														

N Gas

Card	ETCH 1				
ID A B C D E F	Description A/2SFR/B (ATTIC / 2 STORY FRAME / BASEMENT) OFP/PBA (OPEN FRAME PORCH / PORCH BASEMENT ADDITION) 1SFRA/C (ONE STORY FRAME ADDITION / CRAWL) BAY=NV (BAY WINDOW (NO VALUE)) WDDK (WOOD DECK) CNPY (CANOPY) DFG-DETACHED FRAME GARAGE	Size 624 144 288 10 36 20 572	Floor First Floor Full Upper Floor Attic Basement Total	Floor Area (ft²) 624 624 624 624 2,496	Living Area (ff 62 62 1,24





May 31, 2022

80 ft

20

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Tuscarawas County, OH

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STATE OF OHIO

DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

137 E. 10TH ST Dover

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials HAT Date 5/13/22
Owner's Initials HIK Date 5-13/22
Owner 5/13/22

Purchaser's Initials _____ Date ____ Purchaser's Initials ____ Date ____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM
Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.
TO BE COMPLETED BY OWNER (Please Print)
Property Address: 137 E. 10014 St. Dave-
Owners Name(s): Wholli A. Immel-Keener, Heather A. Immel & Shawa M. Immel Date: 5-12,20 ZZ
Date:
Owner is is is not occupying the property. If owner is occupying the property, since what date: VACANT SINCE MALCH 2
If owner is not occupying the property, since what date: OWNER'S SELLING PARENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE
THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE
A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):
Public Water Service Holding Tank Unknown
Private Water Service Cistern Other
Private Well Spring
Shared Well Pond
Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):
Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No
B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):
Public Sewer Private Sewer Septic Tank
Leach Field Aeration Tank Filtration Bed
Unknown Other If not a public or private sewer, date of last inspection: Inspected By:
Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes No
Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.
C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):
D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No If "Yes", please describe and indicate any repairs completed:
Owner's Initials HAI Date 5/13/22 Owner's Initials MK Date 5/13/22 Owner's Initials MK Date 5/13/22 (Page 2 of 5) Purchaser's Initials Date Date Date

Property Address	37	E/OTH	57.	Dover	/	
	ater or mois	ture related dama	nge to floors, wal		sult of flooding; moisture seeps, or appliances? Yes No	age; moisture o
Have you ever had the If "Yes", please describ	property in	spected for mold	by a qualified inc have an inspectio	spector? n report and any rei	Yes No mediation undertaken:	
this issue, purchaser	is encouraç	jed to nave a mo	ia mapeonon do	no by a quantities in	tive to mold than others. If conspector.	
E) STRUCTURAL C EXTERIOR WALLS than visible minor crac interior/exterior walls?	OMPONE S): Do you cks or blem	NTS (FOUNDA know of any pre ishes) or other ma	TION, BASEM vious or current aterial problems v	ENT/CRAWL SPA movement, shifting with the foundation,	ACE, FLOORS, INTERIOR Ag, deterioration, material cracks, basement/crawl space, floors, odifications to control the cause	or or effect of any
Do you know of any I	orevious or	current fire or s	smoke damage to completed:	the property?	Yes No	
F) WOOD DESTRO	OYING IN on the prop	SECTS/TERMI erty or any existin icate any inspecti	TES: Do you kn ng damage to the on or treatment (ow of any previous property caused by but not longer than	s/current presence of any wood wood destroying insects/termithe past 5 years):	d destroying tes? Yes No
mechanical systems? 1) Electrical 2) Plumbing (pipes) 3) Central heating 4) Central Air condi 5) Sump pump 6) Fireplace/chimne 7) Lawn sprinkler If the answer to any than the past 5 years	If your pro	pperty does not have a second from the second	N/A S S S S S S S S	Water softener a. Is water softener Security System a. Is security system b. Central vacuum Central vacuum Other mechanical be and indicate any	r leased?	em (but not longer
 identified hazardous Lead-Based Pain Asbestos Urea-Formaldeh Radon Gas a. If "Yes", indi 	materials of the yde Foam I cate level of azardous su	nsulation f gas if known _ bstances we questions is "Y	Yes	No	y repairs, remediation or mitiga	
Owner's Initials H Owner's Initials		5/13/22 5-13:22 5/13/22	(Pa	ge 3 of 5)	Purchaser's Initials Purchaser's Initials	Date Date

Property Address_ 137 E 1674 ST	Dovel
I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any natural gas wells (plugged or unplugged), or abandoned water wells on the proof of "Yes", please describe:	operty? LYes Mo
Do you know of any oil, gas, or other mineral right leases on the property?	Yes No
Purchaser should exercise whatever due diligence purchaser deems neces Information may be obtained from records contained within the recorder	ssary with respect to oil, gas, and other mineral rights. r's office in the county where the property is located.
J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Is the property located in a designated flood plain? Is the property or any portion of the property included in a Lake Erie Coastal.	Yes No Unknown Erosion Area?
K) DRAINAGE/EROSION: Do you know of any previous or current flo affecting the property? Yes No If "Yes", please describe and indicate any repairs, modifications or alterations problems (but not longer than the past 5 years):	s to the property or other attempts to control any
L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' building or housing codes, zoning ordinances affecting the property or any no If "Yes", please describe:	onconforming uses of the property? Yes No
Is the structure on the property designated by any governmental authority as a district? (NOTE: such designation may limit changes or improvements that not if "Yes", please describe:	may be made to the property). LYes No
Do you know of any recent or proposed assessments, fees or abatements, w If "Yes", please describe:	hich could affect the property? Yes No
List any assessments paid in full (date/amount)	Length of payment (years months)
Do you know of any recent or proposed rules or regulations of, or the paymer including but not limited to a Community Association, SID, CID, LID, etc. If "Yes", please describe (amount)	☐ Yes No
M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY	/PARTY WALLS: Do you know of any of the Yes No
following conditions affecting the property? Yes No 1) Boundary Agreement 2) Boundary Dispute 3) Recent Boundary Change If the answer to any of the above questions is "Yes", please describe:	riveway ls ments From or on Adjacent Property
N) OTHER KNOWN MATERIAL DEFECTS: The following are other land	known material defects in or on the property:
For purposes of this section, material defects would include any non-observa be dangerous to anyone occupying the property or any non-observable physic property.	able physical condition existing on the property that could cal condition that could inhibit a person's use of the
Owner's Initials $\frac{1}{4}$ Date $\frac{5}{13}$ Date $\frac{5}{13}$ Date $\frac{5}{13}$ Date $\frac{5}{13}$ (Page 4 of 5)	Purchaser's Initials Date Purchaser's Initials Date

Property Address_	137	E	1014	55	Dover

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

X OWNER: Heather a. Immel: 5/13/22 DATE: Some Show Show Strain St

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered <u>prior</u> to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.







AGENCY DISCLOSURE STATEMENT

agei advi	The real estate agent who is providing you with this form is required to do agent or the agent's brokerage by merely signing this form. Instead, the puradvised of the role of the agent(s) in the transaction proposed below. (For purposed the term "buyer" includes a tenant.)	rpose of this form is to confirm that you have been boses of this form, the term "seller" includes a landlord
Prop	Property Address: 137 E, 1571+ ST	Dave
Buy	Buyer(s):	
Sell	Buyer(s): Seller(s): TAMAC	
-	I. TRANSACTION INVOLVING TWO AGENTS IN T	
		. w
The	The buyer will be represented by	BNONENAGE
The	The seller will be represented by	and
	AGENT(S)	BROKERAGE
If tv	II. TRANSACTION INVOLVING TWO AGENTS If two agents in the real estate brokerage represent both the buyer and the seller, check the following relationship that w	IN THE SAME BROKERAGE
rep	represent both the buyer and the seller, check the following relationship that w	ill apply:
	Agent(s) Agent(s) involved in the transaction, the principal broker and managers will be "du	work(s) for the buyer and
	Agent(s)	al agents." which is further explained on the back of this
	form. As dual agents they will maintain a neutral position in the transaction information.	on and mey win protect an parties commensus
	Every agent in the brokerage represents every "client" of the brokerage. "and will be working for both the buy	Therefore, agents
	and will be working for both the buy on the back of this form. As dual agents they will maintain a neutral posi confidential information. Unless indicated below, neither the agent(s) no has a personal, family or business relationship with either the buyer or sel	r the brokerage acting as a dual agent in this transaction
Ag	Agent(s) // // // All Agent(s) // // // and real estate brok	EREAL ESTATE AGENT erage MITHER Res (V) will
	be "dual agents" representing both parties in this transaction in a neutral this form. As dual agents they will maintain a neutral position in the transinformation. Unless indicated below, neither the agent(s) nor the brokera personal, family or business relationship with either the buyer or seller.	capacity. Dual agency is further explained on the back of saction and they will protect all parties' confidential age acting as a dual agent in this transaction has a
X	represent only the (check one) seller or buyer in this transaction as represent his/her own best interest. Any information provided the agent	a client. The other party is not represented and agrees to 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 explain	ned on the back of this form. Seather a Sminel 5/13/22
	BUYER/TENANT DATE SELLE	DATE DATE
	BUYER/TENANT DATE SELLE.	12 Dea M. Dwel 5/13/22
	Page 1 of 2	Effective 02/10/19

Pro	erty Address 137 E 10TH ST Dover								
	Warning Statement								
not of a incl pois requ in ti	ed that such property may present exposure to lead from lead-based paint that may place young children at risk veloping lead poisoning. Lead poisoning in young children may produce permanent neurological damage, ding learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead ning also poses a particular risk to pregnant women. The seller of any interest in residential real property is red to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections a seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection ossible lead-based paint hazards is recommended prior to purchase.								
	r'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):								
	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).								
ū	(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.								
Pu	chaser'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):								
	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	r							
	(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.								
Ag	nt'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.								
Ce	tification of Accuracy								
Th	following parties have reviewed the information above and certify, to the best of their knowledge, that the								
ini Se	rmation they have provided is true and accurate. Solling they have provided is true and accurate.								
	Date Purchaser Date Purchaser Date Date Date Date	_							

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