

LYNN FAIRCLOUGH

Carroll County Auditor | Carroll County, Ohio



SUMMARY

Deeded Name	JACOB A IDEN		Taxpayer	IDEN JACOB A	
Owner	IDEN JACOB A 194 ARBOR RD NE MINERVA OH 44657-9746			194 ARBOR RD NE MINERVA OH 44657-9746	
Tax District	02-AUGUSTA TWP-MINERVA LSD		Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	
School District	MINERVA LSD		Subdivision		
Neighborhood	00002-AUGUSTA MINERVA SD		Legal	LOT 1 KISTNER ALT 1.152A	
Location	194 ARBOR RD NE (CR 14)		0107B-08.000	Routing Number	7B
CD Year		Map Number	05/08/2020	Sales Amount	0.00
Acres	1.1500	Sold			

VALUE

District	02-AUGUSTA TWP-MINERVA LSD
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

CURRENT CHARGES

Full Rate	60.500000
Effective Rate	44.774654
Qualifying Rate	43.096494

	Appraised	Assessed
Land	14,530	5,090
Improvement	73,210	25,620
Total	87,740	30,710
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	87,740	30,710

	Prior	First	Second	Total
Tax	711.67	682.31	621.37	2,015.35
Special	3.30	3.00	3.00	9.30
Total	714.97	685.31	624.37	2,024.65
Paid	714.97	15.03	0.00	730.00
Due	0.00	670.28	624.37	1,294.65

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/08/2020	IDEN JACOB A	279	TRUSTEE DEED	\$0.00	N	1
05/08/2020	VERYL RAY & BETTE JANE IDEN TRUST	250	QUIT CLAIM DEED	\$28,750.00	Y	1
05/08/2020	KRENDICK YVONNE R	278	CERTIFICATE OF TRANSFER	\$0.00	N	1
12/26/2019	IDEN VERYL RAY	560	CERTIFICATE OF TRANSFER	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	14,000
RS-RESIDUAL	0.1500	Acres	530
		Total	14,530

DWELLING

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value	
Card 1	1-SINGLE FAMILY					Family Rooms	0	Heating	Y
						Dining Rooms	0	Cooling	N
						Year Built	1977	Grade	90%
						Year Remodeled		Fireplace Openings	0
						Full Baths	1	Fireplace Stacks	0
						Half Baths	1	Living Area	1,755
						Other Fixtures	0	Total Area	2,632
								Value	72,410

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02P-DETACHED POLE GARAGE	1970		PR-POOR	24 X 30	Length x Width (Optional)	720	800
							Total	800

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	1SFR/B (1 STORY FRAME / BASEMENT)	1,755	First Floor	1,755	1,755
2	02P-DETACHED POLE GARAGE	720	Basement	877	0
			Total	2,632	1,755

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Carroll County, OH



PIN	020000087000	Date Conveyed	5/8/2020 12:00:00 AM
Parcel Number	02-0000087.000	Consideration	\$0
Owner Name	IDEN JACOB A	Valid Sale?	False
Acres	1.15	Appraised Value	\$87,740
Legal Description	LOT 1 KISTNER ALT 1.152A	Owner Contact Name	IDEN JACOB A
Site Address	194 ARBOR RD NE (CR 14)	Owner Contact Address	194 ARBOR RD NE
Tax District	02-AUGUSTA TWP-MINERVA LSD	Owner Contact City	MINERVA
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	Owner Contact State	OH
VOLPG	139/1660	Owner Contact Zip Code	44657-9746
Tax Year	2021	Shape_Area	8125.79296875
Tax District Name	AUGUSTA TWP-MINERVA LSD	Shape_Length	435.027103641332

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 141 feet



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: 194 ARBOR RD NE MINERVA

Buyer(s): _____

Seller(s): IDEN 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 Walliek and real estate brokerage McIntire 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 _____

KYRONA KRENDLER 6-14-22
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 194 Arbor Rd NE MINNEVA

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) flw 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>X Yvonne Keenohak</u>	<u>6-14-22</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>6/14/22</u>	_____	_____
Agent	Date	Agent	Date