



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

6796 East Sparta Ave SE

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 B Date _____
Owner's Initials Date _____
07/19/22 1:28 PM EDT dotloop verified

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



STATE OF OHIO DEPARTMENT OF COMMERCE

2013

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:

10796 East Spawna Ave SE

Owners Name(s):

TERRY & TERESA SPENCER

Date:

7-10, 2012

Owner is not occupying the property. If owner is occupying the property, since what date:

Never

OWNERS HAVE NEVER LIVED IN THIS PROPERTY - RENTAL

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, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household)

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

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

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? No

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? No

Owner's Initials B Date 07/19/12

Purchaser's Initials Date

Property Address 12796 EAST SPARTA AVE SE

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backlog; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials B Date _____
Owner's Initials 07/19/22 Date _____
1:28 PM EDT dotloop verified

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

Property Address 6796 EAST SPARTA AVE SE

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

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 necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder'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? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No
1) Boundary Agreement
2) Boundary Dispute
3) Recent Boundary Change
4) Shared Driveway
5) Party Walls
6) Encroachments From or on Adjacent Property
If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials B Date 07/19/22
Owner's Initials dotloop verified Date _____

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

Property Address 6796 EAST SPARKS AVE SE

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.

OWNER: Terry Spencer dotloop verified
07/19/22 1:28 PM EDT
5YVP-K2SD-IDBW-GMAN DATE: _____

OWNER: _____ DATE: _____

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 prior 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.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

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

Property Address 12796 EAST SPACON AVE SE

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)


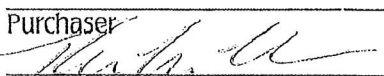
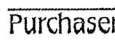
- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment 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) TS 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.

		<small>dotloop verified 07/19/22 1:28 PM EDT T7P5-5R9M-L5MX-ZIKF</small>	
Seller	Date	Seller	Date
			
Purchaser	Date <u>7/18/22</u>	Purchaser	Date
Agent	Date	Agent	Date

Parcel: 4900326
SPENCER TERRY & TERESA

6796 EAST SPARTA AVE SE

Address	6796 EAST SPARTA AVE SE
Unit	
City, State, Zip	EAST SPARTA OH 44626-9308
Routing Number	49011NW050200
Class	R - RESIDENTIAL
Land Use Code	510 - R - 1-FAMILY DWELLING
Tax Roll	RP_OH
Neighborhood	49000001 - 49000001
Acres	.186
Taxing District	00460
District Name	PIKE TOWNSHIP - CANTON LSD
Gross Tax Rate	78.3
Effective Tax Rate	43.608767
Non-Business Credit	8.2283
Owner Occupancy Credit	2.0570

[Link to GIS Map Application](#)

Exempt Status	-
Sewer Flag	-
One Year Note	-

Owner 1 SPENCER TERRY & TERESA

Address 11369 INDIAN HILL DR
BOLIVAR OH 44612

Mailing Name 1	SPENCER TERRY & TERESA
Mailing Name 2	
Address 1	11369 INDIAN HILL DR
Address 2	
Address 3	BOLIVAR OH 44612

[Click Here](#) for Address Change Form

Mortgage Company
Mortgage Company Name
Mortgage Company Address

Treas Code -

Legal Desc 1	11 NW .22A
Legal Desc 2	
Legal Desc 3	
Notes	

Taxing District
District Name

00460
PIKE TOWNSHIP - CANTON LSD
Tax Map

Homestead Exemption NO
Disabled Veteran Benefit NO
Owner Occupancy Credit NO
Non-Business Credit YES
CAUV Reduction NO
Agriculture District NO

Date	Entrance Code	Info Code	Reviewer ID
23-NOV-16	10:PICTOMETRY	A:APPRAISER	EMN
15-JUN-12	4:EXTERIOR (NO ACCESS)	A:APPRAISER	BJB
13-JUN-02	4:EXTERIOR (NO ACCESS)	A:APPRAISER	OHA

Year	2022
Appraised Land	\$10,900
Appraised Building	\$62,700
Appraised Total	\$73,600
CAUV Land	
CAUV Total	

Assessed Land	\$3,820
Assessed Building	\$21,950
Assessed Total	\$25,770
CAUV Land	
CAUV Total	

Year	Land	Building	Total	CAUV
2022	\$10,900	\$62,700	\$73,600	
2021	\$10,900	\$62,700	\$73,600	
2020	\$9,500	\$56,400	\$65,900	
2019	\$9,500	\$56,400	\$65,900	
2018	\$9,500	\$56,400	\$65,900	
2017	\$9,100	\$50,900	\$60,000	
2016	\$9,100	\$50,900	\$60,000	
2015	\$9,100	\$50,900	\$60,000	
2014	\$8,000	\$44,800	\$52,800	
2013	\$8,000	\$44,800	\$52,800	
2012	\$8,000	\$44,800	\$52,800	
2011	\$9,600	\$60,600	\$70,200	
2010	\$9,600	\$60,600	\$70,200	

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
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RP_OH	2021	50579	1	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2021		1	\$515.66	\$0.00	-\$515.66	\$0.00
RP_OH	2021	50579	2	\$3.00	\$0.00	\$0.00	\$3.00
RP_OH	2021		2	\$515.66	\$0.00	\$0.00	\$515.66
Total:				\$1,037.32	\$0.00	-\$518.66	\$518.66

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2019	03-MAR-20	04-MAR-20	\$547.63
RP_OH	2019	15-JUL-20	21-JUL-20	\$547.63
RP_OH	2020	11-FEB-21	12-FEB-21	\$539.27
RP_OH	2020	21-JUL-21	26-JUL-21	\$539.27
RP_OH	2021	23-FEB-22	03-MAR-22	\$518.66
Total:				\$2,692.46

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

[Previous Years Taxes](#)

Year	Project	Desc	Delq	Current	Total
2021	50579	MUSKINGUM WATERSHED		\$0.00	\$0.00
2021	50579	MUSKINGUM WATERSHED		\$3.00	\$3.00

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	6,500	.15	240	\$10,900
2	F-FRONT FOOT	70 - ROADWAY	1,600	.04	0	\$0
Total:			8,100	.19		\$10,900

Line #	1
Land Type	F - FRONT FOOT
Land Condition	2 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	6,500
Acres	.15
Land Units	
Actual Frontage	50.0
Effective Frontage	50.0
Override Size	
Actual Depth	130
Table Rate	240.00
Override Rate	
Depth Factor	.84
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	1.0816

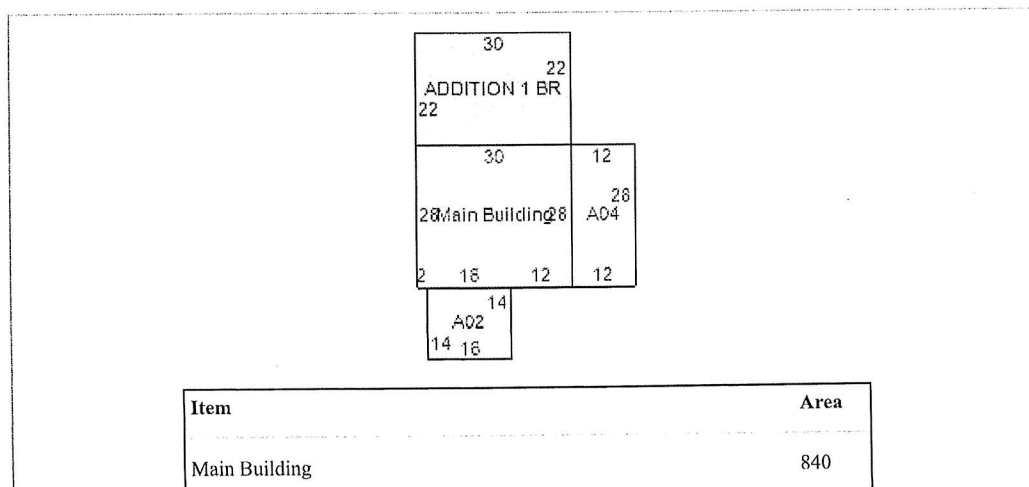
Value \$10,900
 Exemption %
 Homesite Value \$10,900

Card 1
 Stories 1
 Construction 2 - BRICK
 Style 10 - SINGLE FAMILY
 Square Feet 1,500
 Year Built 1923
 Effective Year 1923
 Year Remodeled
 % Complete 100
 Dwelling Value \$62,700

Physical Condition 3 - AVERAGE
 CDU AV - AVERAGE

Bedrooms 3
 Basement 1 - FULL
 Basement Quality 23 - PART/INFERIOR
 Rec Room 0
 Finished Basement 0
 Full Baths 1
 Half Baths 0
 Central Air 0 - No AC
 Heating Fuel Type 1 - GAS
 WBFP Stacks 0
 Fireplace Openings 0
 Rental Units
 Monthly Rents

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						840			\$0
1	1		1AB				660			\$11,600
1	2		CB				224			\$1,200
1	3		GB				336			\$3,500
Total:										\$16,300



ADDITION 1 BR - 1AB:ADDITION 1ST BRICK	660
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CARPORT BRICK - CB:CARPORT BRICK	224
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GARAGE BRICK - GB:GARAGE BRICK	336
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40ft



48

10327

4900326

6736

6805

6780

4900420

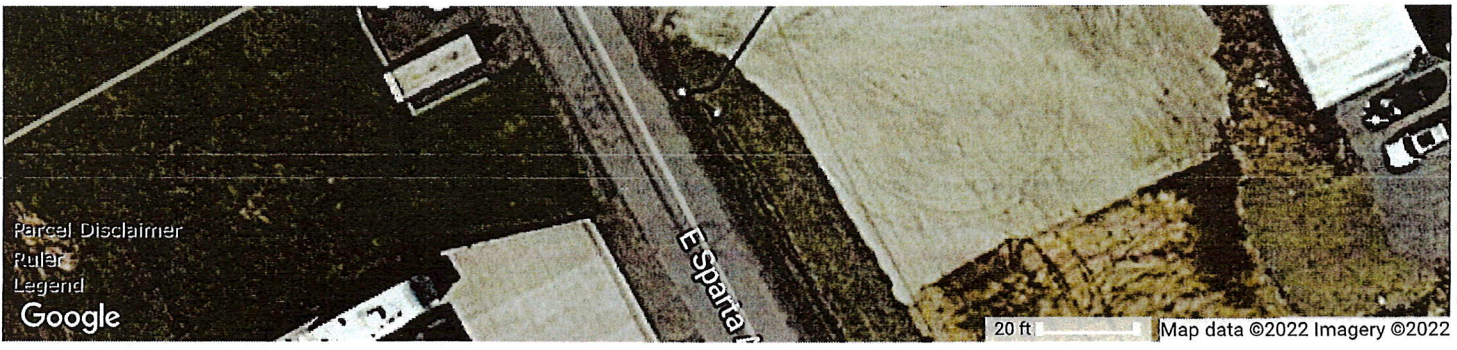
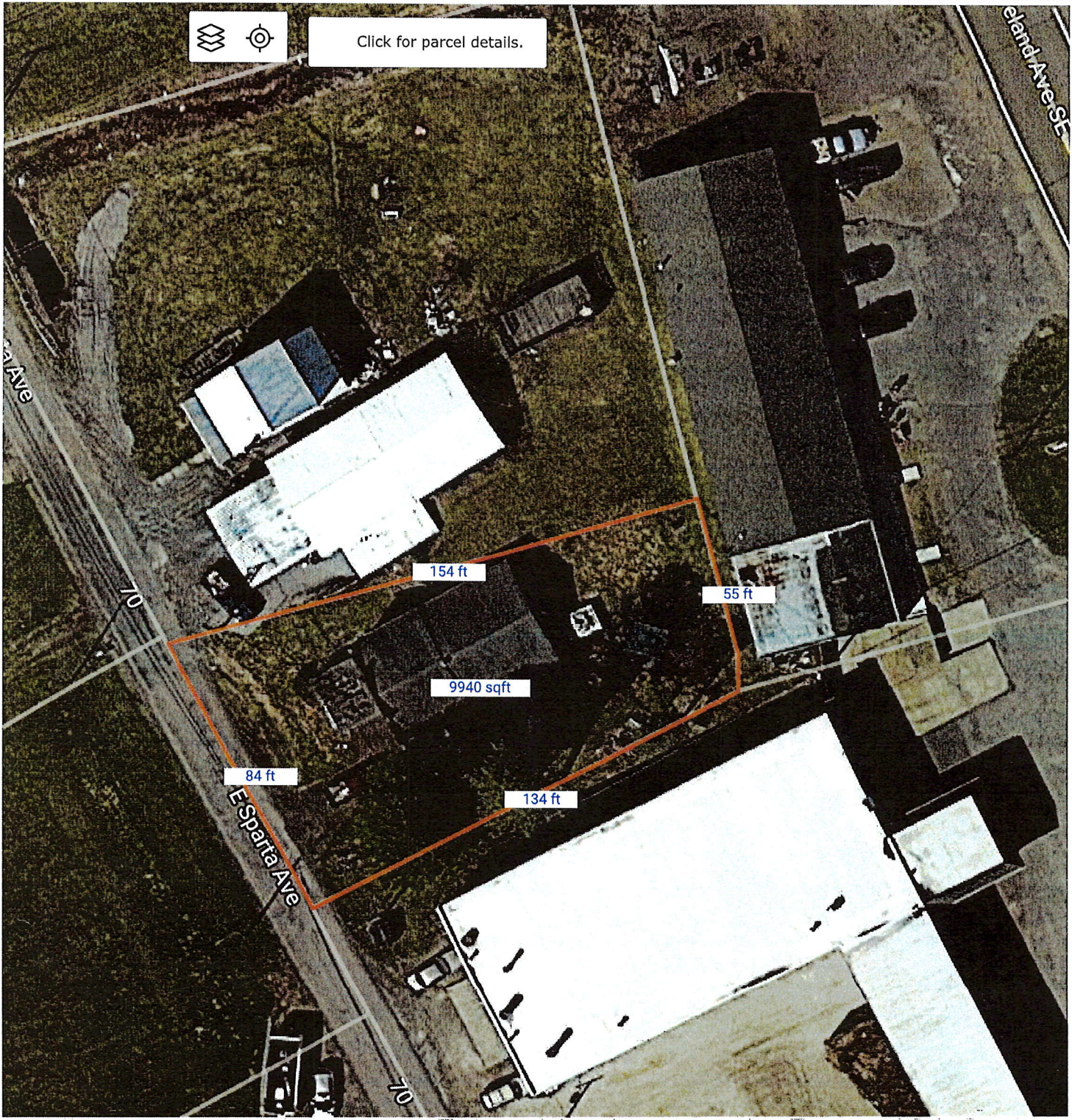
Show search results for 4900326

4900326





Click for parcel details.



Parcel Disclaimer

Ruler

Legend

Google

20 ft

Map data ©2022 Imagery ©2022