

LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



**SUMMARY**

Deeded Name	EDDIE T EDWARDS		Taxpayer	EDWARDS EDDIE T	
Owner	EDWARDS EDDIE T 1003 N MAIN ST. UHRICHSVILLE OH 44683			1003 N MAIN ST. UHRICHSVILLE OH 44683	
Tax District	41-UHRICHSVILLE CORP-CLAYMONT CSD		Land Use	510-SINGLE FAMILY DWELLING	
School District	CLAYMONT SD		Subdivision		
Neighborhood	01815-UHRICHSVILLE CORPORATION 15		Legal	PR 471 472	
Location	1003 N MAIN ST		23	Routing Number	22000
CD Year		Map Number	01/15/2021	Sales Amount	0.00
Acres	0.0000	Sold			

**VALUE**

District	41-UHRICHSVILLE CORP-CLAYMONT CSD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	8,960	3,140
Improvement	67,670	23,680
Total	76,630	26,820
CAUV	N	0
Homestead	Y	25,000
OOB	Y	76,630
Taxable		76,630

**CURRENT CHARGES**

Full Rate	56.130000			
Effective Rate	43.959433			
Qualifying Rate	37.430954			
	Prior	First	Second	Total
Tax	0.00	354.94	354.94	709.88
Special	0.00	23.00	23.00	46.00
Total	0.00	377.94	377.94	755.88
Paid	0.00	377.94	377.94	755.88
Due	0.00	0.00	0.00	0.00

**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
01/15/2021	EDWARDS EDDIE T	E0081	AFFIDAVIT	\$0.00	N	3

**LAND**

Type	Dimensions	Description	Value
FR-FRONT LOT	40.0000 X 120.0000	Effective - Frontage / Depth	8,960
		Total	8,960

**DWELLING**

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	Value
01-SINGLE FAMILY	Family Rooms	1.50	0	0	7	3		
	Dining Rooms		0	0	7	3		
	Year Built		1920	1930	1	0		
	Year Remodeled				1	0		
	Fireplace Openings				0	0		
	Fireplace Stacks				0	0		
	Living Area							840
	Total Area							1,680
	Value							58,270

**OTHER IMPROVEMENT**

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DFG-DETACHED FRAME GARAGE	1995		A-AVERAGE	28 X 28	Length x Width (Optional)	784	9,400
							Total	9,400

**UTILITIES**

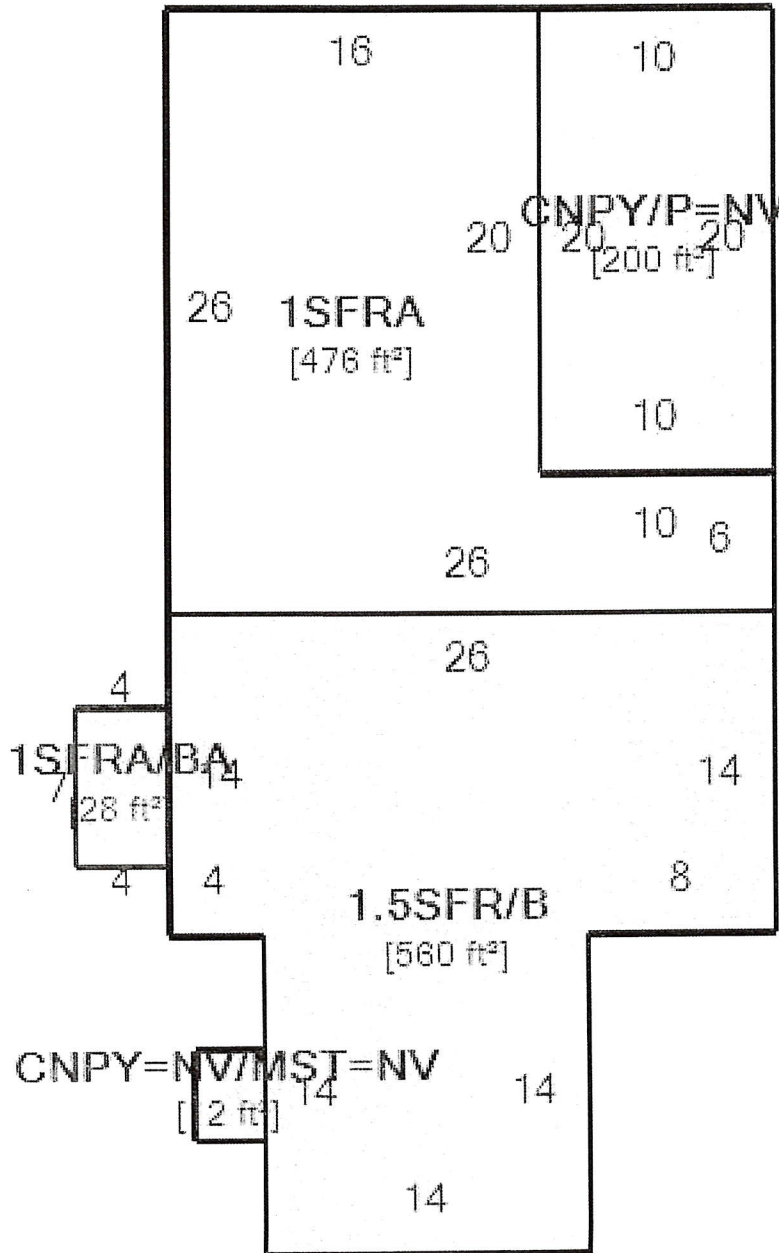
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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# SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
A	1.5SFR/B (1.5 STORY FRAME / BASEMENT)	560	First Floor	560	560
B	1SFRA (ONE STORY FRAME ADDITION)	476	1/2 Upper Floor	560	280
C	CNPY/P=NV (CANOPY / PATIO (NO VALUE))	200	Basement	560	0
D	1SFRA/BA (ONE STORY FRAME ADDITION / BASEMENT ADDITION)	28	Total	1,680	840
E	CNPY=NV/MST=NV (CANOPY (NO VALUE) / MASONARY STOOP (NO VALUE))	12			
1	DFG-DETACHED FRAME GARAGE	784			

**1**







# 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: 1003 N. MAIN ST UTRICHVILLE

Buyer(s): \_\_\_\_\_

Seller(s): EDWARDS 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 Wallick 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 \_\_\_\_\_

SELLER/LANDLORD William R Dennis \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

Property Address 1003 N. MAIN ST UHACHSVILLE

**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;
  - (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.

<u>[Signature]</u> Seller	<u>8/6/22</u> Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	<u>8/6/22</u> Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>8/6/22</u> Date	_____ Agent	_____ Date