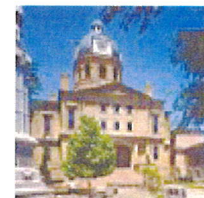


LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



SUMMARY

Deeded Name	GARABRANDT JUDITH A		Taxpayer	GARABRANDT JUDITH A	
Owner	GARABRANDT JUDITH A 113 BELL ALLEY UHRICHSVILLE OH 44683			113 BELL ALLEY UHRICHSVILLE OH 44683	
Tax District	41-UHRICHSVILLE CORP-CLAYMONT CSD		Land Use	510-SINGLE FAMILY DWELLING	
School District	CLAYMONT SD		Subdivision		
Neighborhood	01800-UHRICHSVILLE CORPORATION		Legal	PR 1077	
Location	113 BELLE ALY		11	Routing Number	33000
CD Year		Map Number	09/02/1997	Sales Amount	0.00
Acres	0.0000	Sold			

VALUE

District	41-UHRICHSVILLE CORP-CLAYMONT CSD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	3,740	1,310
Improvement	28,930	10,130
Total	32,670	11,440
CAUV	N 0	0
Homestead	Y 25,000	8,750
OOC	Y 32,670	11,440
Taxable	32,670	11,440

CURRENT CHARGES

Full Rate	56.130000			
Effective Rate	39.186796			
Qualifying Rate	33.616583			
	Prior	First	Second	Total
Tax	0.00	47.09	47.09	94.18
Special	0.00	23.00	23.00	46.00
Penalty	0.00	7.00	0.00	7.00
Total	0.00	77.09	70.09	147.18
Paid	0.00	0.00	0.00	0.00
Due	0.00	77.09	70.09	147.18

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	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/02/1997	Buyer: GARABRANDT JUDITH A Seller: CARR CHERYL A & WILLIAM A BROW	2533 QUIT CLAIM	\$0.00	N	2
09/02/1997	Buyer: CARR CHERYL A & WILLIAM A BROW Seller: CARR CHERYL A & WILLIAM A BROW	2533 QUIT CLAIM	\$0.00	N	2
08/12/1997	Buyer: CARR CHERYL A & WILLIAM A BROW Seller: BROWN ARNIE	2312 CERTIFICATE OF TRANSFER	\$0.00	N	2
06/01/1987	Buyer: BROWN ARNIE Seller: * NOT ON FILE *	1179 UNKNOWN	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	26.0000 X 121.0000	Effective - Frontage / Depth	3,740
		Total	3,740

DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	Value
01-SINGLE FAMILY	Family Rooms	1.00	0	0	4	2		
	Dining Rooms		0	0	4	2		
	Year Built		0	0	1900			
	Year Remodeled		0	0				
	Fireplace Openings		0	0	1	1		656
	Fireplace Stacks		0	0	1	1		1,312
	Living Area		0	0	0	0		28,930
	Total Area							
	Value							

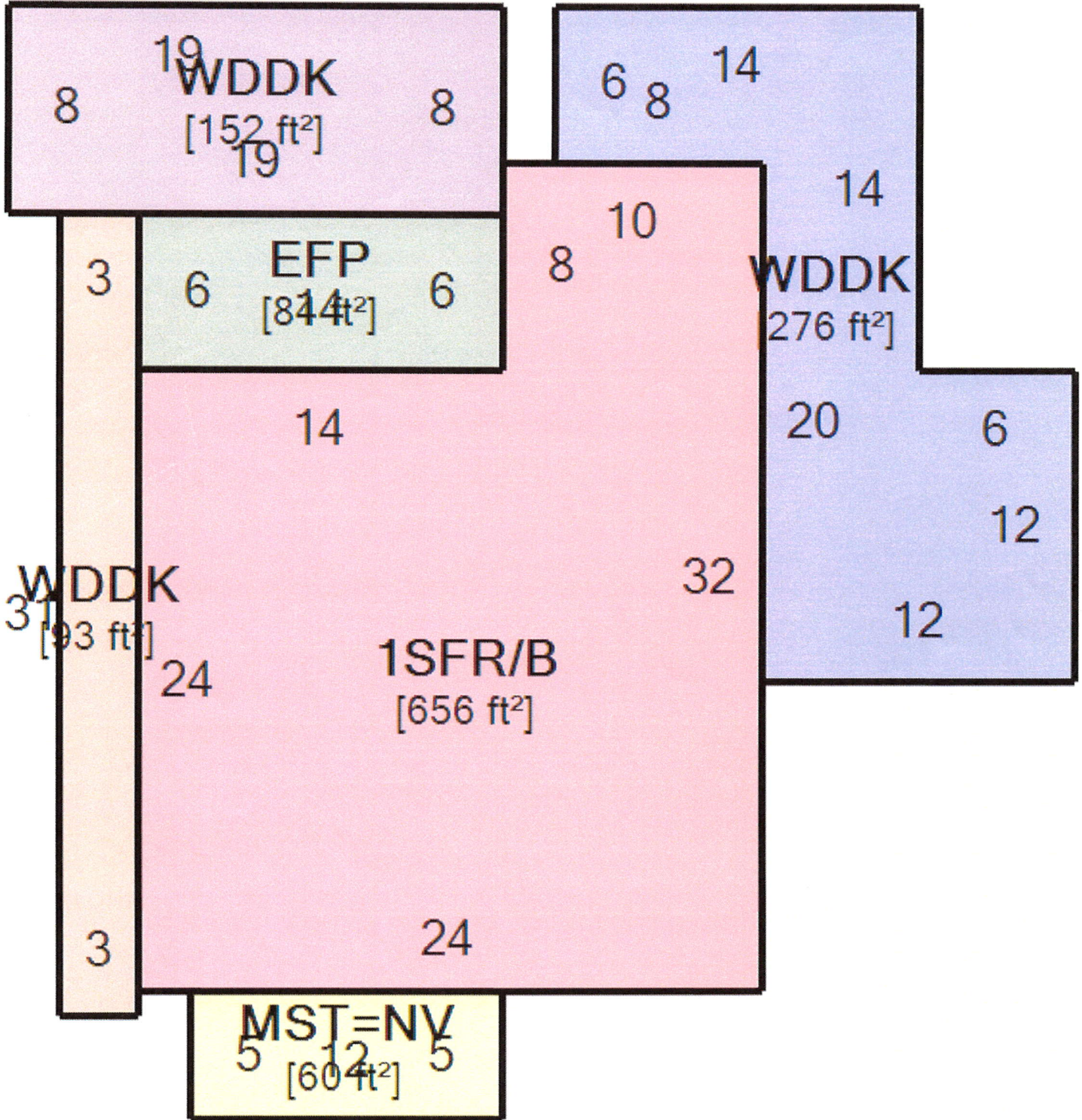
UTILITIES

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

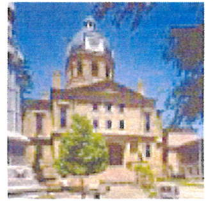
Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	1SFR/B (1 STORY FRAME / BASEMENT)	656	First Floor	656	656
B	MST=NV (MASONARY STOOP (NO VALUE))	60	Basement	656	0
C	EFP (ENCLOSED FRAME PORCH)	84	Total	1,312	656
D	WDDK (WOOD DECK)	276			
E	WDDK (WOOD DECK)	152			
F	WDDK (WOOD DECK)	93			



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SUMMARY

Deeded Name	GARABRANDT JUDITH A		Taxpayer	GARABRANDT JUDITH A	
Owner	GARABRANDT JUDITH A 113 BELL ALLEY UHRICHSVILLE OH 44683			113 BELL ALLEY UHRICHSVILLE OH 44683	
Tax District	41-UHRICHSVILLE CORP-CLAYMONT CSD		Land Use	500-RESIDENTIAL VACANT LAND	
School District	CLAYMONT SD		Subdivision		
Neighborhood	01800-UHRICHSVILLE CORPORATION		Legal	PR 266	
Location	BELL ALY		11	Routing Number	32000
CD Year		Map Number	09/02/1997	Sales Amount	0.00
Acres	0.0000	Sold			

VALUE

District	41-UHRICHSVILLE CORP-CLAYMONT CSD	
Land Use	500-RESIDENTIAL VACANT LAND	
	Appraised	Assessed
Land	2,750	960
Improvement	0	0
Total	2,750	960
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	2,750	960

CURRENT CHARGES

Full Rate	56.130000			
Effective Rate	39.186796			
Qualifying Rate	33.616583			
	Prior	First	Second	Total
Tax	0.00	17.17	17.17	34.34
Special	0.00	7.71	7.70	15.41
Penalty	0.00	2.50	0.00	2.50
Total	0.00	27.38	24.87	52.25
Paid	0.00	0.00	0.00	0.00
Due	0.00	27.38	24.87	52.25

FUTURE CHARGES

Type	Description	Amount
Special Assessments	M520021004 2004 CITY OF UHRICHSVILLE STORM SEWER DISTRICT	15.41

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/02/1997	Buyer: GARABRANDT JUDITH A Seller: CARR CHERYL A & WILLIAM A BROW	2533	QUIT CLAIM	\$0.00	N 2
09/02/1997	Buyer: CARR CHERYL A & WILLIAM A BROW Seller: CARR CHERYL A & WILLIAM A BROW	2533	QUIT CLAIM	\$0.00	N 2
08/12/1997	Buyer: CARR CHERYL A & WILLIAM A BROW Seller: BROWN ARNIE	2312	CERTIFICATE OF TRANSFER	\$0.00	N 2
06/01/1987	Buyer: BROWN ARNIE Seller: * NOT ON FILE *	1179	UNKNOWN	\$0.00	N 1

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	24.0000 X 122.0000	Effective - Frontage / Depth	2,620
RL-REAR LOT	2.0000 X 42.0000 X 83.0000	Effective - Frontage / Front Lot Depth / Rear Lot Depth	130
		Total	2,750

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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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: 113 Belle Alley Uhrichville, OH

Buyer(s): _____

Seller(s): GARABRANDT 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 Walker and real estate brokerage McINTYRE 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 _____

Treasure Lubert SELLER/LANDLORD _____ DATE _____
dotloop verified 04/17/23 12:23 PM EDT 2148-GM55-SHQV-0225

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 113 Belle Alley Uhrichsville, OH 44683

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.

<input checked="" type="checkbox"/> <u>Treasurer Lockart</u>	<small>dateloop verified 04/17/23 12:43 PM EDT ACTU-2UNM-QRDO-DWIN</small>	_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date	_____ Agent	_____ Date
<u>Kate C</u>	<u>4-14-23</u>				