Department of Commerce

Jhio

Division of Real Estate & Professional Licensing



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.)

Pro	operty Address: $//(398)$	3 Walf Station	Ad Su) - Nouro	no retain DA
Bu	yer(s):		ricu seo recesed	
Sel	ller(s): <u>Sheppa</u>	rd Estate	nd SW - Newco	
	I. TRANSA	CTION INVOLVING TWO	AGENTS IN TWO DIFFERENT E	BROKERAGES
Th	e buyer will be represented b	У AGENT(S)	, and	BROKERAGE
Th	e seller will be represented b	YAGENT(S)	, and	BROKERAGE
If t rep	two agents in the real estate b		WO AGENTS IN THE SAME BRO	
	Agent(s) Agent(s) involved in the transaction,	the principal broker and mana	work(s) fo work(s) fo gers will be "dual agents," which is fo in the transaction and they will prote	urther explained on the back of this
	on the back of this form. A confidential information. U	s dual agents they will maintai Inless indicated below, neither	the brokerage. Therefore, agents for both the buyer and seller as "dual n a neutral position in the transaction the agent(s) nor the brokerage acting the buyer or seller. <i>If such a relation</i>	and they will protect all parties' as a dual agent in this transaction
Ag	ent(s) Man Wa	TRANSACTION INVOLVI	NG ONLY ONE REAL ESTATE A	GENT rt Realty will
	be "dual agents" representing this form. As dual agents the information. Unless indica	ng both parties in this transaction ney will maintain a neutral post ted below, neither the agent(s)	on in a neutral capacity. Dual agency ition in the transaction and they will p nor the brokerage acting as a dual agen agency or seller. <i>If such a relationship a</i>	is further explained on the back of protect all parties' confidential ent in this transaction has a
4	Prepresent only the (<i>check on</i> represent his/her own best i	ne) Seller or D buyer in this nterest. Any information prov	s transaction as a client. The other paided the agent may be disclosed to the	rty is not represented and agrees to agent's client.
			CONSENT	
	I (we) consent to the above (we) acknowledge reading	relationships as we enter into t the information regarding dual	his real estate transaction. If there is agency explained on the back of this $q \neq 1$	a dual agency in this transaction, I form.
	BUYER/TENANT	DATE	SELLERIANDLORD	DATE
	BUYER/TENANT	DATE	SELLER/LANDLORD	DATE

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

Property Address 11098 Wolf Station Rd SW - Newconestorn

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):

Seller has provided the purchaser with all available records and reports pertaining to lead-(i) _____ based paint and/or lead-based paint hazards in the housing (list documents below).

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.
- _____ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home. (d)
- (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

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) MU 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.

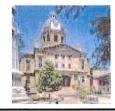
Certification of Accuracy

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.

Faul & Watson			
/ Seller	Date	Seller	Date
Purchaser Kugu Wallel	Date 8-11-1-3	Purchaser	Date
Agen/t	Date	Agent	Date

Parcel: 51-00314-000 LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio

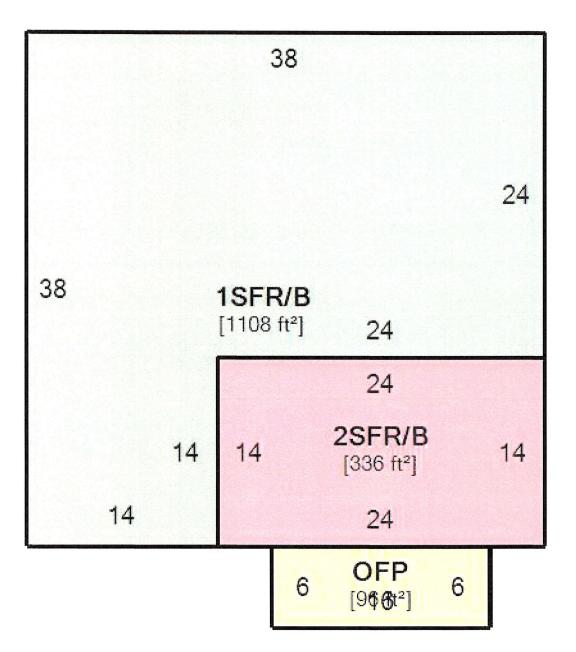


SUMMARY												
Deeded Name	LLILIE	M SHEPPAR	RD									
Owner	11098	PARD LLILIE WOLF STATI	ION RD			Taxpayer		11098	ARD LLILIE M	N RD		
T. D. () .		OMERSTOW							OMERSTOWN			
Tax District				RSTOWN SD		Land Use		510-SI	NGLE FAMILY	DWELL	ING	
School District		OMERSTOW		LSD		Subdivisio	n					
Neighborhood Location		-SALEM TOW				Turned				.		
CD Year	11098	SW WOLF S	TATION F			Legal			E 14 (.014A VA		•	
Acres	0.0000	,		Map Numbe	er	28			Routing Number		14000	
VALUE	0.0000)		Sold		10/26/202	1 NT CHARG		ales Amount	,	0.00	
District	E1 0A1					Excelore and the local sectors and			200			
Land Use				RSTOWN SD		Full Rate		69.800				
	T	Appraised	TDVVELL	Assessed		Effective F		40.348 38.507				
Land		Appraiseu	9,900	Assessed	3,470	Qualifying	Prior	T	First	Secon	4	Total
Improvement			34,070		11,920	Тах	FIIU	0.00	118.05	Second	118.05	236.10
Total			43,970		15,390	Special		0.00	3.00		3.00	6.00
CAUV	N		0		0	Penalty		0.00	12.10	Contraction of the local division of the loc	25.44	37.54
Homestead	Y		25,000		8,750	Total		0.00	133.15		146.49	279.64
000	Y		43,970		15,390	Paid		0.00	0.00		0.00	0.00
Taxable			43,970		15,390	Due		0.00	133.15	CONTRACTOR DATES	146.49	279.64
FUTURE CHARG	ES									1.57		
Туре	4.		Descrip	tion								Amount
Special Assessments				00000 MWCD								6.00
TRANSFER HIST	ORV	an a		*****								
Date	UKI				onveyance	<u>م</u>	eed Type		Sales A	mount	Valid	# of Properties
				0					Gales P			
	SHEPPA	RD LLILIE M RD JR FLOYI	D C & LIL	LIE M	E1728	JOINT S	BURVIVORSH	IP		\$0.00	Ν	2
SHEPP	PARD			LIE M	900694	JOINT S	SURVIVORSH	IP		\$0.00	Ν	2
06/22/2009 Buyer: \$	SHEPPA	RD LILLIE M/ RD LILLIE M/ RD FLOYD &	AE		900681		TIFICATE OF RANSFER			\$0.0 ⁰	Ν	2
LAND												
Туре						Dimensions	 6	Des	cription			Value
FR-FRONT LOT					60.000	0 X 190.000) Effec		rontage / Depth	n		9,900
										Tota	1	9,900
DWELLING												
Card 1												
Style		01-SINGLE F	AMILY	Family Rooms			· 1	Heati	ng			Y
Stories			2.00	Dining Rooms			0	Cooli	ng			N
Rec Room Area			0	Year Built			1900	Grad	e			C-1
Finished Basement			0	Year Remodele	d		1976	Firep	lace Openings			0
Rooms			7	Full Baths			1		lace Stacks			0
Bed Rooms			5	Half Baths			0		g Area			1,780
				Other Fixtures			0	Total				3,224
		-						Value	9			33,870
OTHER IMPROVE	EMENI						D'		! 4!	·····	0:	Malua
Card Type			Year Bu	ilt Year Remodeled	Con	dition	Dimensions		cription		Size	Value
1 DFG-DETACHE GARAGE		ΛE	1900		A-AVE	ERAGE	14 X 20		gth x Width tional)		280	200

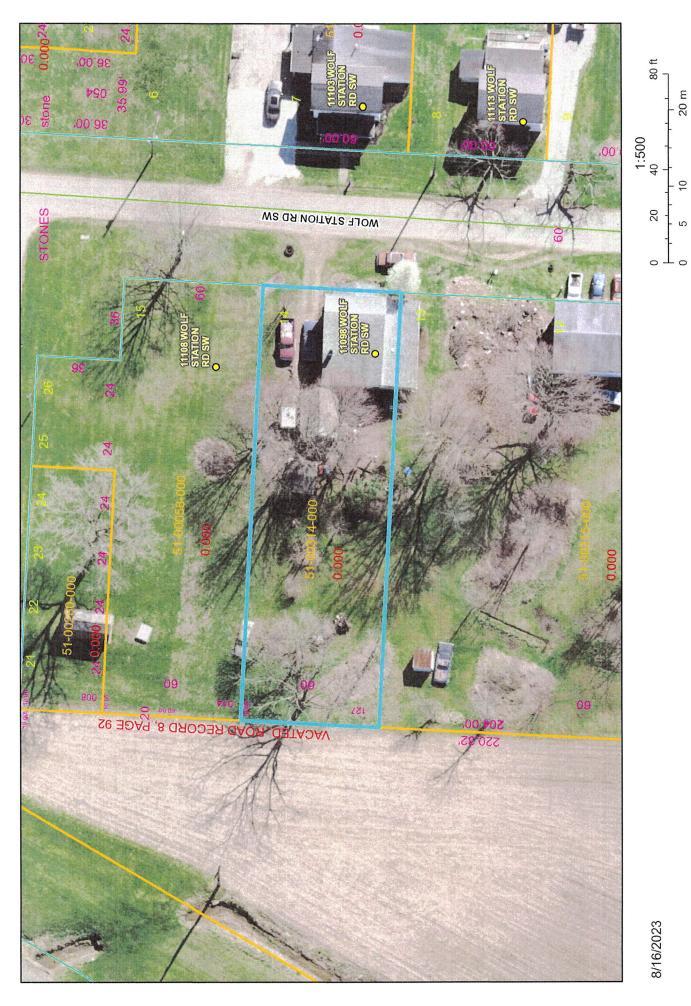
Year: 2022

UTILITIES Page 1 of 2

Water	N Sewer	N Electric	N Gas	N Well	N Septio	: <u>N</u>
SKET	СН					
Card 1						
ID	Description		Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
А	2SFR/B (2 STORY FRAME / BAS	SEMENT)	336	First Floor	1,444	1,444
В	OFP (OPEN FRAME PORCH)		96	Full Upper Floor	336	336
С	1SFR/B (1 STORY FRAME / BAS	SEMENT)	1,108	Basement	1,444	0
1	DFG-DETACHED FRAME GARA	AGE	280	Total	3,224	1,780



1



Tuscarawas County, OH

Parcel: 51-00315-000 LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



Decide Name LLILE M SHEPPARD Owner SHEPPARD LLILE M 11098 WOLF STATION RD NEWCOMERSTOWN 0H 43832 Taxpayer SHEPPARD LLILE M 11098 WOLF STATION RD NEWCOMERSTOWN VH 14382 Tax Distinct 51-SALEM TWP-NEWCOMERSTOWN SD UDERSTOWN 0H 43832 Land Use 599-OTHER RESIDENTIAL STRUCTURE Subdivision Naighborhood 00300-SALEM TWP-NEWCOMERSTOWN SD UDERSTOWN 0H 43832 Land Use 599-OTHER RESIDENTIAL STRUCTURE CO Year Acres 0.0000 Sold U28/2021 Sales Amount 0.00 Acres 0.0000 Sold CURRENT CHARGES Full Rate 69.800000 Land 424.390 8,440 110/28/2021 Sales Amount 0.00 Land 424.390 8,440 112/28/2021 Sales Amount 0.00 Land 424.390 8,440 112/28/2021 Sales Amount 0.00 Total 33,750 11,820 17a 0.00 237.32 261.04 Taxable 0.00 0.00 0.00 0.00 0.00 10/28/2021 Sales Amount Valid # of 1026/2020	
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Seler: SHEPPARD JR FLOYD C & LILLIE M 900694 JOINT SURVIVORSHIP \$0.00 N 06/25/2009 Buyer: SHEPPARD JR FLOYD C & LILLIE MAE 900694 JOINT SURVIVORSHIP \$0.00 N 06/22/2009 Buyer: SHEPPARD LILLIE MAE 900681 CERTIFICATE OF TRANSFER \$0.00 N 06/22/2009 Buyer: SHEPPARD LILLIE MAE 900681 CERTIFICATE OF TRANSFER \$0.00 N Dimensions Description FR-FRONT LOT FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth Total Total Total	
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06/22/2009 Buyer: SHEPPARD LILLIE MAE Seller: SHEPPARD FLOYD C & LILLY M 900681 CERTIFICATE OF TRANSFER \$0.00 N LAND Type Dimensions Description FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth Card Type Year Built Year Remodeled G-GOOD 28 X 32 Length x Width 896 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width 896	
Type Dimensions Description FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth Total Total Year Built Year Remodeled Condition Dimensions Description Size 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width (Optional) 896 (Optional)	X
FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth OTHER IMPROVEMENT Total Card Type Year Built Year Remodeled Condition Dimensions Description Size 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width (Optional) 896 Total Total Total	
FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 60.0000 X 190.0000 Effective - Frontage / Depth FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth OTHER IMPROVEMENT Total Card Type Year Built Year Remodeled Condition Dimensions Description Size 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width (Optional) 896 Total Total Total	Valu
FR-FRONT LOT 77.0000 X 190.0000 Effective - Frontage / Depth Total OTHER IMPROVEMENT Year Built Year Remodeled Condition Dimensions Description Size 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width (Optional) 896	7,43
Total OTHER IMPROVEMENT Card Type Year Built Year Condition Dimensions Description Size 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width (Optional) 896 Total	7,43
OTHER IMPROVEMENT Card Type Year Built Year Condition Dimensions Description Size 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width (Optional) 896 Total	9,53
Card Type Year Built Year Remodeled Condition Dimensions Description Size 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width (Optional) 896 Total	24,39
Card Type Year Built Year Remodeled Condition Dimensions Description Size 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width (Optional) 896 Total	
Remodeled 1 DPG-DETACHED POLE GARAGE 2000 G-GOOD 28 X 32 Length x Width 896 (Optional) Total	Valu
(Optional) Total	
	9,36
	9,36
Water N Sewer N Electric N Gas N Well N Septic	N

Year: 2022

SKETCH

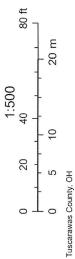
Card 1

- ID Description
- 2 DPG-DETACHED POLE GARAGE

Size Floor 896 Total Floor Area (ft²) 0 Living Area (ft²) 0







8/16/2023



0 12.5 25 Tuscarawas County, OH