



# 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: 11098 Wolf Station Rd SW - Newcomerstown

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

Seller(s): Sheppard 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 \_\_\_\_\_

Paul J. Watson  
SELLER/LANDLORD

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 - Newcomerstown

**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) RW 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**

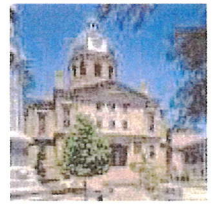
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Paul J. Watson</u> Seller	Date	Seller	Date
<u>Ryan Wallace</u> Purchaser	Date	Purchaser	Date
<u>Ryan Wallace</u> Agent	8-11-23 Date	Agent	Date



LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio



SUMMARY

Table with property details: Deeded Name (LLILIE M SHEPPARD), Owner (SHEPPARD LLILIE M), Taxpayer (SHEPPARD LLILIE M), Tax District (51-SALEM TWP-NEWCOMERSTOWN SD), School District (NEWCOMERSTOWN EX VILL SD), Land Use (510-SINGLE FAMILY DWELLING), Location (11098 SW WOLF STATION RD), CD Year, Map Number, Acres (0.0000), Sold, Legal (WHOLE 14 (.014A VAC ALLEY)), Routing Number (14000), Sales Amount (0.00).

VALUE

Table with columns: District (51-SALEM TWP-NEWCOMERSTOWN SD), Land Use (510-SINGLE FAMILY DWELLING), Appraised, Assessed. Rows include Land (9,900 / 3,470), Improvement (34,070 / 11,920), Total (43,970 / 15,390), CAUV (0 / 0), Homestead (25,000 / 8,750), OOC (43,970 / 15,390), Taxable (43,970 / 15,390).

CURRENT CHARGES

Table with columns: Full Rate (69.800000), Effective Rate (40.348555), Qualifying Rate (38.507996), Prior, First, Second, Total. Rows include Tax (118.05 / 118.05 / 236.10), Special (3.00 / 3.00 / 6.00), Penalty (12.10 / 25.44 / 37.54), Total (133.15 / 146.49 / 279.64), Paid (0.00 / 0.00 / 0.00), Due (133.15 / 146.49 / 279.64).

FUTURE CHARGES

Table with columns: Type (Special Assessments), Description (C980000000 MWCD), Amount (6.00).

TRANSFER HISTORY

Table with columns: Date, Conveyance, Deed Type, Sales Amount, Valid, # of Properties. Rows include transfers from 10/26/2021, 06/25/2009, and 06/22/2009.

LAND

Table with columns: Type (FR-FRONT LOT), Dimensions (60.0000 X 190.0000), Description (Effective - Frontage / Depth), Value (9,900).

DWELLING

Table with columns: Card 1, Style (01-SINGLE FAMILY), Stories (2.00), Rec Room Area (0), Finished Basement (0), Rooms (7), Bed Rooms (5), Heating (1), Cooling (0), Grade (1900), Fireplace Openings (1976), Fireplace Stacks (1), Living Area (0), Total Area (0), Value (33,870).

OTHER IMPROVEMENT

Table with columns: Card Type (1 DFG-DETACHED FRAME GARAGE), Year Built (1900), Year Remodeled, Condition (A-AVERAGE), Dimensions (14 X 20), Description (Length x Width (Optional)), Size (280), Value (200).

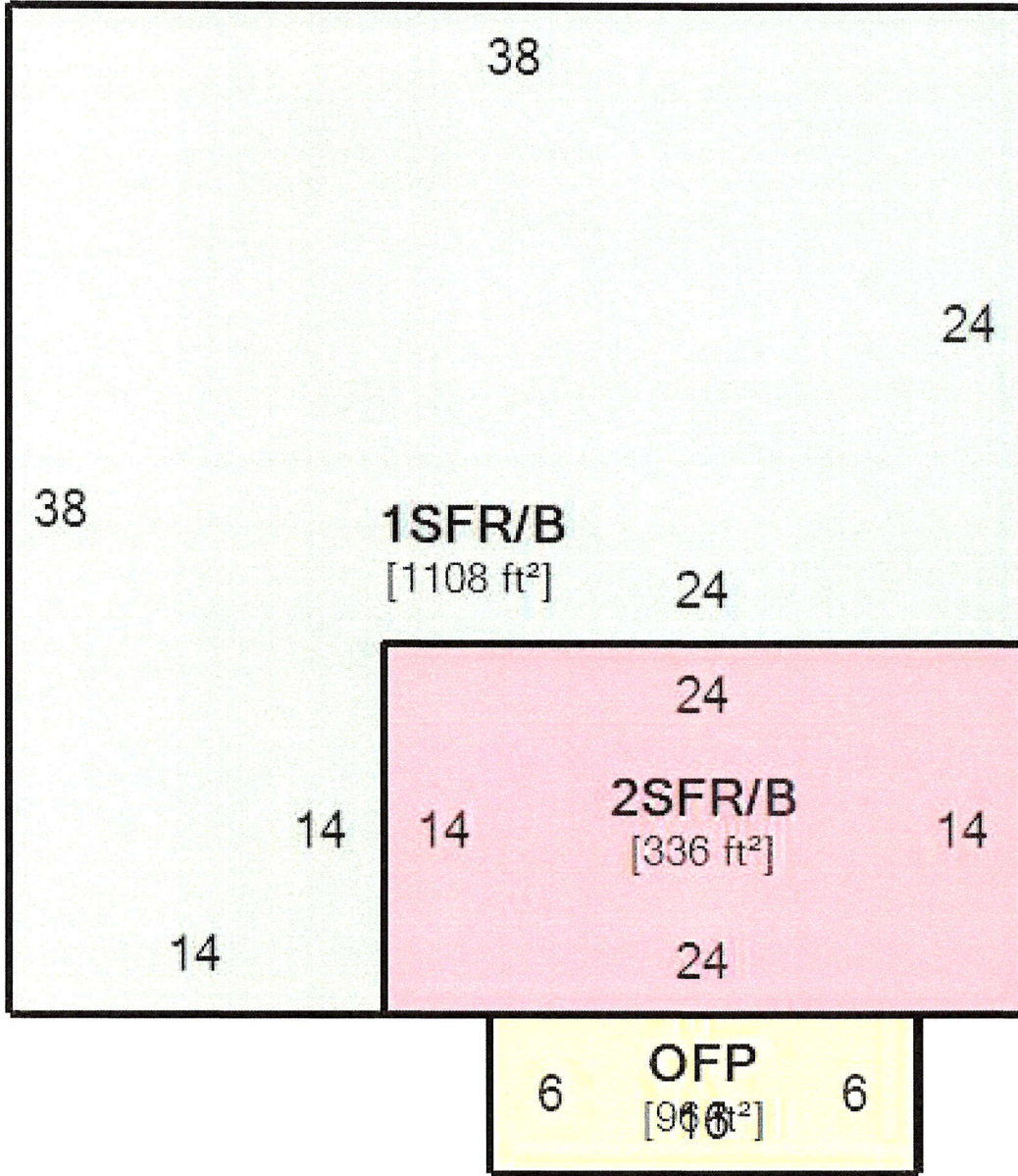
UTILITIES

**SKETCH**

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
A	2SFR/B (2 STORY FRAME / BASEMENT)	336	First Floor	1,444	1,444
B	OFP (OPEN FRAME PORCH)	96	Full Upper Floor	336	336
C	1SFR/B (1 STORY FRAME / BASEMENT)	1,108	Basement	1,444	0
1	DFG-DETACHED FRAME GARAGE	280	Total	3,224	1,780

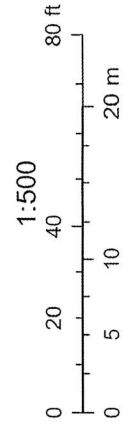
**1**





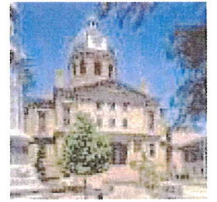


8/16/2023



Tuscarawas County, OH





**SUMMARY**

Deeded Name	LLILIE M SHEPPARD		Taxpayer	SHEPPARD LLILIE M	
Owner	SHEPPARD LLILIE M 11098 WOLF STATION RD NEWCOMERSTOWN OH 43832			11098 WOLF STATION RD NEWCOMERSTOWN OH 43832	
Tax District	51-SALEM TWP-NEWCOMERSTOWN SD		Land Use	599-OTHER RESIDENTIAL STRUCTURES	
School District	NEWCOMERSTOWN EX VILL SD		Subdivision		
Neighborhood	00900-SALEM TOWNSHIP		Legal	11 (.085 VA) 12 (.014A VA) 13 (.014A VA)	
Location	SW WOLF STATION RD		28	Routing Number	15000
CD Year		Map Number	10/26/2021	Sales Amount	0.00
Acres	0.0000	Sold			

**VALUE**

District	51-SALEM TWP-NEWCOMERSTOWN SD	
Land Use	599-OTHER RESIDENTIAL STRUCTURES	
	Appraised	Assessed
Land	24,390	8,540
Improvement	9,360	3,280
<b>Total</b>	<b>33,750</b>	<b>11,820</b>
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
<b>Taxable</b>	<b>33,750</b>	<b>11,820</b>

**CURRENT CHARGES**

Full Rate	69.800000			
Effective Rate	40.348555			
Qualifying Rate	38.507996			
	Prior	First	Second	Total
Tax	0.00	215.74	215.74	431.48
Special	0.00	0.00	0.00	0.00
Penalty	0.00	21.58	45.30	66.88
<b>Total</b>	<b>0.00</b>	<b>237.32</b>	<b>261.04</b>	<b>498.36</b>
Paid	0.00	0.00	0.00	0.00
Due	0.00	237.32	261.04	498.36

**TRANSFER HISTORY**

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
10/26/2021	Buyer: SHEPPARD LLILIE M Seller: SHEPPARD JR FLOYD C & LILLIE M SHEPPARD	E1728 JOINT SURVIVORSHIP	\$0.00	N	2
06/25/2009	Buyer: SHEPPARD JR FLOYD C & LILLIE M SHEPPARD Seller: SHEPPARD LILLIE MAE	900694 JOINT SURVIVORSHIP	\$0.00	N	2
06/22/2009	Buyer: SHEPPARD LILLIE MAE Seller: SHEPPARD FLOYD C & LILLY M	900681 CERTIFICATE OF TRANSFER	\$0.00	N	2

**LAND**

Type	Dimensions	Description	Value
FR-FRONT LOT	60.0000 X 190.0000	Effective - Frontage / Depth	7,430
FR-FRONT LOT	60.0000 X 190.0000	Effective - Frontage / Depth	7,430
FR-FRONT LOT	77.0000 X 190.0000	Effective - Frontage / Depth	9,530
		<b>Total</b>	<b>24,390</b>

**OTHER IMPROVEMENT**

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DPG-DETACHED POLE GARAGE	2000		G-GOOD	28 X 32	Length x Width (Optional)	896	9,360
						<b>Total</b>		<b>9,360</b>

**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> )
2	DPG-DETACHED POLE GARAGE	896	Total	0	0











1:1,000  
 0 45 90 180 ft  
 0 12.5 25 50 m

Tuscarawas County, OH

4/26/2023