

**SUMMARY**

Deeded Name	WILLIAM J GRIESEN & PHYLLIS J GRIESEN		
Owner	WILLIAM J GRIESEN OR PHYLLIS J GRIESEN 4649 WILLIAMS LAKE RD SW STONE CREEK OH 43840-9312	Taxpayer	WILLIAM J GRIESEN OR PHYLLIS J GRIESEN 4649 WILLIAMS LAKE RD SW STONE CREEK OH 43840-9312
Tax District	30-JEFFERSON TWP-NEW PHILADELPHIA SD	Land Use	1-LIKE REAL
School District	NEW PHIL. SD	Park	
Neighborhood	01304-JEFFERSON TOWNSHIP		
Location	4649 SW WILLIAMS LAKE RD	CD Year	2023
Date Sited	11/1/1981	Date Acquired	6/18/2019
Home Model	1982	Home Serial Number	14511
Home Year	1982	Sold	06/18/2019
		Home Make	WINDSOR
		Home Title Number	7901624376
		Sales Amount	0.00

**VALUE**

District	30-JEFFERSON TWP-NEW PHILADELPHIA SD
Land Use	1-LIKE REAL

	Appraised	Assessed
Improvement	12,920	4,520
Homestead Y	0	0
OOCC Y	8,530	2,990
Taxable	12,920	4,520

**CURRENT CHARGES**

Full Rate	71.400000
Effective Rate	44.815474
Qualifying Rate	37.909681

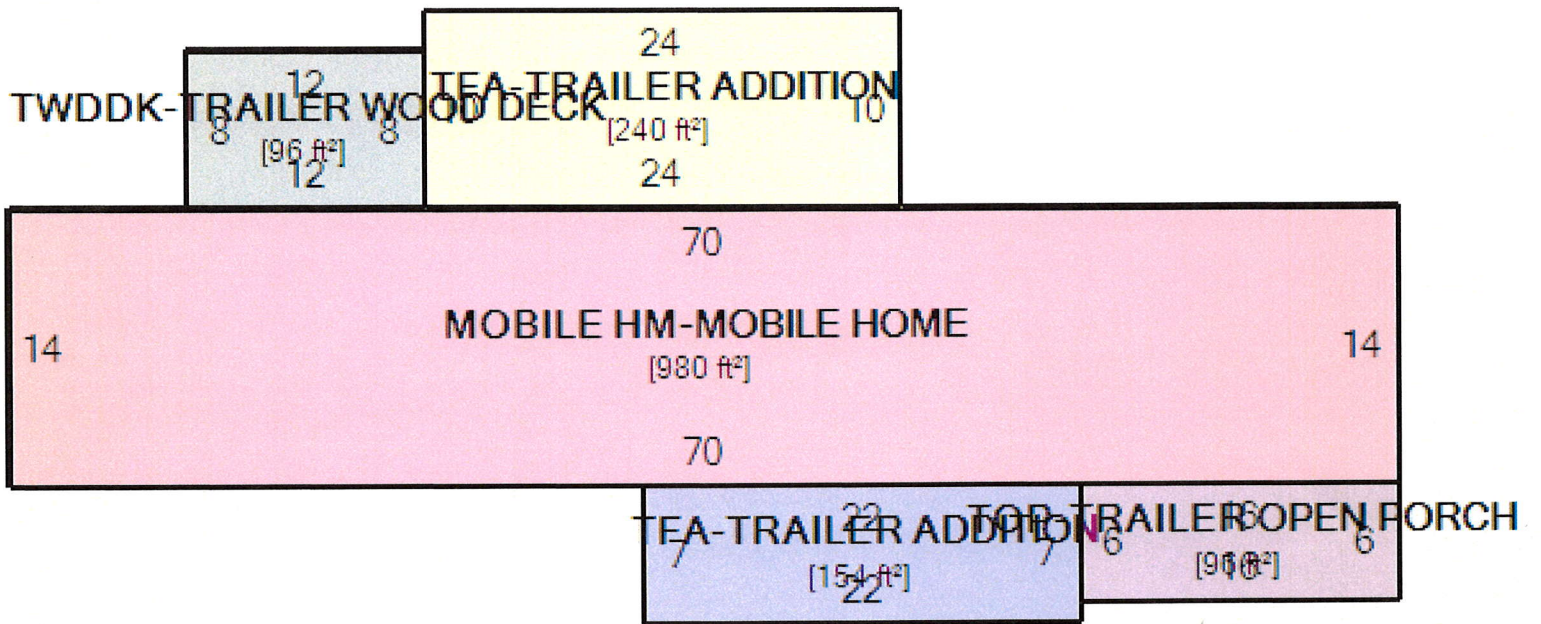
	Prior	First	Second	Total
Tax	0.00	91.30	91.30	182.60
Special	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	9.14	9.14
Total	0.00	91.30	100.44	191.74
Paid	0.00	91.30	0.00	91.30
Due	0.00	0.00	100.44	100.44

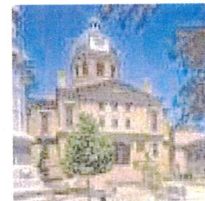
**OTHER IMPROVEMENT**

Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
MOBILE HM-MOBILE HOME	1982		A-AVERAGE	14 X 70	Width x Length (Optional)	980	8,530
TFA-TRAILER ADDITION	1980		A-AVERAGE	7 X 22	Length x Width (Optional)	154	1,570
TFA-TRAILER ADDITION	1980		A-AVERAGE	10 X 24	Length x Width (Optional)	240	2,350
TOP-TRAILER OPEN PORCH	1989		A-AVERAGE	16 X 6	Length x Width (Optional)	96	290
TWDDK-TRAILER WOOD DECK	2000		A-AVERAGE	12 X 8	Length x Width (Optional)	96	180
						<b>Total</b>	<b>12,920</b>

SKETCH

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
1	MOBILE HM-MOBILE HOME	980	Total	0	0
2	TFA-TRAILER ADDITION	240			
3	TWDDK-TRAILER WOOD DECK	96			
4	TFA-TRAILER ADDITION	154			
5	TOP-TRAILER OPEN PORCH	96			





LARRY LINDBERG

Tuscarawas County Auditor | Tuscarawas County, Ohio

SUMMARY

Deeded Name	WILLIAM JERALD GRIESEN		Taxpayer	GRIESEN WILLIAM JERALD	
Owner	GRIESEN WILLIAM JERALD 4649 WILLIAMS LAKE RD SW STONE CREEK OH 43840			4649 WILLIAMS LAKE RD SW STONE CREEK OH 43840	
Tax District	30-JEFFERSON TWP-NEW PHILADELPHIA SD		Land Use	580-PP MOBILE ON 0-9.99 ACRES	
			Class	Residential	
School District	NEW PHIL. SD		Subdivision		
Neighborhood	01300-JEFFERSON TOWNSHIP				
Location	4649 SW WILLIAMS LAKE RD		Legal	3 7 12 SW SW .573A	
CD Year	2023	Map Number	15	Routing Number	12000
Acres	0.5730	Sold	02/12/2021	Sales Amount	0.00

VALUE

District	30-JEFFERSON TWP-NEW PHILADELPHIA SD
Land Use	580-PP MOBILE ON 0-9.99 ACRES

	Appraised	Assessed
Land	17,900	6,270
Improvement	8,550	2,990
<b>Total</b>	<b>26,450</b>	<b>9,260</b>
CAUV	N 0	0
Homestead	Y 25,000	8,750
OOCC	Y 26,450	9,260
Taxable	26,450	9,260

CURRENT CHARGES

Full Rate	71.400000
Effective Rate	44.815474
Qualifying Rate	37.909681

	Prior	First	Second	Total
Tax	0.00	10.27	10.27	20.54
Special	0.00	3.00	3.00	6.00
Penalty	0.00	0.00	1.32	1.32
<b>Total</b>	<b>0.00</b>	<b>13.27</b>	<b>14.59</b>	<b>27.86</b>
Paid	0.00	13.27	0.00	13.27
Due	0.00	0.00	14.59	14.59

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	2.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/12/2021	GRIESEN WILLIAM JERALD	E0262	AFFIDAVIT	\$0.00	N	2

LAND

Type	Dimensions	Description	Value
HF-HOMESITE FRACTIONAL	0.5730	Acres	17,900
		<b>Total</b>	<b>17,900</b>

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DFG-DETACHED FRAME GARAGE	1984		A-AVERAGE	24 X 36	Length x Width (Optional)	864	8,550
1	MOBILE HM-MOBILE HOME	1982		A-AVERAGE	14 X 70	Width x Length (Optional)	980	0
1	TFA-TRAILER ADDITION	1980		A-AVERAGE	7 X 22	Length x Width (Optional)	154	0
1	TFA-TRAILER ADDITION	1980		A-AVERAGE	10 X 24	Length x Width (Optional)	240	0
1	TOP-TRAILER OPEN PORCH	1989		A-AVERAGE	6 X 16	Length x Width (Optional)	96	0
1	TWDDK-TRAILER WOOD DECK	2000		A-AVERAGE	8 X 12	Length x Width (Optional)	96	0
						<b>Total</b>		<b>8,550</b>

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
1	MOBILE HM-MOBILE HOME	980	Total	0	0
2	DFG-DETACHED FRAME GARAGE	864			
4	TOP-TRAILER OPEN PORCH	96			
5	TFA-TRAILER ADDITION	154			
6	TFA-TRAILER ADDITION	240			
7	TWDDK-TRAILER WOOD DECK	96			

**6**

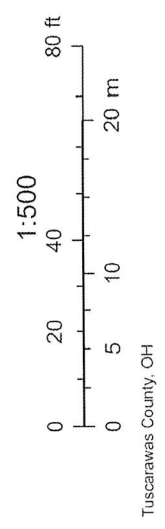
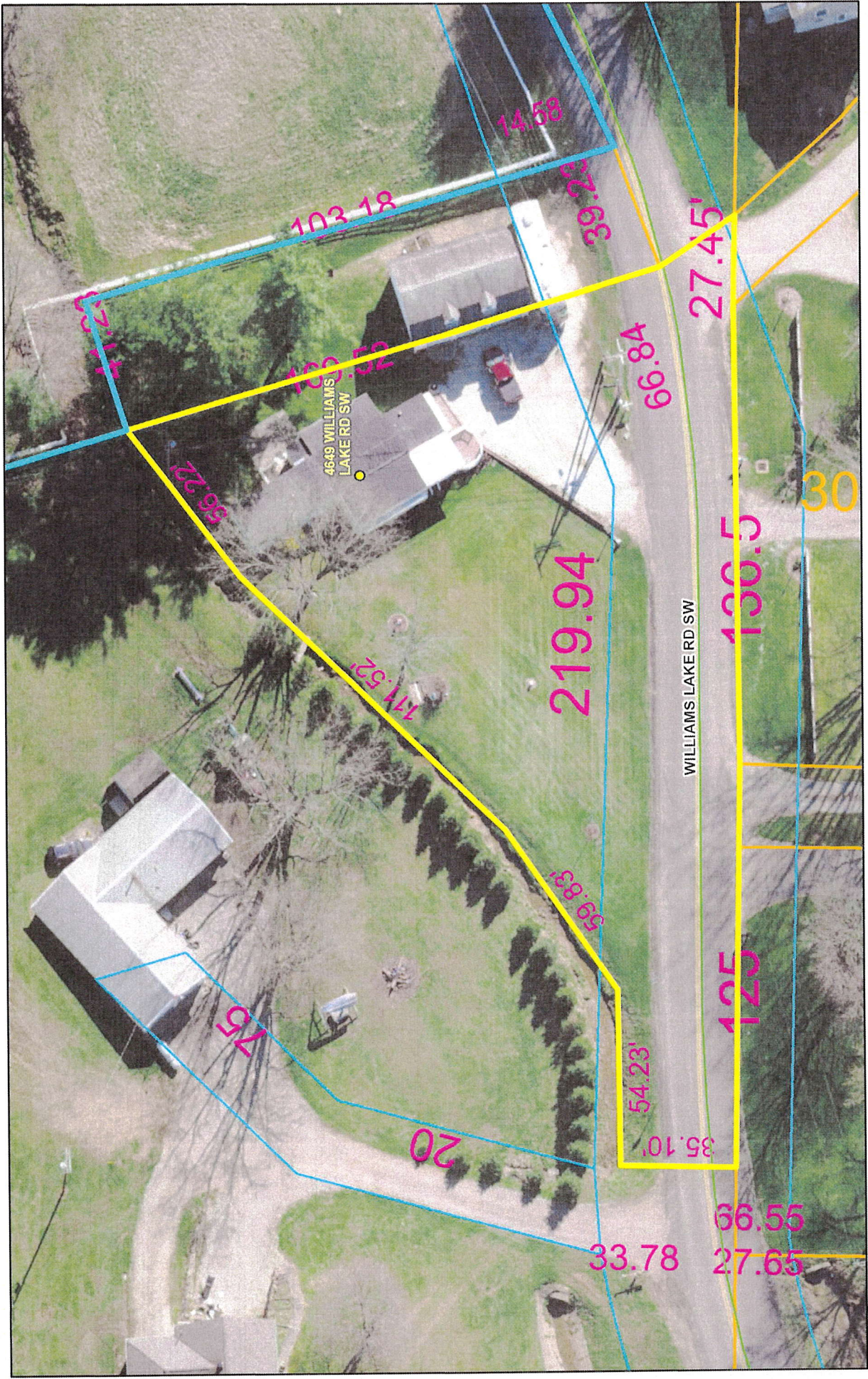
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**1**

**5**

**7**

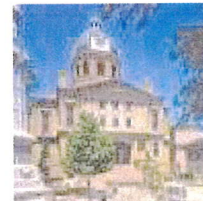
**2**



10/30/2023

Parcel: 30-01476-000  
**LARRY LINDBERG**

Year: 2022



Tuscarawas County Auditor | Tuscarawas County, Ohio

**SUMMARY**

Deeded Name	WILLIAM JERALD GRIESEN		Taxpayer	GRIESEN WILLIAM JERALD	
Owner	GRIESEN WILLIAM JERALD 4649 WILLIAMS LAKE RD SW STONE CREEK OH 43840			4649 WILLIAMS LAKE RD SW STONE CREEK OH 43840	
Tax District	30-JEFFERSON TWP-NEW PHILADELPHIA SD		Land Use	501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99 ACRES	
			Class	Residential	
School District	NEW PHIL. SD		Subdivision		
Neighborhood	01300-JEFFERSON TOWNSHIP				
Location	4649 SW WILLIAMS LAKE RD		Legal	3 7 12 SE .156A	
CD Year	2023	Map Number	15	Routing Number	16000
Acres	0.1600	Sold	02/12/2021	Sales Amount	0.00

**VALUE**

District	30-JEFFERSON TWP-NEW PHILADELPHIA SD	
Land Use	501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99 ACRES	

	Appraised	Assessed
Land	1,760	620
Improvement	0	0
<b>Total</b>	<b>1,760</b>	<b>620</b>
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
<b>Taxable</b>	<b>1,760</b>	<b>620</b>

**CURRENT CHARGES**

Full Rate	71.400000
Effective Rate	44.815474
Qualifying Rate	37.909681

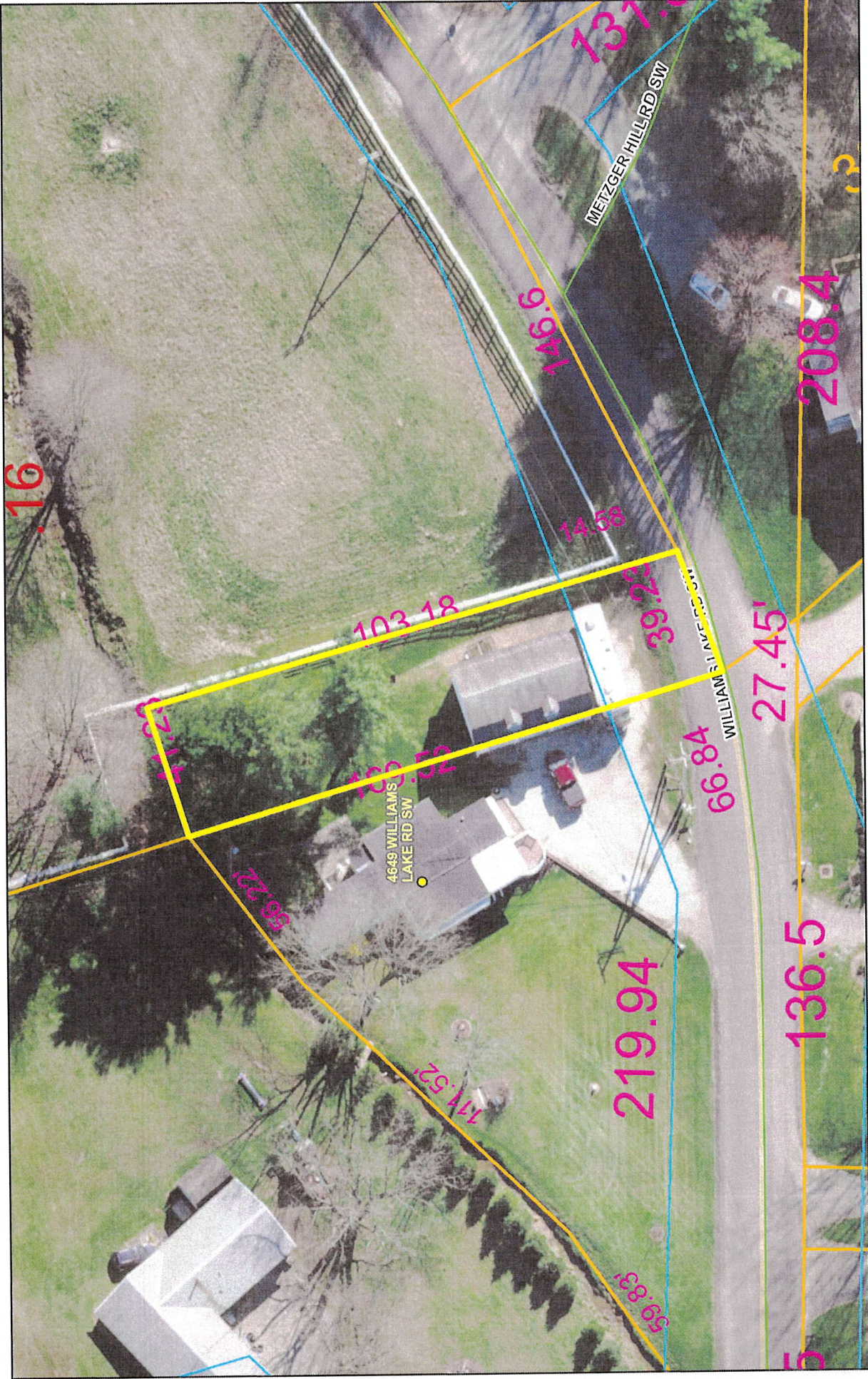
	Prior	First	Second	Total
Tax	0.00	12.76	12.76	25.52
Special	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	1.28	1.28
<b>Total</b>	<b>0.00</b>	<b>12.76</b>	<b>14.04</b>	<b>26.80</b>
Paid	0.00	12.76	0.00	12.76
Due	0.00	0.00	14.04	14.04

**TRANSFER HISTORY**

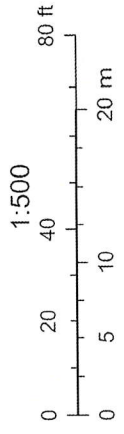
Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/12/2021	GRIESEN WILLIAM JERALD	E0262	AFFIDAVIT	\$0.00	N	2

**LAND**

Type	Dimensions	Description	Value
RS1-RESIDUAL .001-2.999	0.1600	Acres	1,760
		<b>Total</b>	<b>1,760</b>



1:500



Tuscarawas County, OH

10/30/2023



# 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: 4649 Williams Lake Rd SW

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

Seller(s): Griesen 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 McIndee 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 \_\_\_\_\_ DATE \_\_\_\_\_

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

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



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

Property Address 4649 Williams Lake Rd SW

**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) HW 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.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	<u>9/25/23</u> Date	_____ Agent	_____ Date