

## Residential Property Disclosure Form

Address: 7530 Hebbardsville Road, Athens, OH 45701

This property is EXEMPT from the Residential Property Disclosure Form because:

- A transfer pursuant to court order;
- A transfer to a mortgagee by a mortgagor by deed in lieu of foreclosure or in satisfaction of the mortgage debt;
- A transfer to a beneficiary of a deed of trust by a trustor in default;
- A transfer by a foreclosure sale that follows a default in the satisfaction of an obligation secured by a mortgage;
- A transfer by a sale under a power of sale following a default in the satisfaction of an obligation that is secured by a deed of trust or another instrument containing a power of sale;
- A transfer by a mortgagee, or a beneficiary under a deed of trust, who has acquired the residential real property at a sale conducted pursuant to a power of sale under a mortgage or a deed of trust or who has acquired the residential real property by deed in lieu of foreclosure;
- A transfer by a fiduciary in the course of the administration of a decedent's estate, a guardianship, a conservatorship, or a trust;
- A transfer from one co-owner to one or more other co-owners;
- A transfer made to the transferor's spouse or to one or more persons in the lineal line of consanguinity of one or more of the transferors;
- A transfer between spouses of former spouses as a result of a decree of divorce, dissolution of marriage, annulment, or legal separation or as a result of a property settlement agreement incidental to a decree of divorce, dissolution of marriage, annulment, or legal separation;
- A transfer to or from the state, a political subdivision of the state, or another governmental entity;
- A transfer that involves newly constructed residential real property that previously has not been inhabited;
- A transfer to a transferee who has occupied the property as a personal residence for one or more years immediately prior to the transfer;
- A transfer from a transferor who both has not occupied the property as a personal residence within one year immediately prior to the transfer and has acquired the property through inheritance or devise;
- Unimproved land, commercial or industrial property.

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Seller

Date

Seller

Date

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Purchaser

Date

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Purchaser

Date

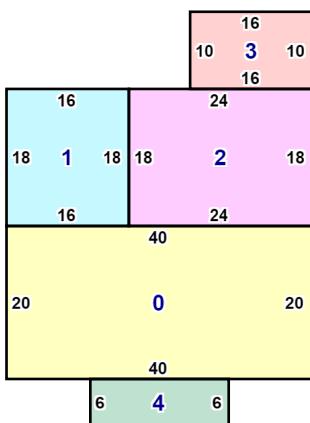
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1/16/2025

**Jill A. Davidson**  
**County Auditor**  
**Athens County, Ohio**  
[www.athenscountyauditor.org](http://www.athenscountyauditor.org)

## FIRST SKETCH



## LEGAL

OWNER	STUDNIARZ RENTALS LLC	
ADDRESS	7530 HEBBARDSVILLE RD	
DESCRIPTION	SECT 30 FRA 4	
SCHOOL DIST	ALEXANDER LOCAL SCH	TAX DIST B01
ACREAGE	2.3650	
VALUATION		
	APPRaised	ASSESSeD
LAND	\$60,030.00	\$21,010.00
IMPROVEMENTS	\$160,220.00	\$56,080.00
CAUV	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$220,250.00</b>	<b>\$77,090.00</b>

## TAXES

TAXABLE VALUE	\$77,090.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$0.00 / \$0.00
<b>YEAR (TOTAL / BALANCE)</b>	<b>\$0.00 / \$0.00</b>

## SPECIAL ASSESSMENTS

COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
<b>TOTAL / BALANCE</b>	<b>\$0.00 / \$0.00</b>

## MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
2/5/2008	STUDNIARZ RENTALS LLC	ENTERPRISE DEVELOPMENT CORP	1	\$250,000.00	QUALIFIED
9/26/2003	ENTERPRISE DEVELOPMENT CORP	CLAXTON JACK	0	\$105,750.00	QUALIFIED
6/30/2003	CLAXTON JACK		0	\$0.00	RELATED INDIVIDUALS OR CORPORATIONS

## LAND

## IMPROVEMENTS

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	1.000	43,560	\$29,400.00
Building Site					
ACREAGE	0	0	1.000	43,560	\$29,400.00
Unknown					
ACREAGE	0	0	0.365	15,899	\$1,230.00
Unknown					

## RESIDENTIAL

Building (CARD: 2)	OLD STYLE TWO STORY BUILT 1900	Baths (Full / Half)	2 / 0
Area	2,320 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	CRAWL / 0 sqft / 0 sqft	Stories	2.0
Heat Full Type	GAS	Cooling	CENTRAL AIR CONDITION
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0



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## MOST RECENT PHOTO



## LEGAL

OWNER	STUDNIARZ RENTALS LLC	
ADDRESS	0 HEBBARDSVILLE RD	
DESCRIPTION	SEC 30 FRA 4 4.58AC	
SCHOOL DIST	ALEXANDER LOCAL SCH	TAX DIST B01
ACREAGE	4.5800	
<b>VALUATION</b>		
	APPRaised	ASSESSEd
LAND	\$82,030.00	\$28,710.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$82,030.00</b>	<b>\$28,710.00</b>

## TAXES

## SPECIAL ASSESSMENTS

TAXABLE VALUE	\$28,710.00	COUNT	1
ROLLBACKS	NONE	DELINQUENT / BALANCE	\$0.00 / \$0.00
HALF (1ST / 2ND)	\$0.00 / \$0.00	<b>TOTAL / BALANCE</b>	<b>\$0.00 / \$0.00</b>
<b>YEAR (TOTAL / BALANCE)</b>	<b>\$0.00 / \$0.00</b>		

## MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
6/5/2013	STUDNIARZ RENTALS LLC		0	\$200,000.00	QUALIFIED

## LAND

## IMPROVEMENTS

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	3.580	155,945	\$52,630.00
Unknown					
ACREAGE	0	0	1.000	43,560	\$29,400.00
Unknown					





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