


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.

| | | | |
|---|--|-----------|------|
|  | <small>dotloop verified 01/28/25 8:15 PM EST OPX2-YDGA-MWZO-AVKB</small> | | |
| Seller | Date | Seller | Date |
| | | | |
| Purchaser | Date | Purchaser | Date |

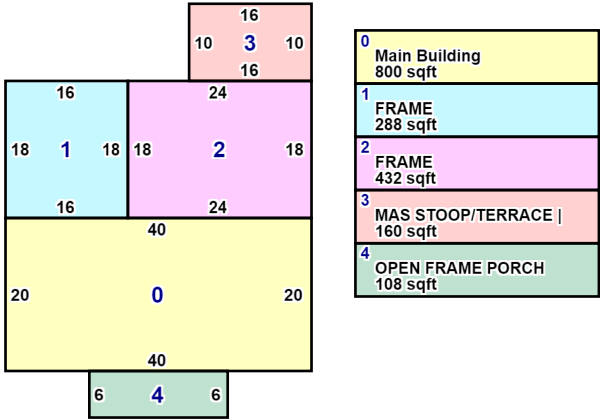
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1/16/2025



Jill A. Davidson
County Auditor
Athens County, Ohio
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 | |
| TOTAL | \$220,250.00 | \$77,090.00 | |

TAXES

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

SPECIAL ASSESSMENTS

| | |
|----------------------|-----------------|
| COUNT | 1 |
| DELINQUENT / BALANCE | \$0.00 / \$0.00 |
| TOTAL / BALANCE | \$0.00 / \$0.00 |

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

| 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 | | | | | |

IMPROVEMENTS

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 |

B010030001110

1/30/2025



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County Auditor
Athens County, Ohio
www.athenscountyauditor.org

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 | | |

VALUATION

| | APPRAISED | ASSESSED |
|--------------|-------------|-------------|
| LAND | \$82,030.00 | \$28,710.00 |
| IMPROVEMENTS | \$0.00 | \$0.00 |
| CAUV | \$0.00 | \$0.00 |
| TOTAL | \$82,030.00 | \$28,710.00 |

TAXES

| | |
|------------------------|-----------------|
| TAXABLE VALUE | \$28,710.00 |
| ROLLBACKS | NONE |
| HALF (1ST / 2ND) | \$0.00 / \$0.00 |
| YEAR (TOTAL / BALANCE) | \$0.00 / \$0.00 |

SPECIAL ASSESSMENTS

| | |
|----------------------|-----------------|
| COUNT | 1 |
| DELINQUENT / BALANCE | \$0.00 / \$0.00 |
| TOTAL / BALANCE | \$0.00 / \$0.00 |

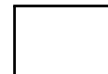
MOST RECENT SALES

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

LAND

| 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 | | | | | |

IMPROVEMENTS





Jill A. Davidson

County Auditor | Athens County, Ohio

SEARCH MAPS ▾ INFO ▾ FORMS ▾ TOOLS ▾

← Back



▼ Address, Owner, or PIN 🔍



JRC Subdivision

First Addition to JRC Commercial Subdivision

CAMERON RD

CAMERON RD

HEPBAROCHVILLE RD

HEPBAROCHVILLE RD

200ft

-82.154 39.275 Degrees

POWERED BY
esri