

106 S. Main St., Monona, IA 52159

(563)539-2015

freedomagencymonona.com

Jim Moritz, Broker Cell: 563-880-8189

Isaac Brehmer, Sales Associate Cell: 563-880-6428



Theodore and Terry Van Tuyle, 111 Circle Drive, Luana, IA 52156

\$265,000.00

Type of Home: 1 story log pine

Acres: 3.31 m/l

House square footage: 1,832 sq ft

Basement finished: 875 sq ft

Year home built: 1979

Type of siding: Log pine & stone

Age/Type of roof: 2007, Asphalt

Foundation: Concrete

Size/Type of Garage: 2 stall : 22' x 26'

Decks: 8' x 16' and 12' x 18'

Age of Furnace: 2009, Heil High Efficiency

Estimated Annual Heating Cost: 12 month avg: \$84.00

Age/Type/Water Heater: Approximately 5 years old
Bradford White, 40 gal.

Age/Type Water Softner: 2017, Kinetico owned system

Wiring/Electric Service: 150 amp service with breaker panel

Estimated Annual Electrical: 12 month avg: \$178.00

Water/Sewer: City

Air conditioning: Central Air-replaced in the 90's

Central Vacuum: Plumbing but need to purchase vacuum

School District: MFL MarMac Community School District

Street/Road Surface: Paved

Driveway Surface: Gravel leading up to concrete pad

Property Taxes-Gross: \$3,604.83 *estimate due to sale of
parcel in January 2020

Property Taxes-Net: \$3,486.00 *estimate due to sale of
parcel in January 2020

Assessed Valuation: \$214,211

Rooms/Approximate Size:

Kitchen/Dining room 11.5' x 31.5'

Living room: 13.5' x 31.5'

Upstairs:

Family Room: 15.5' x 25'

Bathroom: 10.5' x 5.5'

Bedroom: 12.5' x 12.5'

Bedroom: 12.5' x 11'

Basement:

Bedroom: 11' x 12'

Bedroom: 11' x 12'

Bedroom w/walk-in closet 19.5' x 12.5'

Bathroom: 13' x 6'

Freedom Agency

If you desire an acreage offering panoramic views of the drift less area countryside and enjoy access to city utilities and services, this property may be for you.

Acreage features 3.31 acres m/l, and is located at 111 Circle Drive on the North edge of Luana, IA and includes a spacious 2,707 sq. ft. log home with attached two-car garage, 30' X 22' barn with a 7' X 22' and 20' X 20' lean-to, beautifully landscaped yard showcasing amazing perennial, vegetable, and fruit gardens.

This home was built in 1979 featuring 7" round pine log construction, accented by flat stone, Italian porcelain tile, and an asphalt roof. Logs are interlocked using tongue and groove construction and have insulation between each log. Home offers five bedrooms, two full bathrooms, featuring a ceramic tiled walk-in and fiberglass walk-in showers, spacious family room accented by a natural wood burning fireplace with stainless-steel chimney, magnificent kitchen which was completely updated in 2012 featuring cherry cabinetry, granite counter-tops, and stainless steel appliances. Additional features include a large formal living room with large windows, central vacuum system, two-car attached garage, private deck, backyard fire-pit plus many upgrades including some flooring, doors, windows, light fixtures, and electrical service.

Outbuildings include a 30' X 22' barn built in 1979 featuring vertical wood siding, asphalt shingles, concrete flooring, and a 7' X 22' lean-to. For additional storage there is a 20' X 20' addition to the barn featuring a 10' overhead door and concrete flooring throughout. Also available is a 30' x 8' concrete pad, 3 1/2" thick for RV parking or many other uses.

Property is beautifully landscaped featuring many perennials including: peonies, daylily, hostas, black-eyed susan, iris, miniature iris, rose, moss peonies, lupine, tulips, plus many more. No need to attend the local farmers market, you have all you need right here; including asparagus, grapes, raspberries, blueberries, gooseberries, rhubarb, chive, tarragon, dill, and mint.

In addition, there are many mature maple, ash, willow, and evergreen trees which add character and beauty to the landscape.



Information herein is believed to be accurate, but is not warranted. We assume no liability for errors.

Freedom Agency



Up close view of Barn-garage view



Barn-garage view



Yard view of acreage



Front of house

Freedom Agency



Entry to front of house



Rear view of house below deck



Beautifully landscaped



Large backyard with garden and firepit

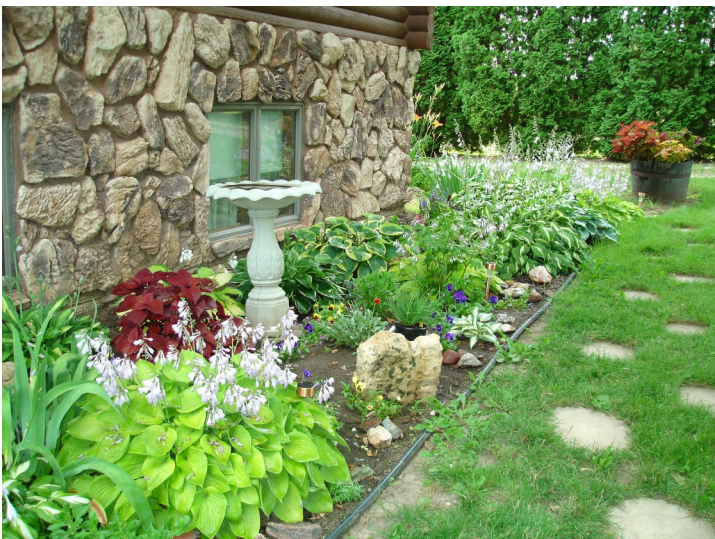
Freedom Agency



Back yard view



View from Deck



Beautiful landscape along house



View from front of house

Freedom Agency



View from front door looking into dining room



Kitchen



Livingroom



Family room

Information herein is believed to be accurate, but is not warranted. We assume no liability for errors.

Freedom Agency



Tile walk-in shower in Master bedroom



Master bedroom



Upstairs Bedroom #1



Upstairs Bedroom #2

BeaconTM Clayton County, IA

Summary

Parcel ID 32-08-227-003
 Alternate ID
 Property Address 111 CIRCLE DR
 LUANA
 Sec/Twp/Rng N/A
 Brief Tax Description LOT 6 OF LOT 2 NE NE EXC 1 OF 6 OF 2 8-95-5
 (Note: Not to be used on legal documents)
 Deed Book/Page 46-65 (9/13/2019)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District LU MF - LU MF
 School District MFL MarMac School



Owners

Deed Holder
[Van Tuyle Theodore & Terry Elizabeth](#)
[12 Tall Oaks Dr](#)
 Freeport ME 04032

Contract Holder

Mailing Address
 Van Tuyle Theodore & Terry Elizabeth
 12 Tall Oaks Dr
 Freeport ME 04032

Land

Lot Area 2.58 Acres ; 112,385 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Log-Pine
 Architectural Style Log Cabin
 Year Built 1979
 Condition Above Normal
 Grade [what's this?](#) 3+5
 Roof Asph / Gable
 Flooring CARPET VINYL
 Foundation Conc
 Exterior Material Log Pine
 Interior Material Log / Drwl
 Brick or Stone Veneer 1/2 Story Stone; 92 linear ft.
 Total Gross Living Area 1,832 SF
 Attic Type None;
 Number of Rooms 5 above; 3 below
 Number of Bedrooms 2 above; 3 below
 Basement Area Type Full
 Basement Area 1,832
 Basement Finished Area 875 - Living Qtrs. (Multi)
 Plumbing 1 Full Bath; 1 Shower Stall Bath;
 Appliances
 Central Air Yes
 Heat FHA - Gas
 Fireplaces 1 Masonry;
 Porches
 Decks Wood Deck-Med (128 SF); Wood Deck-Med (216 SF);
 Additions
 Garages Basement Stall - 2 stalls;

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
1	Steel Utility Building	POLE	30	22	1979
2	Lean-To	POLE	7	22	1979
3	Lean-To	POLE	20	20	2010

Valuation

Classification	2020	2019
+ Assessed Land Value	\$26,320	\$26,320
+ Assessed Building Value	\$0	\$0
+ Assessed Dwelling Value	\$184,971	\$184,971
= Gross Assessed Value	\$211,291	\$211,291
- Exempt Value	\$0	(\$5,800)
= Net Assessed Value	\$211,291	\$205,491

Tax History

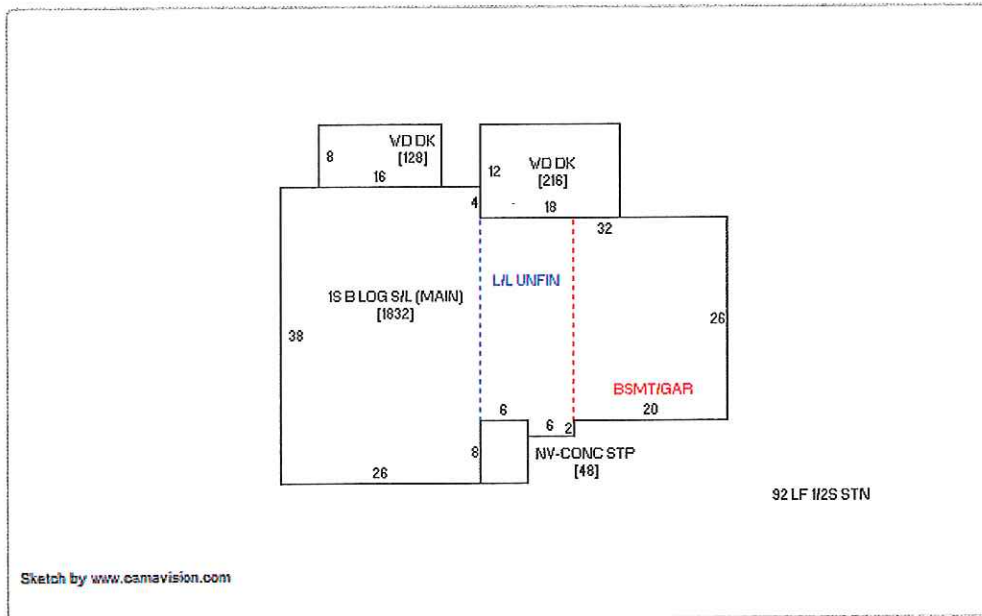
Homestead Tax Credit Application

[Apply online for the Iowa Homestead Tax Credit](#)

Photos



Sketches



No data available for the following modules: Doing Business AS, Ag Soils, Commercial Buildings, Yard Extras, Sales, Taxation, 2019 Tax Statements, Special Assessments, Iowa Land Records.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. This information is used for property tax purposes only and is available as a reference for information that is believed reliable, but its accuracy cannot be guaranteed. Clayton County Assessors office does not determine the ownership of any real property.

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Summary

Parcel ID 32-08-229-006
 Alternate ID
 Property Address CIRCLE DR
 LUANA
 Sec/Twp/Rng N/A
 Brief Tax Description LOT 6 NORTHFIELD 1ST ADDN. & N 122FT LOT 7
 (Note: Not to be used on legal documents)
 Deed Book/Page
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District LU MF - LU MF
 School District MFL MarMac School

Owners

Deed Holder Van Tuyle Theodore & Terry Elizabeth 12 Tall Oaks Dr Freeport ME 04032	Contract Holder	Mailing Address Van Tuyle Theodore & Terry Elizabeth 12 Tall Oaks Dr Freeport ME 04032
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Land

Lot Area 0.73 Acres ; 31,799 SF

Valuation

Classification	2020	2019	2018	2017	2016
	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920

Taxation

	2018	2017	2016
	Pay 2019-2020	Pay 2018-2019	Pay 2017-2018
+ Taxable Land Value	\$1,662	\$1,624	\$1,663
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$1,662	\$1,624	\$1,663
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$1,662	\$1,624	\$1,663
x Levy Rate (per \$1000 of value)	30.97814	31.33598	31.07982
= Gross Taxes Due	\$51.49	\$50.89	\$51.67
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$52.00	\$50.00	\$52.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2018	March 2020	\$26	Yes	12/9/2019	620120
	September 2019	\$26	Yes	9/6/2019	
2017	March 2019	\$25	Yes	3/28/2019	519927
	September 2018	\$25	Yes	9/27/2018	
2016	March 2018	\$26	Yes	9/27/2017	427858
	September 2017	\$26	Yes	9/27/2017	
2015	March 2017	\$69	Yes	3/30/2017	303713
	September 2016	\$69	Yes	9/30/2016	
2014	March 2016	\$70	Yes	3/30/2016	203273
	September 2015	\$70	Yes	9/9/2015	

2019 Tax Statements

[3208229006](#)

Homestead Tax Credit Application

[Apply online for the Iowa Homestead Tax Credit](#)

Iowa Land Records

Data for Clayton County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 2006.
For records prior to 2006, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

No data available for the following modules: Doing Business AS, Ag Soils, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Sales, Special Assessments, Photos, Sketches.

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SELLER DISCLOSURE OF PROPERTY CONDITION



(To be delivered prior to buyer making Offer to Buy Real Estate)

Property Owner(s) & Address:

Theodore and Terry Elizabeth Van Tuyle

111 Circle Drive, Luana, IA 52156

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If claiming an exemption, sign here and stop.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Buyer	_____ Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form.** Seller advises Buyer to obtain independent inspections relevant to Buyer.

Seller initials TE TK Buyer initials _____

Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

Basement/Foundation: Has there been known water or other problems? Yes No Unknown

1A. If yes, please explain: _____

Roof: Any known problems? Yes No Unknown

2A. Type _____

2B. Date of repairs/replacement (If any) _____

Describe: _____

Well and pump: Any known problems? Yes No Unknown N/A

3A. Type of well (depth/diameter), age and date of repair: _____

Has the water been tested? Yes No Unknown

3C. If yes, date of last report/results: _____

4. **Septic tanks/drain fields:** Any known problems? Yes No Unknown *N/A*

Location of tank _____ Age _____ Unknown

Has the system been pumped and inspected within the last 2 years?

Yes No Unknown

Date of inspection _____ Date tank last cleaned/pumped _____ *N/A*

5. **Sewer:** Any known problems? Yes No Unknown

5A. Any known repairs/replacement? Yes No Unknown

5B. Date of repairs _____

6. **Heating system(s):** Any known problems? Yes No

6A. Any known repairs/replacement? Yes No

6B. Date of repairs _____

7. **Central Cooling system(s):** Any known problems? Yes No

7A. Any known repairs/replacement? Yes No

7B. Date of repairs _____

8. **Plumbing system(s):** Any known problems? Yes No

8A. Any known repairs/replacement? Yes No

8B. Date of repairs _____

9. **Electrical system(s):** Any known problems? Yes No

9A. Any known repairs/replacement? Yes No

9B. Date of repairs _____

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)

10A. Any known problems? Yes No Unknown *- for 2 bats in attic - non issue*

Date of treatment _____

10B. Previous Infestation/Structural Damage? Yes No Unknown

Date of repairs _____

11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown

11A. If yes, explain: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes No

12A. If yes, test results? _____ Date of last report _____

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?

Yes No Unknown

13A. Provide lead based paint disclosure.

14. **Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown

15. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property?

Yes No Unknown *Fence line east side of property*

16. Structural Damage: Any known structural damage? Yes No Unknown

17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes No Unknown

18. Is the property located in a flood plain? Yes No Unknown

18A. If yes, flood plain designation _____

19. Do you know the zoning classification of this property? Yes No Unknown

What is the zoning? *Residential*

20. Covenants: Is the property subject to restrictive covenants? Yes No Unknown

If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:

On file at County Recorder's office or: _____

You **MUST** explain any "Yes" responses above (Attach additional sheets if necessary): _____

Seller initials *JA. JK* Buyer initials _____

II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Working?					Working?			
	Included	Yes	No	OR N/A		Included	Yes	No	OR N/A
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater, Wall				
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well & Pump		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TV receiving					Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tank &				
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drain field		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Water System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Heating System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace/Chimney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Softener/					Locks and Keys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Keys & Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage Shed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground				
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

Need completion

MA

+ 56 mtd + heat

Exceptions/Explanations for "NO" responses above: Central vacuum interior plumbing in place but new vacuum system needed,

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
Warranties may be available for purchase from independent warranty companies.

Seller initials JM JK Buyer initials _____

III. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following:

- 1. Any significant structural modification or alteration to property? Yes No Unknown Please explain: _____
- 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes No Unknown If yes, has the damage been repaired/replaced? Yes No
- 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes No Unknown
- 4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes No Unknown
- 5. Private burial grounds: Does property contain any private burial ground? Yes No Unknown
- 6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes No Unknown
- 7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes No Unknown If yes, what were the test results? _____
- 8. Attic Insulation: Type Blown + layered. Unknown Amount _____ Unknown
- 9. Are you aware of any area environmental concerns? Yes No Unknown If yes, please explain: _____
- 10. Are you related to the listing agent? Yes No If yes, how? _____
- 11. Where survey of property may be found: Clayton County Recorder & Assessors office.
- 12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes No If yes, rights by: Lease , Easement , Other Define Other: _____
Wind Farm Company, Owner: _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

13. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)

IV. Radon Fact Sheet & Form Acknowledgement

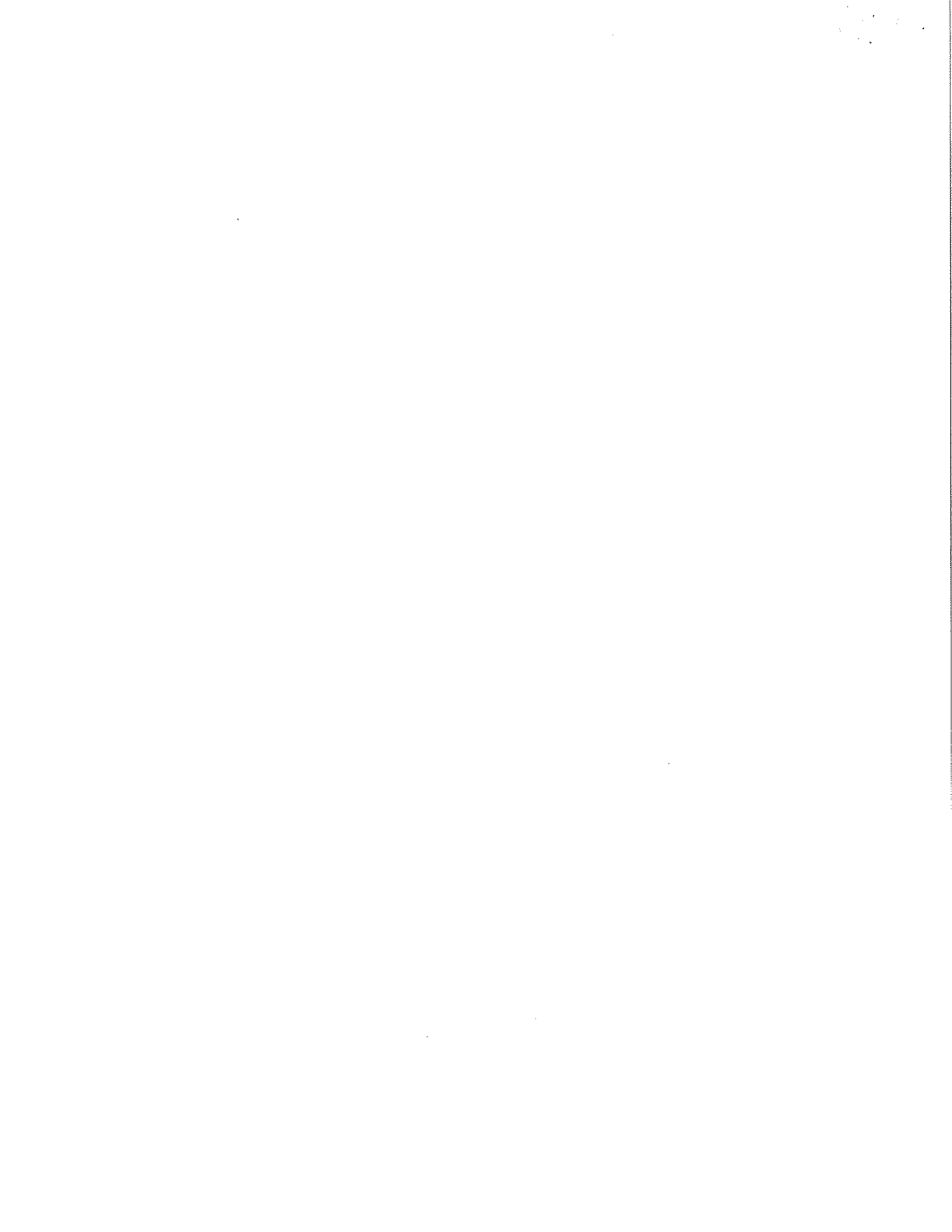
Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Theobald Van Tyle Seller Terry E. Van Tyle Date 9-10-19

Seller has owned the property since Build-1979(date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has retained a copy of this statement.

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer Buyer Date



**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 111 Circle Drive, Luana, IA 52156

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 (initial)

JA (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
JW Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

JA (b) Records and Reports available to the Seller (check one below):
JW 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).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

 (c) Purchaser has received copies of all information listed above.
or, No Records or Reports were available (see (b) above).

 (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.

 (e) Purchaser has (check one below):
 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 ACKNOWLEDGEMENT (initial)

JA (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

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

<u>Theodore Van Tugel</u> Seller	_____	Date	_____	Purchaser	_____	Date
<u>Serry E. Van Tugel</u> Seller	_____	Date	_____	Purchaser	_____	Date
<u>JA</u> Seller's Agent	9-10-19	Date	_____	Purchaser's Agent	_____	Date

