

703 1st Avenue NE

Clarion IA 50525

County: Wright

Type:

Status: **Active**

List Price: **\$179,000**

Sold Price:

Original List Price: **\$179,000**



DOM/CDOM: 5 / 5



Style **1HALF**  
 Bedrooms **4**  
 Baths Total **2**  
 AGTotSQFT **1,956**  
 BGFInSQFT  
 BGTotSQFT  
 Year Built **1919**  
 Construction Status Desc  
 Acres **0.190**  
 Lot Size Dimensions **62X132**  
 Lot Size SqFt **8,276**  
 Lot Description **Corner Lot**

Property ID # **07-31-456-006**  
 Property ID #2  
 Property ID #3  
 Tax Year **2022**  
 Gross Taxes **\$3,141**  
 AssessVal **167,000.00**  
 TaxwAssmt  
 AssmtPend **Unknown**  
 HmstdDesc **Owner**  
 List Date **4/25/2024**  
 Input Date **4/25/2024 5:48 PM**  
 Sales Contract Date  
 Date Closed

Legal Desc **W 1/2 LOTS 7, 8 & 9 BLOCK 8 TYRLS**  
 School District Name  
 School District Phone

Subdiv  
 Rental License? **No**  
 Assoc Mgmt Co. Name  
 Assoc Mgmt Co. Phone #

Association Fee  
 Association Fee Frequency  
 Common Wall  
 Sub Lease?  
 Sub Lease Expiration Date

**Directions** From Hwy 3 go 1 block North on 6th St NE and the house is on the NE corner of the intersection of 1st Ave NE and 6th St NE  
**Public Remarks** Large family home on corner lot close to schools, swimming pool, and City Park. This home features a nice formal dining room, eat in kitchen, very large family room with a gas fireplace and lots of natural light with all the windows. Fenced in back yard for kids or dogs. Does have a main floor bathroom and another non conforming bathroom in the basement. This is a very well maintained house ready for your personal viewing today. Contact Darren Robinson to schedule you showing.

Room	Level	Dimen	Other Rooms	Level	Dimen	Heating	Hot Water, Boiler
Living Room	Main					<b>Air Conditioning</b>	Window
Dining Room	Main					<b>Water</b>	City Water/Connected
Family Room	Main					<b>Sewer</b>	City Sewer/Connected
Kitchen	Main					<b>Garage Stalls</b>	2.00
Bedroom 1	Main					<b>Garage Stall #</b>	
Bedroom 2	Upper					<b>Parking Characteristics</b>	Detached Garage, Driveway
Bedroom 3	Upper						- Concrete
Bedroom 4	Upper					<b>Fireplaces</b>	1
			<b>Bathrooms:</b>	Total: <b>2</b>	Full: <b>2</b>	<b>Fireplace Chars</b>	Family Room, Gas Burning
				3/4: <b>0</b>	1/2: <b>0</b>		
					1/4: <b>0</b>		

**Manufactured Home:** No

**Bath Description** Main Floor Full Bath, 3/4 Basement  
**Dining Room Description** Separate/Formal Dining Rm, Eat In Kitchen  
**Family Room Chars** Main Level  
**Appliances** Range, Dishwasher, Refrigerator, Washer, Dryer  
**Basement** Full, Partial Finished  
**Fencing** Wood  
**Road Frontage** City Street  
**Accessible** None  
**Zoning** Residential-Single Family

**Amenities Unit** Patio, Porch, Hardwood Floors  
**Electric** Fuses  
**Flooring** Hardwood, Tile  
**Exterior** Stucco  
**Roof** Asphalt Shingles  
**Power Company**

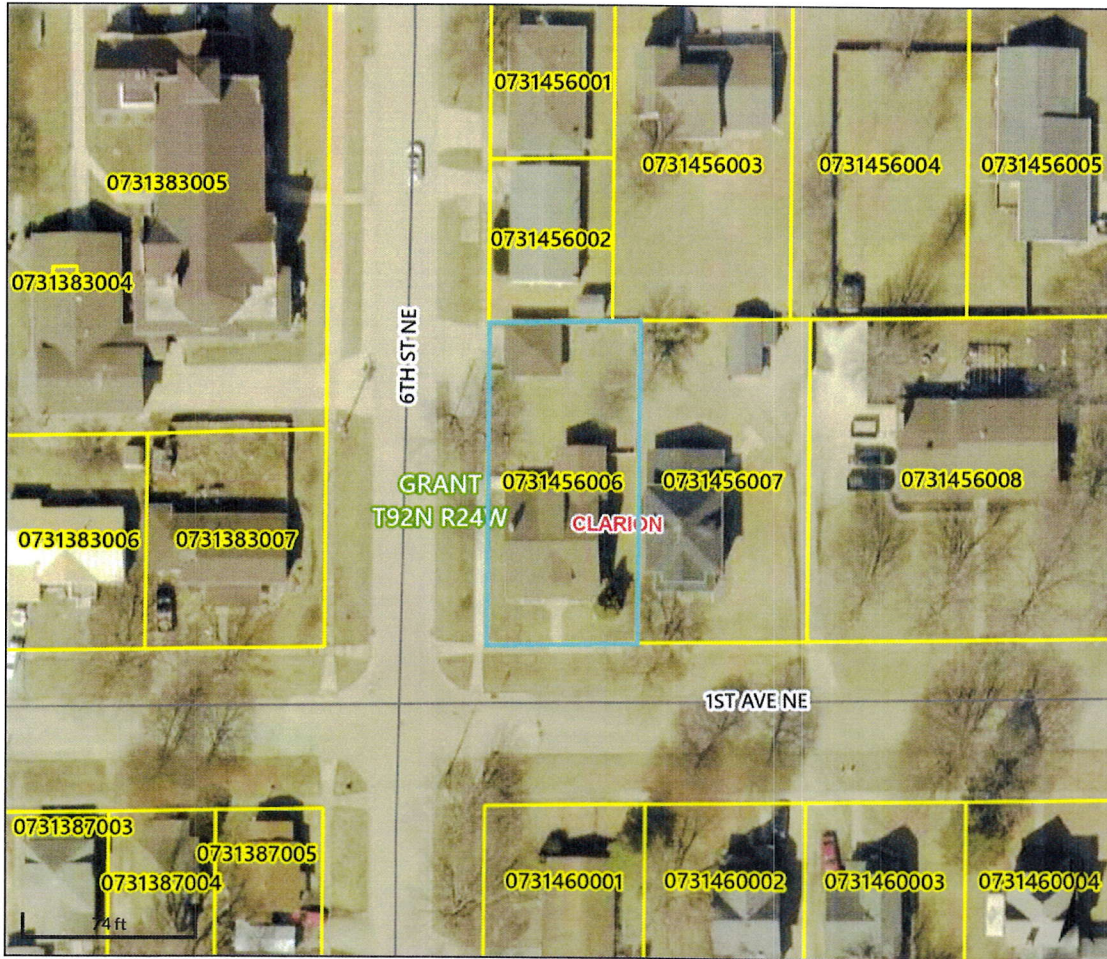
**PREPARED BY:**



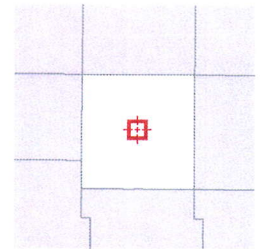
**Jennifer A Van Jaarsveld**  
 jenny@homelandiowa.com  
 515-448-3717



**HomeLand Realty**  
 201 S. Commercial Ave.  
 Eagle Grove IA 50533  
 515-448-3717



Overview



Legend

Parcels

-  Parcel
-  BLL
-  Wind Turbine
-  Condo
-  Corporate Limits
-  Townships

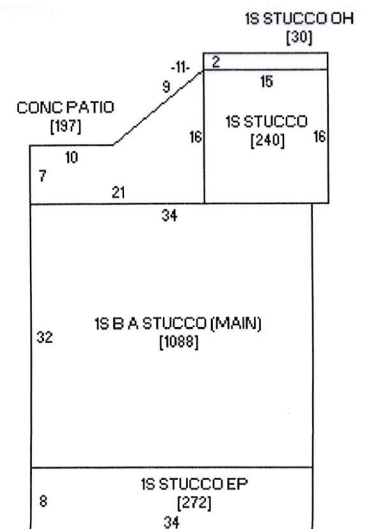
Parcel ID	0731456006	Alternate ID	n/a	Owner Address	Snyder, Luke B. &
Sec/Twp/Rng	0-0-0	Class	R		Snyder, Annette M., Jtrs
Property Address	703 1ST AVE NE	Acreeage	n/a		703 1st Ave NE
	CLARION				Clarion, IA 50525

District CLARION CORPORATION  
 Brief Tax Description W 1/2 LOTS 7, 8 & 9  
 BLOCK 8 TYRLS

(Note: Not to be used on legal documents)

Date created: 4/1/2024  
 Last Data Uploaded: 4/1/2024 7:53:45 AM

Developed by  Schneider GEOSPATIAL







# SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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



**Property Address:** 703 1st Ave NE, Clarion, IA

**Property Owner (Seller – please print per title):** Luke B. Snyder and Annette M. Snyder

**Purpose of Disclosure:** Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

**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.

**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; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; 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.

Property is exempt because one or more of the above exemptions apply. (If exempt -STOP HERE – skip to signature line)

**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 the representations of Agent. **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.**

## I. Property Conditions, Improvements and Additional Information:

- Basement/Foundation:** Has there been known water or other problems? Yes  No  Unknown  If yes, please explain: \_\_\_\_\_
- Roof:** Any known problems? Yes  No  Unknown  Type \_\_\_\_\_ Unknown   
Date of repairs/replacement 2012, 2018 Unknown  Describe: House done in 2012, Garage 2018
- Well and pump:** Any known problems? Yes  No  Unknown  Type of well (depth/diameter), age and date of repair: \_\_\_\_\_ Has the water been tested? Yes  No   
Unknown  If yes, date of last report/results: \_\_\_\_\_
- Septic tanks/drain fields:** Any known problems? Yes  No  Unknown  Location of tank \_\_\_\_\_  
Unknown  Age \_\_\_\_\_ Unknown  Date tank last inspected \_\_\_\_\_ Unknown
- Sewer:** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs \_\_\_\_\_
- Heating system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs Replaced 2011
- Central Cooling system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No   
Date of repairs \_\_\_\_\_
- Plumbing system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs \_\_\_\_\_
- Electrical system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs \_\_\_\_\_

**Buyer initials** \_\_\_\_\_ **Seller initials** LBS AMS



10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes  No  Unknown  Date of treatment \_\_\_\_\_ Previous Infestation/Structural Damage? Yes  No  Date of repairs 2022

11. **Asbestos:** Is asbestos present in any form in the property? Yes  No  Unknown  If yes, explain: \_\_\_\_\_

12. **Radon:** Any known tests for the presence of radon gas? Yes  No  If yes, who tested? \_\_\_\_\_ Test results? \_\_\_\_\_ Date of last report \_\_\_\_\_ Seller Agrees to release any testing results. If not, Check here

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes  No  Unknown  If yes, what were the test results? \_\_\_\_\_

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

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  If yes, flood plain designation \_\_\_\_\_

19. **Do you know the zoning classification of this property?** Yes  No  Unknown  What is the zoning? \_\_\_\_\_

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: \_\_\_\_\_

21. **Has there been "major" structural remodeling?**  Yes  No If yes, please explain: \_\_\_\_\_

**You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):**  
Evidence of previous bat roost. Attic entrance points blocked and repaired.

Seller has owned the property since 2009 (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.**

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

Seller Luke B. Snyder Seller Annette M. Snyder Date 04/17/2024

**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 acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.**

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_



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

**Address:** 703 1st Ave NE, Clarion, IA

**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)**

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

LBSAMS  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 one below):

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)**

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

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

BR (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)**

BR (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>Luke B. Snyder</u>	<u>04/15/20</u>		
Seller	<u>34</u> Date	Purchaser	Date
<u>Annette M. Snyder</u>	<u>04/25/20</u>		
Seller	<u>34</u> Date	Purchaser	Date
<u>Darren Robinson</u>	<u>04/12/20</u>		
Seller's Agent	<u>34</u> Date	Purchaser's Agent	Date





## Radon Gas and Mold Notice and Release Agreement



Client Name: \_\_\_\_\_  
Property Address: 703 1st Ave NE, Clarion, IA  
\_\_\_\_\_  
\_\_\_\_\_

**BUYERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS AND SOME MOLDS HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.**

Brokerage has no knowledge of radon or mold in, on or around the Property other than what may have already been described or otherwise made available to Buyer by the Seller or Buyer's home inspector.

Radon is an invisible and odorless gaseous radioactive element. Mold is a general term for visible growth of fungus, whether it is visible directly or is visible when barriers, such as building components (for example, walls) or furnishings (for example, carpets), are removed.

Real Estate Brokers and Agents are not qualified to advise Buyers on radon or mold treatment or their health and safety risks. **BUYERS ARE ENCOURAGED TO OBTAIN THE SERVICES OF A QUALIFIED AND EXPERIENCED PROFESSIONAL TO CONDUCT INSPECTIONS AND TESTS REGARDING RADON AND MOLD PRIOR TO CLOSING.**

In consideration of the sale of the Property to the undersigned Buyer, Buyer does hereby release, indemnify, hold harmless and forever discharge Seller from any and all claims, liabilities, or causes of action of any kind that the Buyer may now have or at any time in the future may have against the Seller resulting from the presence of radon or mold in, on or around the Property.

Buyer has been given the opportunity to review this Release Agreement with the Buyer's attorney or any other representatives of Buyer's choosing, and hereby acknowledges reading and understanding this Release.

Dated this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Printed Name

\_\_\_\_\_  
Buyer's Printed Name

# Notice to Buyer - Emerald Ash Borer

Property Address: 703 1st Ave NE, Clarion, IA

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Potentially significant costs and aesthetics of a property are at risk due to the Emerald Ash Borer (EAB) – a threat to the ash tree population in Iowa. Trees add significant value to a property, and transaction values will be greatly impacted by the loss of any tree. The cost for preventative treatments (approximately \$100- \$5,000) may need to be considered, as well as the potential costs for removal (approximately \$200- \$4,000 depending on size and location) of a tree which is infected with EAB, or is already dying. These factors may need to be evaluated by any potential purchaser of property with ash trees.

The Iowa Department of Natural Resources (DNR) announced a quarantine for the entire state of Iowa. Preventive treatment of ash trees with 15 miles of a known case of EAB is recommended.

Some benefits of urban trees include helping clean the air, slow storm water runoff, raise property values, sequester carbon, and reduce energy costs.

As REALTORS® we are not trained in identifying trees. Sellers/Buyers are encouraged to identify the species of trees on their and nearby property and take particular note of any ash trees. **Contact an expert (local arborist, tree salesperson or service) to correctly determine they type of trees on your property.**

Much more information may be found at:

<http://www.iowadnr.gov/Environment/Forestry/ForestHealth/EmeraldAshBorer.aspx>

There are confirmed Ash trees on the property:  Yes  No  Unknown

Emerald Ash Borer has been confirmed within 15 miles of the property:

Yes  No  Unknown

I acknowledge receipt of this disclosure

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Buyer Signature

Date