

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318





ALBAN TITLE

204 2nd Street NE • New Philadelphia, Ohio 44663
330-343-5800 • Fax: 330-343-5877 • Email: albantitle@tusco.net

TAX AND LEGAL REPORT

DATE: 09/22/08

REQUESTED BY: Brooke @ Wallick Auction

PROPERTY ADDRESS: 411 E. 2nd St, Dover

PRESENT OWNER: Markley, Mildred I

VOLUME: 583

PAGE: 61

TRANSFER: 05/15/84

PARCEL NO: 15-04180.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2007 TAX
DUPLICATE IN THE NAME OF MILDRED I MARKLEY

PARCEL NO: 15-04180.000

DESC: WHOLE 439

VALUATIONS:

LAND:
BUILDINGS:
TOTAL:
HOMESTEAD:
AUV:

TAXES:

8,300	GENERAL TAXES:	681.99
11,320	TAX REDUCTION:	-286.59
19,620	ROLLBACK:	-39.54
	2 1/2 % REDUCTION:	-9.89
	HOMESTEAD CREDIT:	-192.01
	TOTAL PER 1/2 YEAR:	153.96
	RECOUP DUE:	
	UNPAID REAL:	
	DELINQUENT :	
	CURRENT SA: -	
	CREDIT.:	
	TOTAL DUE:	

Special Assessments:
Map No.:

Taxes for the first half year 2007 are PAID.
Taxes for the second half year 2007 PAID.

BY: Kristine J. Simpson

PRIOR FILE NO.

This information, including any log dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

2007
 PARCEL 15-04180-000
 DISTRICT 15 DOVER CORP
 MAP NUMBER 20
 SECTION & PLAT 75.000
 ADJOINING NUMBERS 510 Simple family owner occ
 USER KEY
 PROPERTY ADD 411 SECOND ST E
 NEIGHBORHOOD 10.02 Dover Corporation 2
 LIVING AREA 733

MEMBERSHIP MARKLEY MILDRED I
 COMMENTS/MEMO
 TR107: 28 Land 41 Imp 1960 Land 2670 Imp
 CARD 1 OF 1

VALUATIONS

ASSESSMENT DATE	01/01/04	01/01/07
REASON FOR CHANGE	ANN. EQUAL	ANN EQUAL
LAND	21760	23720
IMPROV	29660	32310
TOTAL	51420	56030
ASSESSED	10380	11320
TOTAL	19000	19620

LAND DATA

LAND SOIL ID/	ACRAGE/	SO. FOOT/	BASE	FCR	ADJUSTED	EXTENDED	INFLU	MARKET
USE ACTUAL FR	EFFIC FR	DEPTH	RATE	400.00	444.00	21760	FCR	VALUE
FR	49.000	199						21760
TOTAL								21760

CONSTRUCTION DATA

OCCUPANCY	1	Single Pa	LEVEL				PRICING LADDER		VALUES
			1	2	3	4	BASE AREA	LEVEL FIX AREA	
# OF UNITS	1							384	40820
STORY HEIGHT	1.00	FLOORS							
ATTIC	100	Bath							
BASEMENT	50	Slab							
CRANK/HB		Sub/Joint	X				384		9074
SLAB		Hardwood/Fix	X				192		2210
ROOFING	0	HEAT/PAC							52104
TYP		None							
MATERIAL	2	slate							
PLUMBING		Central Warm Air							52104
		Hot water/Steam	X						
FULL BATHS		Gas							
OTHER FIXTURES		AIR COND							
NO. PLUMBING		Plaster/Drywall	X						
ACCOMMODATIONS		Penging							
ROOMS		Fiberboard							
BEDROOMS	2	EXTERIOR							
FAMILY ROOMS		Frame/Aluminum	X						
DINING ROOMS		Stucco							
REC ROOM TYPE		Tile							
REC ROOM AREA		Concrete Block							52104
FIREPLACE STK		Metal							52104
FIREPLACE OPEN		Concrete							
LINEAL FR HGT		Brick							
LINEAL FR LGT		FOUNDATION							
# OF DORMERS		INSULATION							
DORMER LENGTH		REPLACES							
CONDITON	None								
LAYOUT	None								

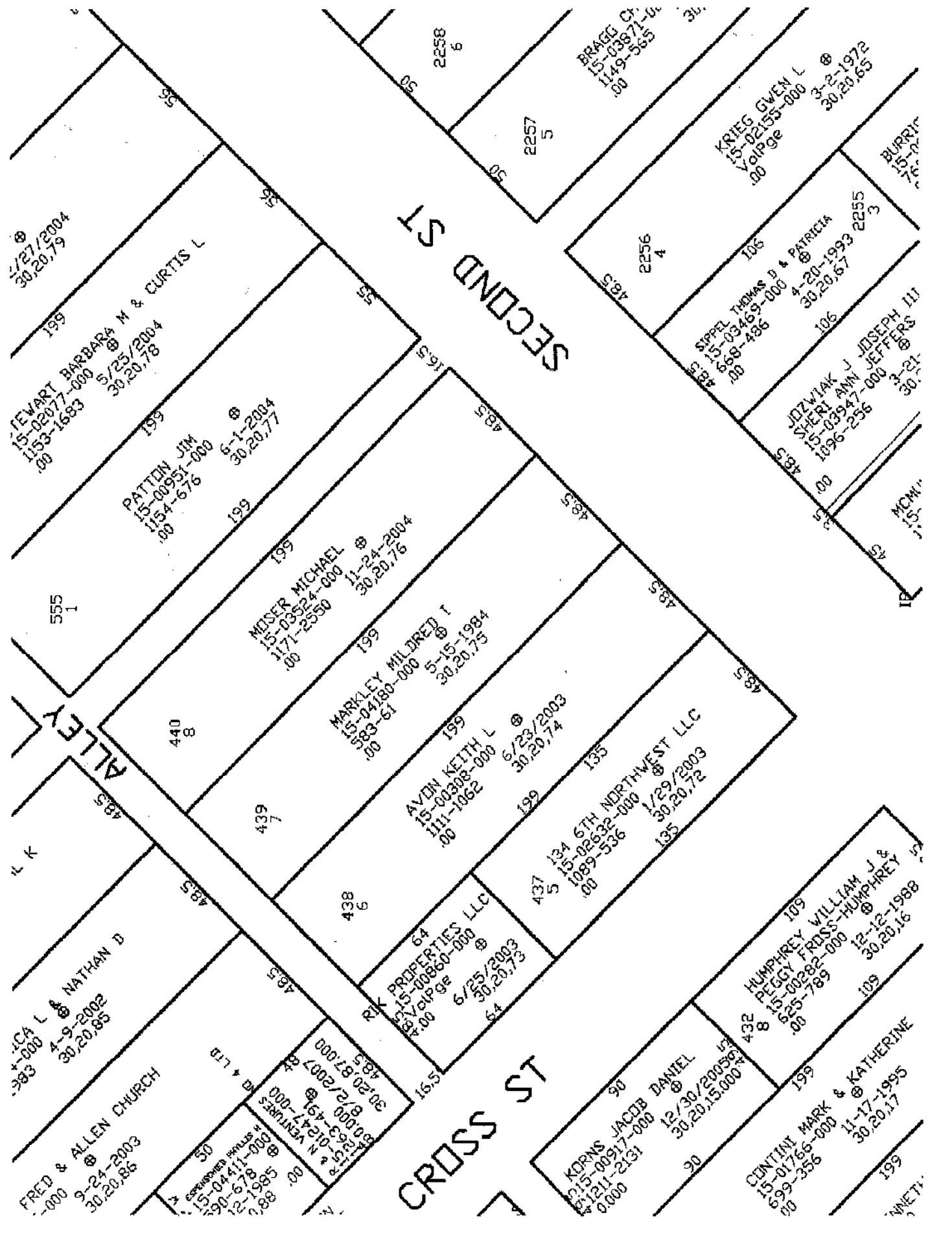
SUMMARY OF IMPROVEMENTS

ID	USE	ST HT	CMS TY	CRD	YEAR CONST	YEAR REMOD	COND	NEIGH	SIZE	AREA	ADD-ONS
1	DWELL	1.0	1	C	1909	1950	FR	FR	12X 20	240	
TOTAL											

ID	DESCRIPTION	AREA	REPRODUCTION COST	PHK DEP	FONC DEP	RCOR DEP	TRUE CASE VALUE
A	A/ISFR/ 58	394					
B	KP	160					
C	ISFR	348					
D	KP	180					
E	REY-NV(130-20R-3D-20L)	60					
TOTAL		32500					

TRANSFER DATE NAME OF PREVIOUS OWNER SALES AMOUNT TT Y LO REP CONVEYANCE

APPRaiser: DATE: 01/01/07 REASON FOR VALUATION: ANN EQUAL CONTRACT: LISTED: REVIEWED:



433
 LICA L
 7-9-2002
 30,20,85

434
 FRED & ALLEN CHURCH
 9-24-2003
 30,20,86

435
 RJK PROPERTIES LLC
 6/25/2003
 30,20,73

436
 HUMPHREY WILLIAM J & PEGGY FRISS-HUMPHREY
 12-12-1988
 30,20,16

437
 134 6TH NORTHWEST LLC
 1/29/2003
 30,20,72

438
 AVON KEITH L
 6/23/2003
 30,20,74

439
 MARKLEY MILDRED I
 5-15-1984
 30,20,75

440
 MISER MICHAEL
 11-24-2004
 30,20,76

441
 PATTIN JIM
 6-1-2004
 30,20,77

442
 LEVART BARBARA M & CURTIS L
 5/25/2004
 30,20,78

443
 SUPPEL THOMAS D & PATRICIA
 4-20-1993
 30,20,67

444
 JOZWIAK J JOSEPH III
 1-21-2001
 30,20,68

445
 BURRITT
 15-1-2001

446
 BRAGG CH
 15-03-87
 1149-565

447
 KRIEG GWEN L
 3-21-1972
 30,20,65

SECOND ST

CROSS ST

ALLEY

L K

MCNULTY

ANNETT



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: 411 E 2nd St Dover

Buyer(s): _____

Seller(s): Markley 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 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) Don R. Wallick and real estate brokerage Pissocra Mathias 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 _____

Rebekah Markley 9/11/08
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

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) 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.

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.

<input checked="" type="checkbox"/> <u>Robert E. Marling</u> Seller	_____	Date	_____	Seller	_____	Date
_____	_____	Date	_____	Purchaser	_____	Date
<input checked="" type="checkbox"/> <u>[Signature]</u> Agent	<u>9/11/08</u>	Date	_____	Agent	_____	Date

Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

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Strasburg, Ohio 44680
info@WallickAuctions.com
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