

# ***Don R. Wallick Auctions, Inc.***

965 N. Wooster Avenue - Strasburg, Ohio 44680 - [www.WallickAuctions.com](http://www.WallickAuctions.com)

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

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**THE TUSCARAWAS COUNTY TITLE COMPANY**

203 Fair Avenue N.E. - P. O. Box 548  
New Philadelphia OH 44663  
Phone: (330) 364-4450 Fax: (330) 343-2976  
Email: tusctitle@tusctitle.net

**TAX AND LEGAL REPORT**

**DATE:** October 24, 2008

**REQUESTED BY:** Don Wallick Wallick Auctions

**PROPERTY ADDRESS:** 100 Dartmouth St., S.E. Brewster Ohio

**PRESENT OWNER:** T. Mowery Davis

**INSTURMENT No.** 200611290072881      **TRANSFER:** November 29, 2006

**PARCEL NO:** 7001616

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

T. Mowery Davis

**PARCEL NO.:** 7001616  
**DESC.** 1455, 1456 WH EA

**VALUATIONS:**

LAND: 6,270  
BUILDING: 21,630  
TOTAL: 27,900  
HOMESTEAD:  
AUV:

**TAXES:**

GENERAL TAXES: \$ 1,000.21  
TAX REDUCTION: \$ - 313.37  
10% ROLLBACK: \$ - 68.88  
2 1/2% REDUCTION \$ - 17.17  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 600.99  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ -0-

Special Assessments: None

Taxes for the year 2007 are paid  
Taxes for the year 2008 are undetermined but not yet due.

Approved: \_\_\_\_\_  
Not Approved: \_\_\_\_\_

**BY:** Laura J. Andrews

**PRIOR FILE NO.**

This information, including any lot 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.



**OWNER'S NAME & PROPERTY ADDRESS**

DAVIS T M  
 100 DARTMOUTH ST SE  
 BREWSTER, OH 44613-1528

Legal Description: 1455, 1456 WH EA  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS

	LAND	BUILDING	TOTAL
PRESENT TAXABLE VALUE	\$6,270	\$21,830	\$27,900
PRIOR TAXABLE VALUE	\$5,920	\$18,110	\$25,030
HOMESITE TAXABLE VALUE			
CALC TAXABLE VALUE			

**FORMER OWNERS:**

11/29/2006 ()

**MARKET VALUE SUMMARY:**

YEAR	LAND	BUILDING	TOTAL
2006	\$17,900	\$61,800	\$79,700
2003	\$16,900	\$54,600	\$71,500
2000	\$15,100	\$49,100	\$64,200

**LAND PRICING:**

CLASS	DIMENSIONS	RATE	BASE VALUE	% ADJ	REASON	VALUE
001	80x120	390		25	TOTAL LAND VALUE:	\$17,833
						\$17,833

**OTHER STRUCTURES:**

IMPRV CMM	NO	TYPE	WALL	STY	CONST	SIZE	YEAR	GRAD	COND	VAL	DEPR	REPL	ADJ	DEPR
0920		ONE	FRAME			8x12	1970	80	AVER	50	\$183			
0167						14x14								

**PRIMARY STRUCTURE**

TYPE	# STY	BSMT	CONSTR	YR BILT	GRADE	COND
SINGL FAM ONE	00		FRAME	1911	0100	AVERAGE
1,515	2					
GAS						
N/A						
NO						
NO						

IDENT	DESCRIPTION	SOFT
SOFT LIVING	SOFT LIVING	1515
FULL BATHS	FULL BATHS	576
PART BATH	PART BATH	77
HEATING	HEATING	200
FIREPLACE	FIREPLACE	30
BSMT FINISH	BSMT FINISH	
SBRROOMS	SBRROOMS	
FAMILY ROOM	FAMILY ROOM	
CENTRAL AIR	CENTRAL AIR	

**CURRENT PARCEL**

Tax Map Print Email Property Record Card

Parcel Number: 7001616 Number of Sheets: 1  
 Routing Number: 70 009 02 02400 DTE Classification: 510 - Residential, 1-Family Dwelling  
 Neighborhood ID: 070-00-00-01  
 Last Inspected: 03-25-2005  
 Building Type Description: 10 - Single Family  
 Owner: DAVIS T M  
 Property Address: 100 DARTMOUTH ST SE  
 BREWSTER, OH 44613-1528  
 Legal Description: 1455,1456 WH EA  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD  
 State School District Number: 7604 FAIRLESS LSD  
 Allotment: BREWSTER VILL -- Lot 1,455

**RECENT SALE INFORMATION**

Transfer Date: 11/29/2006  
 Previous Owner:  
 Stated Value:  
 Taxable Value at Sale: \$25,030  
 Num Parcels:  
 Arms Length Sale: NO  
 Instrument Number: 200611290072881  
 Work Order Number: 2006 - 15914

**MARKET VALUE SUMMARY**

Year	Land Value	Building Value	Total Value
2008	\$17,900	\$61,800	\$79,700
2003	\$16,900	\$54,600	\$71,500
2000	\$15,100	\$49,100	\$64,200

**LAND INFORMATION**

Code	Description	Acres	Frontage	Depth	Sq Foot	Method	Rate	Adj %	Value
001	HOUSE LOT		60	120	9600	FF	390	25	\$17,933

Current Market/Override Value (rounded to the nearest hundred dollars): \$17,900

Override Year:  
 Override Text:  
 Board of Revision Case Number:

**PRIMARY BUILDING INFORMATION**

Sheet No: 1

Building Type: 10 - Single Family  
 Year Built: 1911

No. Of Stories: ONE STORY Condition: AVERAGE  
 SF Living Area: 1515 Quality Grade: 100 %  
 No. Bedrooms: 2 Construction Type: FRAME  
 Quality Basement Finish: N/A Heat Type: GAS  
 Full Bath: 2 Central Air: NO  
 Half Bath: Basement: NO  
 Fireplaces: Amount Basement Finish: N/A  
 Family Room: NO Primary Value: \$61,583

**SECONDARY BUILDING INFORMATION**

#	Bldg Type	Common Walls	# Stories	Constr Type	Frontage	Depth	Sq Ft	Year Built	Grade	Condition	% Adjust.	Reason	Value
1	0920 - PP-Building		ONE STORY		8	12	96						
2	0167 - Picnic Shelter		ONE STORY	FRAME	14	14	196	1970	30	AVERAGE	50		\$193
3	-												
4	-												

5 -  
6 -

**TAX INFORMATION**

Parcel Number: 7001616  
Tax Lien Status: 0  
Routing Number: 70 009 02 02400  
Owner: DAVIS T M  
Property Address: 100 DARTMOUTH ST SE  
Tax Mailing Address: 100 DARTMOUTH ST SW  
BREWSTER OH 44613

Taxable Land Value: \$6,270  
Taxable Building Value: \$21,630

2.5 Discount: YES  
CAUV Recoupment:  
Board of Revision:  
Homeowner Discount:  
Homestead Deduction Year:  
Homestead Deduction:

Homestead Reduction: NO  
Recoupment Amount: 0  
Tax Abatement:  
Vol Demolition:  
Homestead Land Value:  
Ag Use Value: NO

**TAXABLE VALUE SUMMARY (25% of Market Value)**

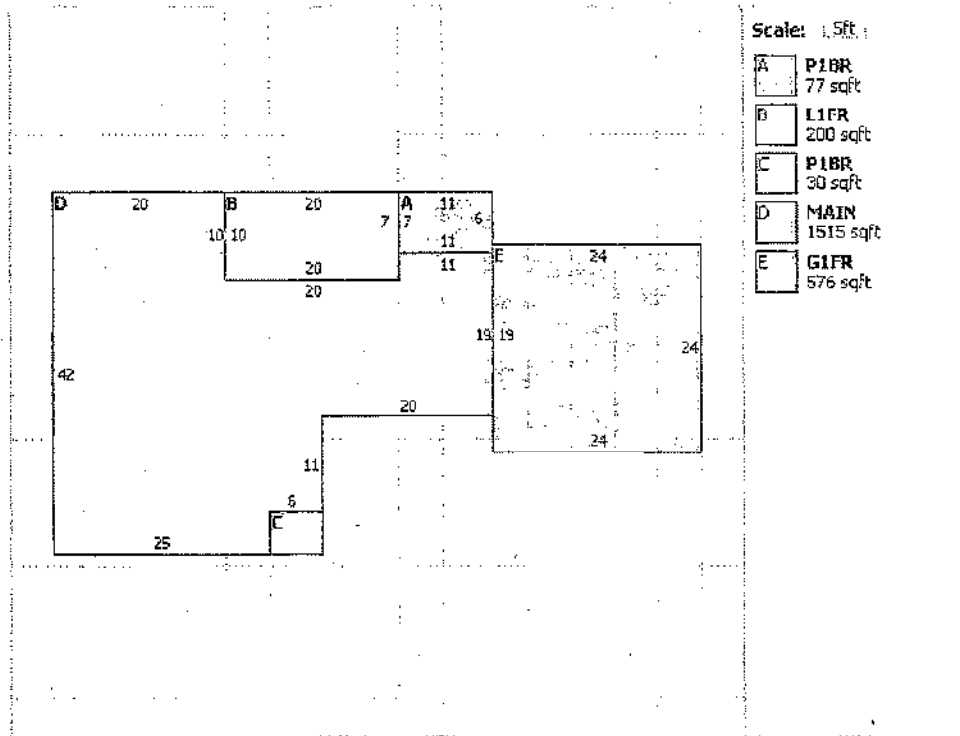
Year	35% Land Value	35% Building Value	35% Total Value
2006	\$6,270	\$21,630	\$27,900
2003	\$5,920	\$19,110	\$25,030
2000	\$5,290	\$17,190	\$22,480

[Click here to check previous years' taxes on the Stark County Treasurer's site.](#)

**BUILDING SKETCH**

Address: 100 DARTMOUTH ST SE

Card:



**LEGEND DESCRIPTIONS**

P1BR - COVERED PORCH-1 Sty BRICK

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**TAX AND LEGAL REPORT**

**DATE:** October 24, 2008

**REQUESTED BY:** Don Wallick Wallick Auctions

**PROPERTY ADDRESS:** 100 Dartmouth St., S.E. Brewster Ohio

**PRESENT OWNER:** T. Mowery Davis

**INSTRUMENT No.** 200611290072881 **TRANSFER:** November 29, 2006

**PARCEL NO:** 7000212

=====

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

T. Mowery Davis

**PARCEL NO.:** 7000212  
**DESC.** 1457 WH

**VALUATIONS:**

LAND: 1,680  
BUILDING: 0  
TOTAL: 1,680  
HOMESTEAD:  
AUV:

**TAXES:**

GENERAL TAXES: \$ 60.23  
TAX REDUCTION: \$ - 18.87  
10% ROLLBACK: \$ - 4.14  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 37.22  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ -0-

Special Assessments: None

Taxes for the year 2007 are paid  
Taxes for the year 2008 are undetermined but not yet due.

Approved: \_\_\_\_\_  
Not Approved: \_\_\_\_\_

**BY:** Laura J. Andrews

**PRIOR FILE NO.**

This information, including any lot 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.

**OWNER'S NAME & PROPERTY ADDRESS**

DAVIS T M  
 DARTMOUTH ST SE

Legal Description: 1457 WH  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD

**PRIMARY STRUCTURE**

TYPE	# STY	BSMT	CONSTR	YR BLT	GRADE	COND
N/A	1				0000	

IDENT	DESCRIPTION	SOFT
SOFT LIVING		
FULL BATHS		
PART BATH		
HEATING		
FIREPLACE		
BSMT FINISH		
BEDROOMS		
FAMILY ROOM		
CENTRAL AIR		

	LAND	BUILDING	TOTAL
PRESENT TAXABLE VALUE	\$1,680		
PRIOR TAXABLE VALUE	\$1,330	\$0	\$1,330
HOMEITE TAXABLE VALUE			
CADV TAXABLE VALUE			

**FORMER OWNERS:**

11/29/2006 ()

**MARKET VALUE SUMMARY:**

YEAR	LAND	BUILDING	TOTAL
2006	\$4,800		\$4,800
2003	\$3,800		\$3,800
2000	\$3,400		\$3,400

**LAND PRICING:**

CLASS	DIMENSIONS	RATE	BASE VALUE	% ADJ	REASON	VALUE
001	40x120	390		60		\$4,782
TOTAL LAND VALUE:						\$4,782

**OTHER STRUCTURES:**

IMPRV/CMN	NO.	SIZE	YEAR	GRAD	COND	REPL	ADJ	DEPR
TYPE	WALL	STY	CONST			REPL	REA	VAL
0820		8x12				X		
						X		
						X		
						X		
						X		



**CURRENT PARCEL**

Tax Map Print Email Property Record Card

Parcel Number: 7000212  
 Routing Number: 70 009 02 02300  
 Neighborhood ID: 070-00-00-01  
 Last Inspected: 08-25-2005  
 Building Type Description: 0 -  
 Owner: DAVIS T M  
 Property Address: DARTMOUTH ST SE  
 Legal Description: 1457 WH  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD  
 State School District Number: 7004 FAIRLESS LSD  
 Allotment: BREWSTER VILL -- Lot 1,457

**RECENT SALE INFORMATION**

Transfer Date: 11/29/2006  
 Previous Owner:  
 Stated Value:  
 Taxable Value at Sale: \$1,330  
 Num Parcels:  
 Arms Length Sale: NO  
 Instrument Number: 200611290072881  
 Work Order Number: 2006 - 15914

**MARKET VALUE SUMMARY**

Year	Land Value	Building Value	Total Value
2006	\$4,800		\$4,800
2003	\$3,800		\$3,800
2000	\$3,400		\$3,400

**LAND INFORMATION**

Code	Description	Acres	Frontage	Depth	Sq Foot	Method	Rate	Adj %	Value
001	HOUSE LOT		40	120	4800	FF	390	60	\$4,782

Current Market/Override Value (rounded to the nearest hundred dollars): \$4,800  
 Override Year:  
 Override Text:  
 Board of Revision Case Number:

**PRIMARY BUILDING INFORMATION**

Sheet No: 1

Building Type: 0 -  
 Year Built:  
 No. Of Stories: N/A  
 SF Living Area:  
 No. Bedrooms:  
 Quality Basement Finish: N/A  
 Full Bath:  
 Half Bath:  
 Fireplaces:  
 Family Room: NO

Condition:  
 Quality Grade: 0 %  
 Construction Type:  
 Heat Type: NONE  
 Central Air: NO  
 Basement: NO  
 Amount Basement Finish: N/A  
 Primary Value:

**SECONDARY BUILDING INFORMATION**

#	Bldg Type	Common Walls	# Stories	Constr Type	Frontage	Depth	Sq Ft	Year Built	Grade	Condition	% Adjust.	Reason	Value
1	0920 - PP-Building				8	12	96						
2	-												
3	-												
4	-												
5	-												
6	-												

TAX INFORMATION

Parcel Number: 7000212  
Tax Lien Status: 0  
Routing Number: 70 009 02 02300  
Owner: DAVIS T M  
Property Address: DARTMOUTH ST SE  
Tax Mailing Address:

Taxable Land Value: \$1,680  
Taxable Building Value:

100 DARTMOUTH ST SW  
BREWSTER OH 44613

2.5 Discount: NO  
CAUV Recoupment:  
Board of Revision:  
Homeowner Discount:  
Homestead Deduction  
Year:  
Homestead Deduction:

Homestead Reduction: NO  
Recoupment Amount: 0  
Tax Abatement:  
Vol Demolition:  
Homestead Land Value:  
Ag Use Value: NO

TAXABLE VALUE SUMMARY (35% of Market Value)

Year	35% Land Value	35% Building Value	35% Total Value
2006	\$1,680	\$0	\$1,680
2003	\$1,330	\$0	\$1,330
2000	\$1,190	\$0	\$1,190

[Click here to check previous years' taxes on the Stark County Treasurer's site.](#)

BUILDING SKETCH

Address: DARTMOUTH ST SE

Card:

A sketch is unavailable for this parcel.

**LEGEND DESCRIPTIONS**

Legal Disclaimer: Public information data is furnished by the Stark County Auditor, and must be accepted and used by the recipient with the understanding that the Stark County Auditor makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, the Stark County Auditor assumes no liability whatsoever associated with the use or misuse of such data.

<http://www.auditor.co.stark.oh.us/AccuGlobe/base.asp?MapNum=70 009 02 02300&Parcel=700...> 10/24/2008



# 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: 100 DARTMOUTH ST. SE BREWSTER

Buyer(s): \_\_\_\_\_

Seller(s): TM DAVIS 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. Wallace and real estate brokerage P. SSOCAA 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 _____	<u>X Terma Laxu</u> SELLER/LANDLORD	<u>10/20/08</u> DATE
BUYER/TENANT _____	DATE _____	SELLER/LANDLORD _____	DATE _____



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**TAX AND LEGAL REPORT**

**DATE:** October 24, 2008

**REQUESTED BY:** Don Wallick Wallick Auctions

**PROPERTY ADDRESS:** 7th St. E. Brewster Ohio

**PRESENT OWNER:** T. Mowery Davis

**INSTRUMENT No.** 200611290072880      **TRANSFER:** November 29, 2006

**PARCEL NO:** 7000213

=====

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

**T. Mowery Davis**

**PARCEL NO.:** 7000213

**DESC.** 1492 WH

**VALUATIONS:**

LAND: 2,450  
BUILDING: 0  
TOTAL: 2,450  
HOMESTEAD:  
AUV:

**TAXES:**

GENERAL TAXES: \$ 87.83  
TAX REDUCTION: \$ - 27.52  
10% ROLLBACK: \$ - 6.03  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 54.28  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ -0-

Special Assessments: None

Taxes for the year 2007 are paid  
Taxes for the year 2008 are undetermined but not yet due.

Approved: \_\_\_\_\_  
Not Approved: \_\_\_\_\_

**BY:** Laura J. Andrews

**PRIOR FILE NO.**

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**CURRENT PARCEL**

[Tax Map](#) [Print](#) [Email](#) [Property Record Card](#)

Parcel Number: 7000213  
 Routing Number: 70 005A 08 01100  
 Neighborhood ID: 070-00-00-01  
 Last Inspected:  
 Owner: DAVIS T M  
 Property Address: 7TH ST E  
 Legal Description: 1482 WH  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD  
 State School District Number: 7604 FAIRLESS LSD  
 Allotment: BREWSTER VILL -- Lot 1,492

**RECENT SALE INFORMATION**

Transfer Date: 11/29/2008  
 Previous Owner:  
 Stated Value:  
 Taxable Value at Sale: \$2,280  
 Num Parcels:  
 Arms Length Sale: NO  
 Instrument Number: 200611290072880  
 Work Order Number: 2006 - 15915

**MARKET VALUE SUMMARY**

Year	Land Value	Building Value	Total Value
2006	\$7,000		\$7,000
2003	\$8,500		\$8,500
2000	\$5,700		\$5,700

**LAND INFORMATION**

Code	Description	Acres	Frontage	Depth	Sq Foot	Method	Rate	Adj %	Value
001	HOUSE LOT		144	91	13104	FF	390	80	\$7,007

Current Market/Override Value (rounded to the nearest hundred dollars): \$7,000

Override Year:  
 Override Text:  
 Board of Revision Case Number:

**PRIMARY BUILDING INFORMATION**

Sheet No:  
  
 No residential data found for this parcel.

**TAX INFORMATION**

Parcel Number: 7000213  
 Tax Lien Status: 0  
 Routing Number: 70 005A 08 01100  
 Owner: DAVIS T M  
 Property Address: 7TH ST E  
 Tax Mailing Address: 100 DARTMOUTH ST SE  
 BREWSTER OH 44613

Taxable Land Value: \$2,450  
 Taxable Building Value:

2.5 Discount: NO  
 CAUV Recoupment:  
 Board of Revision:  
 Homeowner Discount:  
 Homestead Deduction Year:  
 Homestead Deduction:  
 Homestead Reduction: NO  
 Recoupment Amount: 0  
 Tax Abatement:  
 Vol Demolition:  
 Homestead Land Value:  
 Ag Use Value: NO

**TAXABLE VALUE SUMMARY (35% of Market Value)**

Year	35% Land Value	35% Building Value	35% Total Value
2006	\$2,450	\$0	\$2,450
2003	\$2,280	\$0	\$2,280

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**TAX AND LEGAL REPORT**

DATE: October 24, 2008

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 7th St. E. Brewster Ohio

PRESENT OWNER: T. Mowery Davis

INSTRUMENT No.: 200611290072880 TRANSFER: November 29, 2006

PARCEL NO.: 7000214

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

**T. Mowery Davis**

PARCEL NO.: 7000213  
DESC. 1493 WH

VALUATIONS:

LAND: 1,440  
BUILDING: 0  
TOTAL: 1,440  
HOMESTEAD:  
AUV:

TAXES:

GENERAL TAXES: \$ 51.62  
TAX REDUCTION: \$ - 16.17  
10% ROLLBACK: \$ - 3.54  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 31.91  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ -0-

Special Assessments: None

Taxes for the year 2007 are paid  
Taxes for the year 2008 are undetermined but not yet due.

Approved: \_\_\_\_\_  
Not Approved: \_\_\_\_\_

BY: Laura J. Andrews

PRIOR FILE NO.

This information, including any lot 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.



**OWNER'S NAME & PROPERTY ADDRESS**

DAVIS T M  
 7TH STE

Legal Description: 1493 WH  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD

	LAND	BUILDING	TOTAL
PRESENT TAXABLE VALUE	\$1,440		
PRIOR TAXABLE VALUE	\$1,330	50	\$1,330
HOMEITE TAXABLE VALUE			
CALV TAXABLE VALUE			

**FORMER OWNERS:**

11/29/2006 ()

**MARKET VALUE SUMMARY:**

YEAR	LAND	BUILDING	TOTAL
2006	\$4,100		\$4,100
2003	\$3,800		\$3,800
2000	\$3,300		\$3,300

**LAND PRICING:**

CLASS	DIMENSIONS	RATE	BASE VALUE	% ADJ	REASON	VALUE
001	43x115	380		80		\$2,471
001	31x100	380		80		\$1,621
TOTAL LAND VALUE:						\$4,092

**OTHER STRUCTURES:**

IMPRV CMN NO.	REPL	ADJ	DEPR								
TYPE	WALL	STY	CONST	SIZE	YEAR	GRAD	COND	VAL	DEPR	REA	VAL

**PRIMARY STRUCTURE**

TYPE	# STY	BSMT	CONSTR	YR BLT	GRADE	COND

IDENT	DESCRIPTION	SQFT
SOFT LIVING		
FULL BATHS		
PART BATH		
FIREPLACE		
BSMT FINISH		
BEDROOMS		
FAMILY ROOM		
CENTRAL AIR		

**CURRENT PARCEL**

[Tax Map](#) [Print](#) [Email](#) [Property Record Card](#)

Parcel Number: 7D00214      Number of Sheets: 0  
 Routing Number: 70 005A 08 01000      DTE Classification: 500 - Residential Vacant Land  
 Neighborhood ID: 070-00-00-01  
 Last Inspected:  
 Owner: DAVIS T M  
 Property Address: 7TH ST E  
 Legal Description: 1493 WH  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD  
 State School District Number: 7604 FAIRLESS LSD  
 Allotment: BREWSTER VILL -- Lot 1,493

**RECENT SALE INFORMATION**

Transfer Date: 11/29/2006  
 Previous Owner:  
 Stated Value:  
 Taxable Value at Sale: \$1,330  
 Num Parcels:  
 Arms Length Sale: NO  
 Instrument Number: 200611290072880  
 Work Order Number: 2006 - 15915

**MARKET VALUE SUMMARY**

Year	Land Value	Building Value	Total Value
2006	\$4,100		\$4,100
2003	\$3,800		\$3,800
2000	\$3,300		\$3,300

**LAND INFORMATION**

Code	Description	Acres	Frontage	Depth	Sq Foot	Method	Rate	Adj %	Value
001	HOUSE LOT		43	115	4945	FF	390	80	\$2,471
001	HOUSE LOT		31	100	3100	FF	390	80	\$1,621

Current Market/Override Value (rounded to the nearest hundred dollars): \$4,100  
 Override Year:  
 Override Text:  
 Board of Revision Case Number:

**PRIMARY BUILDING INFORMATION**

Sheet No:  
 No residential data found for this parcel.

**TAX INFORMATION**

Parcel Number: 7000214      Taxable Land Value: \$1,440  
 Tax Lien Status: 0      Taxable Building Value:  
 Routing Number: 70 005A 08 01000  
 Owner: DAVIS T M  
 Property Address: 7TH ST E  
 Tax Mailing Address: 100 DARTMOUTH ST SE  
 BREWSTER OH 44613

2.5 Discount: NO      Homestead Reduction: NO  
 CAUV Recoupment:      Recoupment Amount: 0  
 Board of Revision:      Tax Abatement:  
 Homeowner Discount:      Vol Demolition:  
 Homestead Deduction:      Homestead Land Value:  
 Year:      Ag Use Value: NO  
 Homestead Deduction:

**TAXABLE VALUE SUMMARY (35% of Market Value)**

Year	35% Land Value	35% Building Value	35% Total Value
2006	\$1,440	\$0	\$1,440

**THE TUSCARAWAS COUNTY TITLE COMPANY**

203 Fair Avenue N.E. - P. O. Box 548  
New Philadelphia OH 44663  
Phone: (330) 364-4450 Fax: (330) 343-2976  
Email: tusctitle@tusctitle.net

**TAX AND LEGAL REPORT**

DATE: October 24, 2008

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 7th St. E. Brewster Ohio

PRESENT OWNER: T. Mowery Davis

INSTRUMENT No.: 200611290072880 TRANSFER: November 29, 2006

PARCEL NO: 7000215

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

**T. Mowery Davis**

PARCEL NO.: 7000215

DESC. 1494 WH

VALUATIONS:

LAND: 1,930  
BUILDING: 0  
TOTAL: 1,930  
HOMESTEAD:  
AUV:

TAXES:

GENERAL TAXES: \$ 69.19  
TAX REDUCTION: \$ - 21.68  
10% ROLLBACK: \$ - 4.75  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 42.76  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ -0-

Special Assessments: None

Taxes for the year 2007 are paid  
Taxes for the year 2008 are undetermined but not yet due.

Approved: \_\_\_\_\_  
Not Approved: \_\_\_\_\_

BY: Laura J. Andrews

PRIOR FILE NO.

This information, including any lot 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.



**CURRENT PARCEL**

Tax Map Print Email Property Record Card

Parcel Number: 7000215 Number of Sheets: 0  
 Routing Number: 70 005A 08 00900 DTE Classification: 500 - Residential Vacant Land  
 Neighborhood ID: 070-00-00-01  
 Last Inspected:  
 Owner: DAVIS T M  
 Property Address: 7TH ST E  
 Legal Description: 1494 WH  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD  
 State School District Number: 7804 FAIRLESS LSD  
 Allotment: BREWSTER VILL -- Lot 1,494

**RECENT SALE INFORMATION**

Transfer Date: 11/29/2006  
 Previous Owner:  
 Stated Value:  
 Taxable Value at Sale: \$1,790  
 Num Parcels:  
 Arms Length Sale: NO  
 Instrument Number: 200611290072880  
 Work Order Number: 2006 - 15915

**MARKET VALUE SUMMARY**

Year	Land Value	Building Value	Total Value
2006	\$5,500		\$5,500
2003	\$5,100		\$5,100
2000	\$4,500		\$4,500

**LAND INFORMATION**

Code	Description	Acres	Frontage	Depth	Sq Foot	Method	Rate	Adj %	Value
001	HOUSE LOT		58	116	6670	FF	390	80	\$3,323
001	HOUSE LOT		41	103	4223	FF	390	80	\$2,176

Current Market/Override Value (rounded to the nearest hundred dollars): \$5,600  
 Override Year:  
 Override Text:  
 Board of Revision Case Number:

**PRIMARY BUILDING INFORMATION**

Sheet No:

No residential data found for this parcel.

**TAX INFORMATION**

Parcel Number: 7000215 Taxable Land Value: \$1,930  
 Tax Lien Status: 0 Taxable Building Value:  
 Routing Number: 70 005A 08 00900  
 Owner: DAVIS T M  
 Property Address: 7TH ST E  
 Tax Mailing Address: 100 DARTMOUTH ST SE  
 BREWSTER OH 44613

2.5 Discount: NO Homestead Reduction: NO  
 CAUV Recoupment: Recoupment Amount: 0  
 Board of Revision: Tax Abatement:  
 Homeowner Discount: Vol Demolition:  
 Homestead Deduction Year: Homestead Land Value:  
 Homestead Deduction: Ag Use Value: NO

**TAXABLE VALUE SUMMARY (35% of Market Value)**

Year	35% Land Value	35% Building Value	35% Total Value
2006	\$1,930	\$0	\$1,930

**THE TUSCARAWAS COUNTY TITLE COMPANY**

203 Fair Avenue N.E. - P. O. Box 548  
New Philadelphia OH 44663  
Phone: (330) 364-4450 Fax: (330) 343-2976  
Email: tusctitle@tusctitle.net

**TAX AND LEGAL REPORT**

**DATE:** October 24, 2008

**REQUESTED BY:** Don Wallick Wallick Auctions

**PROPERTY ADDRESS:** 7th St. E. Brewster Ohio

**PRESENT OWNER:** T. Mowery Davis

**INSTRUMENT No.:** 200611290072880      **TRANSFER:** November 29, 2006

**PARCEL NO:** 7000216

=====

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

**T. Mowery Davis**

**PARCEL NO.:** 7000216  
**DESC.** 1495 WH

**VALUATIONS:**

LAND: 1,540  
BUILDING: 0  
TOTAL: 1,540  
HOMESTEAD:  
AUV:

**TAXES:**

GENERAL TAXES: \$ 55.21  
TAX REDUCTION: \$ - 17.30  
10% ROLLBACK: \$ - 3.79  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 34.12  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ -0-

Special Assessments: None

Taxes for the year 2007 are paid  
Taxes for the year 2008 are undetermined but not yet due.

Approved: \_\_\_\_\_  
Not Approved: \_\_\_\_\_

**BY:** Laura J. Andrews

**PRIOR FILE NO.**

This information, including any lot 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.

**KIM R. PEREZ, Stark County Auditor - Property Record Card**  
 PARCEL ID: 7000216 Card: 1 of 1 Class Code: RESIDENTIAL

**OWNER'S NAME & PROPERTY ADDRESS**

DAVIS T M  
 7TH ST E

Legal Description: 1495 W/H  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD

	LAND	BUILDING	TOTAL
PRESENT TAXABLE VALUE	\$1,540		
PRIOR TAXABLE VALUE	\$1,400	\$0	\$1,400
HOMESITE TAXABLE VALUE			
CAUV TAXABLE VALUE			

**FORMER OWNERS:**

11/29/2006 0

**MARKET VALUE SUMMARY:**

YEAR	LAND	BUILDING	TOTAL
2006	\$4,400		\$4,400
2003	\$4,000		\$4,000
2000	\$3,500		\$3,500

**LAND PRICING:**

CLASS	DIMENSIONS	RATE	BASE VALUE	% ADJ	REASON	VALUE
001	78x170	380		80		\$4,378
TOTAL LAND VALUE:						\$4,378

**OTHER STRUCTURES:**

IMPRV CMN NO.	TYPE	WALL	STY	CONST	SIZE	YEAR	GRAD	COND	VAL	DEPR	REPL	ADJ	DEPR
									VAL	VAL	VAL	VAL	VAL

**PRIMARY STRUCTURE**

TYPE	#STY	BSMT	CONSTR	YR BLT	GRADE	COND

IDENT	DESCRIPTION	SOFT
SOFT LIVING		
FULL BATHS		
PART BATH		
HEATING		
FIREPLACE		
BSMT FINISH		
BEDROOMS		
FAMILY ROOM		
CENTRAL AIR		

**CURRENT PARCEL**

[Tax Map](#) [Print](#) [Email](#) [Property Record Card](#)

Parcel Number: 7000216  
 Routing Number: 70 005A 08 00800  
 Neighborhood ID: 070-00-00-01  
 Last Inspected:  
 Owner: DAVIS T M  
 Property Address: 7TH ST E  
 Legal Description: 1495 WH  
 Tax District: 70 - SUGAR CREEK TWP - BREWSTER - FAIRLESS LSD  
 State School District Number: 7604 FAIRLESS LSD  
 Allotment: BREWSTER VILL -- Lot 1,495

**RECENT SALE INFORMATION**

Transfer Date: 11/29/2006  
 Previous Owner:  
 Stated Value:  
 Taxable Value at Sale: \$1,400  
 Num Parcels:  
 Arms Length Sale: NO  
 Instrument Number: 200611290072880  
 Work Order Number: 2006 - 15915

**MARKET VALUE SUMMARY**

Year	Land Value	Building Value	Total Value
2006	\$4,400		\$4,400
2003	\$4,000		\$4,000
2000	\$3,500		\$3,500

**LAND INFORMATION**

Code	Description	Acres	Frontage	Depth	Sq Foot	Method	Rate	Adj %	Value
001	HOUSE LOT		78	110	8580	FR	390	80	\$4,378

Current Market/Override Value (rounded to the nearest hundred dollars): \$4,400  
 Override Year:  
 Override Text:  
 Board of Revision Case Number:

**PRIMARY BUILDING INFORMATION**

Sheet No:  
  
 No residential data found for this parcel.

**TAX INFORMATION**

Parcel Number: 7000216  
 Tax Lien Status: 0  
 Routing Number: 70 005A 08 00800  
 Owner: DAVIS T M  
 Property Address: 7TH ST E  
 Tax Mailing Address: 100 DARTMOUTH ST SE  
 BREWSTER OH 44613

Taxable Land Value: \$1,540  
 Taxable Building Value:

2.5 Discount: NO  
 CALIV Recoupment:  
 Board of Revision:  
 Homewyer Discount:  
 Homestead Deduction Year:  
 Homestead Deduction:  
 Homestead Reduction: NO  
 Recoupment Amount: 0  
 Tax Abatement:  
 Vol Demolition:  
 Homestead Land Value:  
 Ag Use Value: NO

**TAXABLE VALUE SUMMARY (35% of Market Value)**

Year	35% Land Value	35% Building Value	35% Total Value
2006	\$1,540	\$0	\$1,540
2003	\$1,400	\$0	\$1,400

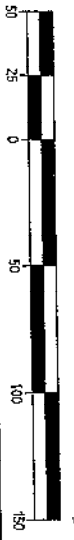
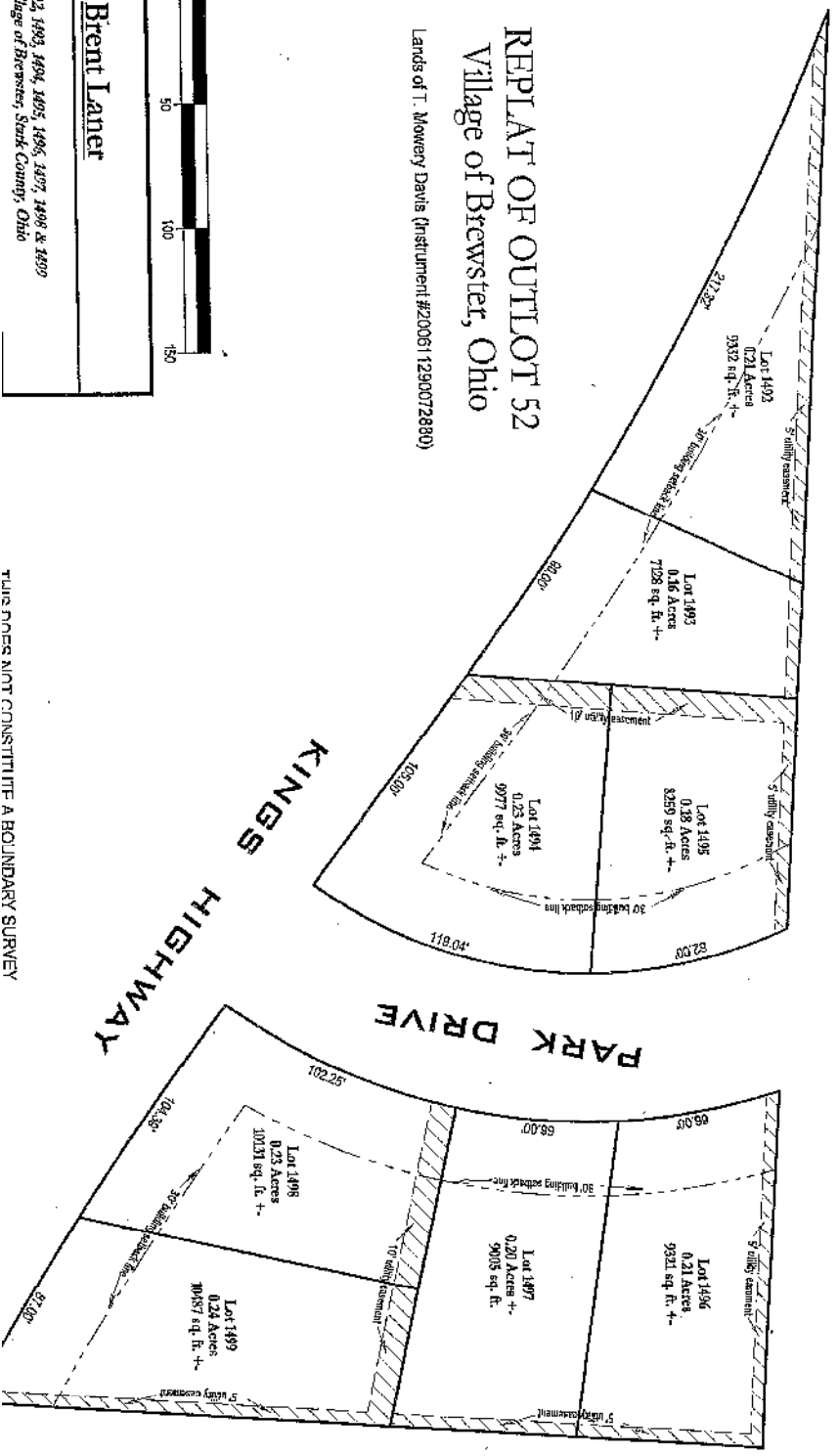


This property is subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



# REPLAT OF OUTLOT 52 Village of Brewster, Ohio

Lands of T. Mowery Davis (Instrument #200611290072880)



**Brent Laner**

Location:  
Lots 1492, 1493, 1494, 1495, 1496, 1497, 1498 & 1499  
Village of Brewster, Stark County, Ohio

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

10/11/11



# 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: Lot 1492, 1493, 1494, 1495 - .78 ACRES VACANT LAND

Buyer(s): \_\_\_\_\_

Seller(s): T.M. DAVIS 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 Pissora 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 \_\_\_\_\_

X Norma Lanier 10/20/05  
SELLER/LANDLORD DATE

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

Don R. Wallick Auctions, Inc.  
965 N. Wooster Avenue  
Strasburg, Ohio 44680  
info@WallickAuctions.com  
<http://www.WallickAuctions.com>



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