

Don R. Wallick Auctions, Inc.

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

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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: December 29, 2008

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 1017 Union Ave., N.W. New Philadelphia Ohio

PRESENT OWNER: Grace A. Dessecker

VOLUME: 1071

PAGE: 888

TRANSFER: September 13, 2002

PARCEL NO: 43-02911.000

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

Grace A. Dessecker

PARCEL NO.: 43-02911.000

DESC. Whole 2223

VALUATIONS:

LAND: 8,350
BUILDING: 36,020
TOTAL: 44,370
HOMESTEAD: 8,750
AUV:

TAXES:

GENERAL TAXES: \$ 1,478.85
TAX REDUCTION: \$ - 548.35
10% ROLLBACK: \$ - 93.05
2 1/2% REDUCTION \$ - 23.26
HOMESTEAD CREDIT \$ - 160.56
TOTAL PER 1/2 YEAR \$ 653.63
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: **X-Whole Lot**

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.

43-02911-000
SHEET: 41-0221-000
PROPERTY: 43 HEN PHILADELPHIA CORP
ADDRESS: 510 MARKET LANE CORP
CITY: PHILA PA 19106
COUNTY: PHILA
ZONING: R-3
APPLICANT: PHILA PHILADELPHIA CORP
OWNER: PHILA PHILADELPHIA CORP
PROJECT: 510 MARKET LANE CORP
SUBJECT: REPAIR/REPLACE
PREPARED BY: JACOB
DATE: 07/17/07

TOPOGRAPHY	UTILITIES	STREETS/ROAD	WATER/SANITARY	SEWER	ASSUMPTIONS	ASSESSMENT DATE	01/01/04	01/01/07
Level	Water	Unimproved	Flt/Impr	Unimproved	MARKET	22200	22200	22200
High	Sewer	Improved	Flt/Impr	Improved	MARKET	95720	95720	102900
Rolling	Gas	Flt/Impr	Flt/Impr	Flt/Impr	TOTAL	117520	126770	126770
Sloped	Electric	Sidewalk	Flt/Impr	Flt/Impr	AND	7770	7770	8358
Swampy	All	All	Flt/Impr	Flt/Impr	ASSESSED IMPROV	36020	36020	36020
					TOTAL	41290	41290	44378

AND SOIL SV/	ACREAGE/	SQ. FOOT/	BASE	DEPTH	HEIGHT	ADJUSTED	ENTERED	INFLU	MARKET
FR	0.0001	200	400.00	111	444.00	22200	22200	22200	22200
TOTAL									22200

OCCUPANCY	1	2	3	4	5	6	7	8	9	10
# OF UNITS	1									
STORY HEIGHT	1.00									

CONSTRUCTION DATA	CONSTRUCTION DATE	TYPE	DESCRIPTION	VALUE
FOUNDATION	1987	CONCRETE	FOUNDATION	106355
FLOORING	1987	CARPET	FLOORING	106355
WATER/SEWER	1987	PIPE	WATER/SEWER	106355
ELECTRICAL	1987	WIRING	ELECTRICAL	106355
PLUMBING	1987	PIPING	PLUMBING	106355
PAINTING	1987	PAIN	PAINTING	106355
LANDSCAPING	1987	LAND	LANDSCAPING	106355

REPAIRS	DATE	DESCRIPTION	VALUE
REPAIRS	1987	REPAIRS	106355
REPAIRS	1987	REPAIRS	106355
REPAIRS	1987	REPAIRS	106355

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REPAIRS	1987	REPAIRS	106355
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REPAIRS	DATE	DESCRIPTION	VALUE
REPAIRS	1987	REPAIRS	106355
REPAIRS	1987	REPAIRS	106355
REPAIRS	1987	REPAIRS	106355

APPRAISER: [Name]
DATE: 07/17/07
REVISION: [Number]
CONTRACT: [Number]
LISTED: [Number]
REVIEWED: [Number]

NEAVIN DOUGLAS B & PAI
43-02909-000 6-9-1994
682-2-65 24,59,01,6
200

NEAVIN DOUGLAS B & PATRICIA L
43-02910-000 6-9-1994
682-2-65 24,59,01,5
200

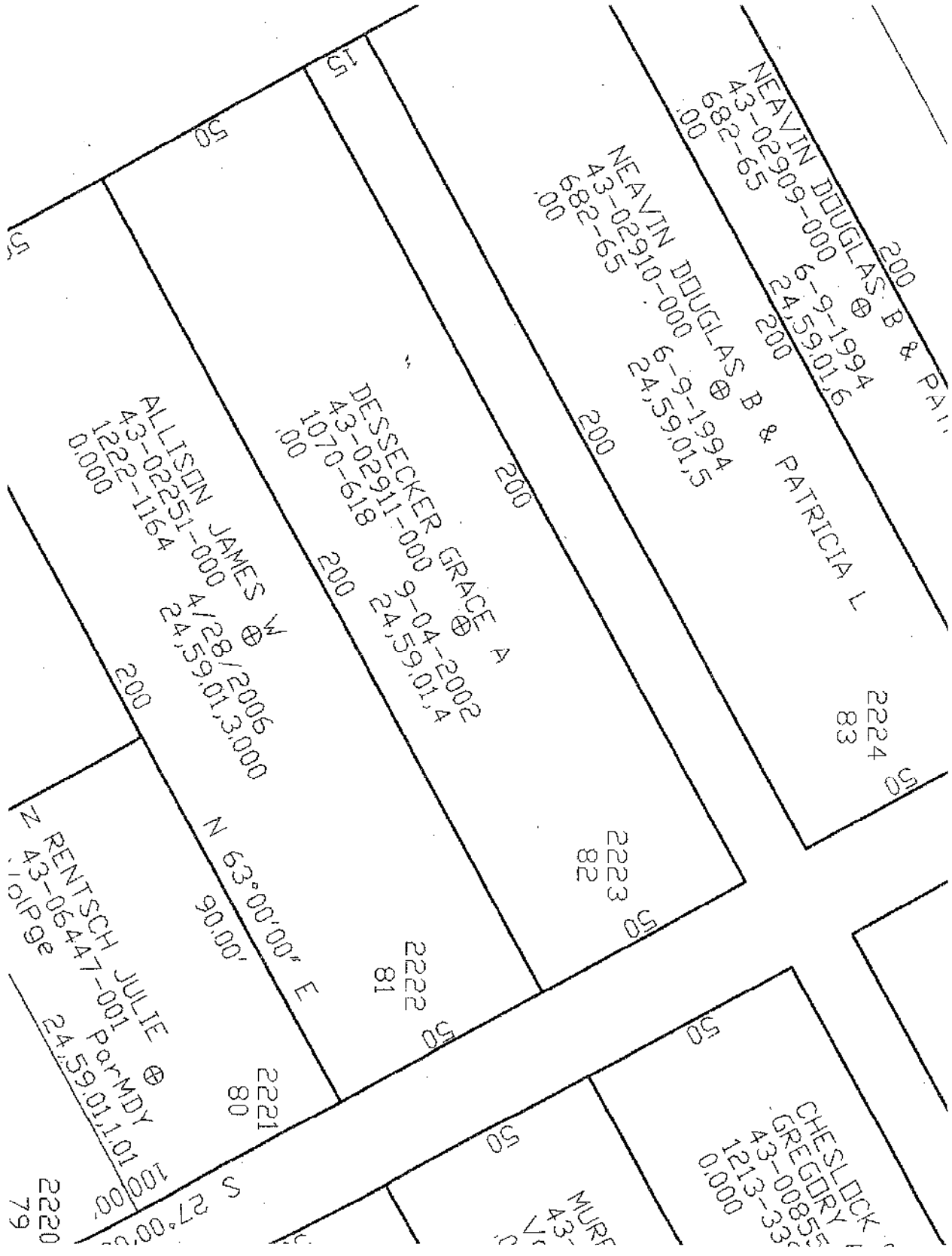
DESSECKER GRACE A
43-02911-000 9-04-2002
1070-618 24,59,01,4
200

ALLISON JAMES W
43-02251-000 4/28/2006
1222-1164 24,59,01,3,000
200

Z RENTSCH JULIE
43-06447-001 PerMDY
101Pge 24,59,01,101,100,00'
2220 79

CHESLICK
GREGORY
43-00855
1213-33
0,000

MURF
43-
71





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: 1017 UNION AVE NW NEW PHILADELPHIA, OHIO

Buyer(s): _____

Seller(s): GRACE A. DESSECKER 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 AUCTIONS and real estate brokerage PISSOCCA - MATHIAS REALTY 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/LEASER: _____ DATE _____

Sueley & Wilkeson 11/13/08
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

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