

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



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: March 2, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 630 11th Dr., N.W. New Philadelphia Ohio

PRESENT OWNER: Robert A. Bigler Jr.

VOLUME: 1290

PAGE: 1296

TRANSFER: August 21, 2008

PARCEL NO: 43-05963.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Robert A. Bigler Jr.

PARCEL NO.: 43-05963.000

DESC. 2-8-52 .175A

VALUATIONS:

LAND: 7,000
BUILDING: 20,670
TOTAL: 27,670
AUV:

TAXES:

GENERAL TAXES: \$ 892.91
TAX REDUCTION: \$ - 323.63
10% ROLLBACK: \$ - 56.93
2 1/2% REDUCTION \$ - 14.23
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 498.12
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ -0-

Special Assessments: MWCD

Taxes for the first half year 2008 are paid
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: **X-Previously 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.

2008 43-05961-000
 43-05963-000
 CHD 1.00

OWNER: 43 NEW PHILADELPHIA CORP
 ADDRESS: 43 NEW PHILADELPHIA CORP
 CITY: PHILADELPHIA PA 19107
 COUNTY: PHILADELPHIA
 STATE: PA
 ZIP: 19107

PROPERTY: 43 NEW PHILADELPHIA CORP
 ADDRESS: 43 NEW PHILADELPHIA CORP
 CITY: PHILADELPHIA PA 19107
 COUNTY: PHILADELPHIA
 STATE: PA
 ZIP: 19107

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 STATE: PA
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 STATE: PA
 ZIP: 19107

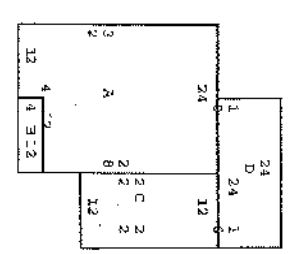
PROPERTY: 43 NEW PHILADELPHIA CORP
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CONSTRUCTION DATA	LEVEL	CONSTR	BASIS	AREA	TYPE	FIN AREA	VALUE
CONCRETE	1	1.00					
ROOF	2						
WALL	3						
FLOOR	4						
CEILING	5						
MECHANICAL	6						
PLUMBING	7						
ELECTRICAL	8						
PAINTING	9						
FINISH	10						
TOTAL							

ASSESSMENT DATA	REASON FOR CHANGE	DATE	ANNUAL	REVAL	ANNUAL	REVAL
REASON FOR CHANGE						
DATE						
ANNUAL						
REVAL						
ANNUAL						
REVAL						
TOTAL						

ADJUSTED VALUE	EXTENDED VALUE	TYPE	MARKET VALUE
ADJUSTED VALUE			
EXTENDED VALUE			
TYPE			
MARKET VALUE			
TOTAL			

ADJUSTED VALUE	EXTENDED VALUE	TYPE	MARKET VALUE
ADJUSTED VALUE			
EXTENDED VALUE			
TYPE			
MARKET VALUE			
TOTAL			

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EXTENDED VALUE			
TYPE			
MARKET VALUE			
TOTAL			

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EXTENDED VALUE			
TYPE			
MARKET VALUE			
TOTAL			

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EXTENDED VALUE			
TYPE			
MARKET VALUE			
TOTAL			

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104
35

DEBRA ANN

PAMELA J

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3

96
32.000

0

JR

90
000.62

S4-30W

332

150

ROTHY ⊕
43-04847-000
5-2-2002
24,49.01,13

150

JESLUK INVESTMENTS
LIMITED LIABILITY COMPANY
43-04847-000 ⊕
753-317
1-13-2000
24,49.01,12

76.57 S87-13E

CUSANO JAMES J
43-05992-000
1197-1831 ⊕
8/11/2005
24,49.01,14.000
0.110 76.51

N87-00W 153

BIGLER ROBERT A JR
43-05963-000
1290-1296 8/21/2008
0.175 24,49.01,17.000

152.92

CUNNINGHAM WILLIAM A
43-06597-000 ⊕
3-21-1980
VolPge 24,49.01,18
.00

N87-00W 152.85

152.81

MCCAHILL DENNIS R & LINDA
43-05965-000 ⊕
7-14-1972
VolPge 24,49.01,19
.18

S87-00E

152.7

20

CITY OF NEW PHILADELPHIA 43
S3-31W 641.87
S3-31W 641.95

KINSER ALTA
43-05991-000
VolPge ⊕
11-13-1972
24,49.01,15
76.68

76.52

50
24,49.01,17.000

152.92

50
24,49.01,18

152.85

152.81

70
24,49.01,19

S87-00E

152.7

177.75

58
58
MASSARELLI SHIRLEY
43-04859-000 ⊕
VolPge 6-12-198
.00 24,49.01,

177.75

STE
43-
594
.00

STE
43-
594
.00

NRR-200E 152.70

Y 01.10



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: 630 11th DRIVE NW NEW PHILADELPHIA, OHIO

Buyer(s): _____

Seller(s): ROBERT A. BIGLER JR. 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 PISSOCRA-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/TENANT _____ DATE _____

BUYER/TENANT _____ DATE _____

Jennifer Butler Co Admin WWA 3-16-09
ADMIN DATE

Sara Bigler Co Admin WWA 3-16-09
ADMIN DATE

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

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