

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: March 13, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 1849 Circle Drive S.W. New Philadelphia Ohio

PRESENT OWNER: Rose M. Beitzel

VOLUME:417 & 606 **PAGE:** 562 & 529 **TRANSFER:** September 24, 1962 & October 8, 1986

PARCEL NO: 71-00071.000

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

Rose M. Beitzel

PARCEL NO.: 71-00071.000

DESC. Whole 26

VALUATIONS:

LAND: 9,000
BUILDING: 32,270
TOTAL: 41,270
AUV:

TAXES:

GENERAL TAXES: \$ 1,395.75
TAX REDUCTION: \$ - 489.27
10% ROLLBACK: \$ - 90.65
2 1/2% REDUCTION \$ - 22.66
HOMESTEAD CREDIT \$ - 168.17
TOTAL PER 1/2 YEAR \$ 625.00
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.

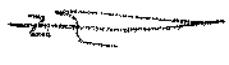
Approved: **X-Whole Lot**

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.



N59-21E

224.29

12.47CH

S22E

S18-07E

107.7

S18-07E

119.74

N18-07W

113.8

VAUGHAN THOMAS HUGH &
BRENDA L YVONE NEFF
71-00936-000
751-9229
11-23-1999

REITZEL ROSE M
71-00936-000
751-9229
11-23-1999

SIMMONS DAVID A & CONSTANCE A
71-00936-000
751-9229
11-23-1999

200

25

N18-07W

100

N18-07W

102.6

S27-56E

25

9.9

292.59

103.59

140.76

N44-47W

146.56

50

P.R. VOL 10

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) None 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) None 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.

<u>X</u> Seller	<u>Robogast</u> Date	<u>3-14-09</u> Date	<u>X</u> Seller	_____ Date
_____ Purchaser	_____ Date	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ 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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