

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 44863
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: April 1, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 516 6th St., N.W. New Philadelphia Ohio

PRESENT OWNER: Janet K. Day

VOLUME: 745 **PAGE:** 472 **TRANSFER:** June 9, 1999

PARCEL NO: 43-01088.000

=====

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

Janet K. Day

PARCEL NO.: 43-01088.000

DESC. Whole 4016

VALUATIONS:

LAND: 7,530
BUILDING: 21,300
TOTAL: 28,830
AUV:

TAXES:

GENERAL TAXES: \$ 930.34
TAX REDUCTION: \$ - 337.20
10% ROLLBACK: \$ - 59.31
2 1/2% REDUCTION \$ - 14.83
HOMESTEAD CREDIT \$ - 157.52
TOTAL PER 1/2 YEAR \$ 361.48
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ -0-

Special Assessments: MWCD

Taxes for the year 2008 are paid
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.

PAPER: 43-10188-106

DISTRICT: 43 NEW PHILADELPHIA CORP

SECTION & EASE: 44.01

PARCEL NUMBER: 5.060

PROPERTY CLASS: 510 SINGLE FAMILY OWNER OCC

OWNER KEY: 1

ADDRESS: 516 SIXTH ST NW

APPROXIMATE: 24.08 New Philadelphia Corp

LYING AREA: 988

COMPRESS: DAN JANET K

REGID: 4016

CONCRETS/CEM: 1500' land 7.5' imp. 1500' land 4750' imp

FRONT: 15' imp. 1500' land 4750' imp

DEPT: 1 OF 1

PROPERTY DATA		VALUATION	
PROPERTY CLASS	510 SINGLE FAMILY OWNER OCC	ASSESSMENT DATE	01/01/04
APPROXIMATE	24.08 New Philadelphia Corp	REASON FOR CHANGE	MIN. EQUAL
LYING AREA	988	LAND	20000
		IMPROV	58620
		TOTAL	78620
		LAND	7000
		IMPROV	9820
		TOTAL	28820

LAND DATA		ADJUSTED		EXEMPTED		TAXABLE	
LAND AREA	988	ADJUSTED	400.00	EXEMPTED	20000	TAXABLE	20000
ADJUSTED	400.00	EXEMPTED	20000	TAXABLE	20000	TOTAL	20000

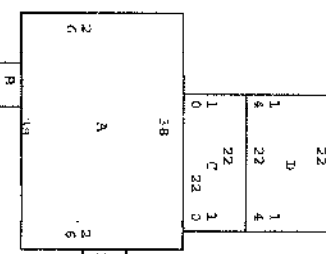
CONSTRUCTION DATA		BUILDING ADDRESS	
CONSTRUCTION	1 SINGLE FA	ADDRESS	516 SIXTH ST NW
OR YEARS	1 2 3 4	APPROXIMATE	24.08 New Philadelphia Corp

BUILDING DATA		VALUATION	
CONCRETE	1	LAND	20000
BRICK	1	IMPROV	58620
TOTAL	2	TOTAL	78620

FOUNDATION DATA		VALUATION	
FOUNDATION	1	FOUNDATION	87100
FOUNDATION	1	FOUNDATION	87100
TOTAL	2	TOTAL	174200

FINISH DATA		VALUATION	
FINISH	1	FINISH	87100
FINISH	1	FINISH	87100
TOTAL	2	TOTAL	174200

OWNER DATA		CONTACT	
OWNER	1	CONTACT	DAN JANET K
OWNER	1	CONTACT	DAN JANET K
TOTAL	2	TOTAL	DAN JANET K



DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT	DATE	REASON FOR SALE	BUYER	SELLER	CONTACT	LISTED
08/09/99	DAN JANET K & JANET KAY	0	01/01/04	MIN. EQUAL	DAN JANET K	JANET KAY	DAN JANET K	01/01/04

7/1994
 44,012.5000
 KAREN L
 83
 70
 200
 200
 200
 1168-634
 43-02890-000
 10-18-2004
 24,44,01.30
 HERVATH MATTHEW BELA & LORI

43-00330-000
 630-588
 0.000
 6/26/1989
 24,44,01,7,000
 4018
 60
 150
 SHUTT MICHAEL K & SHELLY L
 43-00923-000
 732-543
 0.000
 6/29/1998
 24,44,01,5,000
 4017
 59
 50
 150
 150
 DAY JANET K
 43-01088-000
 687-248
 .00
 6-9-1999
 24,44,01,5
 4016
 58
 50
 150
 EDIE HOWARD W
 43-00698-000
 1187-2506
 0.000
 5/12/2005
 24,44,01,4,000
 4015
 57
 50
 150
 WIDD SHARON ROSE
 43-00699-000
 721-452
 .00
 8-13-1997
 24,44,01,3
 4014
 56
 50
 150
 75
 75
 MURPHY DIANE R
 43-04196-000
 .00
 4-14-1998
 4013
 55
 43-04197-000
 601-725
 4-22-1986
 REYNOLDS WILLIAM B & PATSY
 50
 50
 50
 50
 50

24,44,01,*
 SIXTH ST NW
 24,43,01,*

50
 50
 50
 50
 50



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: 516 SIXTH ST. N.W. NEW PHILADELPHIA, OHIO

Buyer(s): _____

Seller(s): JANET K. DAY 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 PISSCOCA-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 _____ X Janet Ann Benko 2-9-09
SELLER/LANDLORD ADMIN. 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) DRW 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> <u>Janice A. Benbo</u> <u>2-17-09</u>	_____	_____	_____
Seller ADMIN	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

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

Don R. Wallick Auctions, Inc.

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