

# ***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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PHONE: 330.364.6424 ★ FAX: 330.364.1763  
www.amtitle.com

**TAX & LEGAL REPORT**

REQUESTED BY: Ryan Wallick      BROKER: Wallick Auctions      DATE: 4/15/09  
PROPERTY ADDRESS: 1127 Wooster Ave. N - Dover  
LISTED ON CURRENT DEED AS: James M. Ress  
DEED VOLUME: 447      PAGE: 346      DATE TRANSFERED: 06/21/1966  
PURCHASE PRICE: \$  
PARCEL NO: 15-03241-000      MAP NUMBER: 48  
LEGAL DESCRIPTION: WHOLE 3226  
PARCEL NO: 15-03242-000      MAP NUMBER: 48  
LEGAL DESCRIPTION: WHOLE 3225

.....  
CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF:  
RESS, JAMES M

PERMANENT PARCEL NO: 15-03241-000

**ASSESSED VALUATIONS**

LAND	\$ 9,310	GENERAL TAXES	\$1729.47
BUILDING	\$35,310	TAX REDUCTION	\$ 650.92
TOTAL	\$44,620	10% ROLLBACK	\$ 107.86
HOMESTEAD	\$	2.5% REDUCTION	\$ 26.96
AUV VALUE	\$	HOMESTEAD CREDIT	\$
		TAXES PER HALF	\$ 943.73
		SPECIAL ASSESSMENTS	\$ 6.00
		TOTAL PER HALF	\$ 949.73
		10% PENALTY	\$ 94.37
		ASSESSMENT PENALTY	\$ .60
		TOTAL DUE	\$1044.70

PERMANENT PARCEL NO: 15-03242-000

**ASSESSED VALUATIONS**

LAND	\$2,330	GENERAL TAXES	\$90.31
BUILDING	\$	TAX REDUCTION	\$33.99
TOTAL	\$2,330	10% ROLLBACK	\$ 5.63
HOMESTEAD	\$	2.5% REDUCTION	\$
AUV VALUE	\$	HOMESTEAD CREDIT	\$
		TAXES PER HALF	\$50.69
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$50.69
		10% PENALTY	\$ 5.07
		ASSESSMENT PENALTY	\$
		TOTAL DUE	\$55.76

REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2008 ARE DELINQUENT. PLEASE CONTACT TREASURER FOR FINAL FIGURE AS ADDITIONAL PENALTIES AND INTEREST MAY APPLY. REAL ESTATE TAXES FOR SECOND HALF OF YEAR 2008 AND THEREAFTER ARE A LIEN, NOT YET DUE OR PAYABLE.

.....  
LOT SIZE ATTACHED  
.....

THIS INFORMATION, INCLUDING ANY LOT DIMENSIONS SHOWN, IS DERIVED SOLELY FROM PUBLIC RECORDS. THIS INFORMATION CANNOT BE GUARANTEED WITHOUT A FULL TITLE EXAMINATION AND A CURRENT SURVEY TO VERIFY ACCURACY.

*Serving 13 Counties*  
231 North Walnut Street • Dover, Ohio 44622 1200

2008 15-02442-000  
 DISTRICT 15 DOVER CORP  
 MAP NUMBER 48  
 SECTION & PLAT 18-008  
 ROUTING NUMBER 500 Residential Vacant Land  
 PROPERTY CLASS 500 Residential Vacant Land  
 USER KEY  
 PROPERTY ADD MOONIER AVE N  
 NEIGHBORHOOD 10.11 DOVER CORPORATION 11  
 LIVING AREA  
 OWNERSHIP BESS JAMES N  
 THE CARANAS CO., MVT INDY  
 N/2 3225  
 COMMENTS/MENU  
 NUMBER OF LG 19  
 MNTS/LAND 9-45 5-10  
 TRL07: 6-51 IMP 6-54 IMP 410 LAND 0 IMP  
 15-02442-000  
 CAND 1 OF 1

SITE CHARACTERISTICS		NEIGHBORHOOD		VALUATIONS	
TYPE	UTILITIES	SYNCHRONIZED	REASON FOR CHANGE	ANN. 01/01/04	ANN. 01/01/07
Level	Mater	Dave	Blighted	ANN. 6450	ANN. 6660
Rolling	Water	Sewer	IMPROV	ANN. 6350	ANN. 6660
Swampy	Gas	Electric	LAND	ANN. 2150	ANN. 4330
	Storm	Sigwalk	IMPROV	ANN. 2150	ANN. 4330
	Mail	Trail	LAND	ANN. 3190	ANN. 2310
	All	Transit	IMPROV	ANN. 3190	ANN. 2310
			TOTAL	ANN. 12850	ANN. 9550

LAND DATA		ADJUSTED		EXTENDED		INTELL		MARKET	
LAND SOIL TD/	ACRES/	SO. FCOT/	ADJUSTED	EXTENDED	INTELL	MARKET	ADJUSTED	INTELL	MARKET
FR	FR	DEPTH	RATE	VALUE	FCOT	VALUE	FCOT	VALUE	FCOT
TOTAL	23.000	199	550.00	12850	95-50	95-50	95-50	6250	6250
			499.50	12850	95-50	95-50	95-50	6250	6250

CONSTRUCTION DATA				BEING LADDER	
FLOOR	LEVEL	LN	LN	LN	LN
1	2	3	4	5	6
0	1	2	3	4	5
BASEMENT					
1	2	3	4	5	6
1st FLOOR					
2nd FLOOR					
3rd FLOOR					
4th FLOOR					
5th FLOOR					
6th FLOOR					
7th FLOOR					
8th FLOOR					
9th FLOOR					
10th FLOOR					
11th FLOOR					
12th FLOOR					
13th FLOOR					
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31st FLOOR					
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36th FLOOR					
37th FLOOR					
38th FLOOR					
39th FLOOR					
40th FLOOR					
41st FLOOR					
42nd FLOOR					
43rd FLOOR					
44th FLOOR					
45th FLOOR					
46th FLOOR					
47th FLOOR					
48th FLOOR					
49th FLOOR					
50th FLOOR					

CONDITION		FOUNDATION		REPRODUCTION COST		SUMMARY OF IMPROVEMENTS		ADD-ONS	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	FOUNDATION	1	FOUNDATION	1	FOUNDATION	1	FOUNDATION	1	FOUNDATION
2	FOUNDATION	2	FOUNDATION	2	FOUNDATION	2	FOUNDATION	2	FOUNDATION
3	FOUNDATION	3	FOUNDATION	3	FOUNDATION	3	FOUNDATION	3	FOUNDATION
4	FOUNDATION	4	FOUNDATION	4	FOUNDATION	4	FOUNDATION	4	FOUNDATION
5	FOUNDATION	5	FOUNDATION	5	FOUNDATION	5	FOUNDATION	5	FOUNDATION
6	FOUNDATION	6	FOUNDATION	6	FOUNDATION	6	FOUNDATION	6	FOUNDATION
7	FOUNDATION	7	FOUNDATION	7	FOUNDATION	7	FOUNDATION	7	FOUNDATION
8	FOUNDATION	8	FOUNDATION	8	FOUNDATION	8	FOUNDATION	8	FOUNDATION
9	FOUNDATION	9	FOUNDATION	9	FOUNDATION	9	FOUNDATION	9	FOUNDATION
10	FOUNDATION	10	FOUNDATION	10	FOUNDATION	10	FOUNDATION	10	FOUNDATION
11	FOUNDATION	11	FOUNDATION	11	FOUNDATION	11	FOUNDATION	11	FOUNDATION
12	FOUNDATION	12	FOUNDATION	12	FOUNDATION	12	FOUNDATION	12	FOUNDATION
13	FOUNDATION	13	FOUNDATION	13	FOUNDATION	13	FOUNDATION	13	FOUNDATION
14	FOUNDATION	14	FOUNDATION	14	FOUNDATION	14	FOUNDATION	14	FOUNDATION
15	FOUNDATION	15	FOUNDATION	15	FOUNDATION	15	FOUNDATION	15	FOUNDATION
16	FOUNDATION	16	FOUNDATION	16	FOUNDATION	16	FOUNDATION	16	FOUNDATION
17	FOUNDATION	17	FOUNDATION	17	FOUNDATION	17	FOUNDATION	17	FOUNDATION
18	FOUNDATION	18	FOUNDATION	18	FOUNDATION	18	FOUNDATION	18	FOUNDATION
19	FOUNDATION	19	FOUNDATION	19	FOUNDATION	19	FOUNDATION	19	FOUNDATION
20	FOUNDATION	20	FOUNDATION	20	FOUNDATION	20	FOUNDATION	20	FOUNDATION
21	FOUNDATION	21	FOUNDATION	21	FOUNDATION	21	FOUNDATION	21	FOUNDATION
22	FOUNDATION	22	FOUNDATION	22	FOUNDATION	22	FOUNDATION	22	FOUNDATION
23	FOUNDATION	23	FOUNDATION	23	FOUNDATION	23	FOUNDATION	23	FOUNDATION
24	FOUNDATION	24	FOUNDATION	24	FOUNDATION	24	FOUNDATION	24	FOUNDATION
25	FOUNDATION	25	FOUNDATION	25	FOUNDATION	25	FOUNDATION	25	FOUNDATION
26	FOUNDATION	26	FOUNDATION	26	FOUNDATION	26	FOUNDATION	26	FOUNDATION
27	FOUNDATION	27	FOUNDATION	27	FOUNDATION	27	FOUNDATION	27	FOUNDATION
28	FOUNDATION	28	FOUNDATION	28	FOUNDATION	28	FOUNDATION	28	FOUNDATION
29	FOUNDATION	29	FOUNDATION	29	FOUNDATION	29	FOUNDATION	29	FOUNDATION
30	FOUNDATION	30	FOUNDATION	30	FOUNDATION	30	FOUNDATION	30	FOUNDATION
31	FOUNDATION	31	FOUNDATION	31	FOUNDATION	31	FOUNDATION	31	FOUNDATION
32	FOUNDATION	32	FOUNDATION	32	FOUNDATION	32	FOUNDATION	32	FOUNDATION
33	FOUNDATION	33	FOUNDATION	33	FOUNDATION	33	FOUNDATION	33	FOUNDATION
34	FOUNDATION	34	FOUNDATION	34	FOUNDATION	34	FOUNDATION	34	FOUNDATION
35	FOUNDATION	35	FOUNDATION	35	FOUNDATION	35	FOUNDATION	35	FOUNDATION
36	FOUNDATION	36	FOUNDATION	36	FOUNDATION	36	FOUNDATION	36	FOUNDATION
37	FOUNDATION	37	FOUNDATION	37	FOUNDATION	37	FOUNDATION	37	FOUNDATION
38	FOUNDATION	38	FOUNDATION	38	FOUNDATION	38	FOUNDATION	38	FOUNDATION
39	FOUNDATION	39	FOUNDATION	39	FOUNDATION	39	FOUNDATION	39	FOUNDATION
40	FOUNDATION	40	FOUNDATION	40	FOUNDATION	40	FOUNDATION	40	FOUNDATION
41	FOUNDATION	41	FOUNDATION	41	FOUNDATION	41	FOUNDATION	41	FOUNDATION
42	FOUNDATION	42	FOUNDATION	42	FOUNDATION	42	FOUNDATION	42	FOUNDATION
43	FOUNDATION	43	FOUNDATION	43	FOUNDATION	43	FOUNDATION	43	FOUNDATION
44	FOUNDATION	44	FOUNDATION	44	FOUNDATION	44	FOUNDATION	44	FOUNDATION
45	FOUNDATION	45	FOUNDATION	45	FOUNDATION	45	FOUNDATION	45	FOUNDATION
46	FOUNDATION	46	FOUNDATION	46	FOUNDATION	46	FOUNDATION	46	FOUNDATION
47	FOUNDATION	47	FOUNDATION	47	FOUNDATION	47	FOUNDATION	47	FOUNDATION
48	FOUNDATION	48	FOUNDATION	48	FOUNDATION	48	FOUNDATION	48	FOUNDATION
49	FOUNDATION	49	FOUNDATION	49	FOUNDATION	49	FOUNDATION	49	FOUNDATION
50	FOUNDATION	50	FOUNDATION	50	FOUNDATION	50	FOUNDATION	50	FOUNDATION

TRANSFER DATE NAME OF PREVIOUS OWNER SALES AMOUNT TT V LG MOP CONVEYANCE  
 INTEREST 01/01/87 REASON FOR VALUATION ANN EQUAL CONTRACT LISTED REVIEWED:

15-01241-000 GRND 1 OF 1

DATED: 15-01-241-000

OWNER: RICHARDSON CO. 34111 JUDY

ADDRESS: 15320 LAND GRND Imp

PROPERTY NUMBER: 510 Single Family owner oc

ROLLING CLASS: 510 Single Family owner oc

WHOLE 3226

SECTION & PLAT: 48

OWNER: RICHARDSON CO. 34111 JUDY

PROPERTY NUMBER: 510 Single Family owner oc

ROLLING CLASS: 510 Single Family owner oc

WHOLE 3226

TOPOGRAPHY	UTILITIES	STREET/ROAD	PAVEMENT	ASSESSMENT DATE	VALUATION	DATE	MARKET VALUE
Level	Water	Paved	Paved	ANALYSED	ANALYSED	01/01/07	24980
High	Water	Unpaved	Unpaved	MARKET	MARKET	01/01/07	13210
Rolling	Gas	Crossed	Crossed	LAND	LAND	01/01/07	13210
Swampy	Electric	SideWalk	SideWalk	IMPROV	IMPROV	01/01/07	44820
All	All	All	All	ASSESSED	ASSESSED	01/01/07	44820

LAND DATA

LAND ACQ. FR.	ACQ. DATE	FR. DEPTH	BASE RATE	FCTR	ADJUSTED RATE	EXTENDED VALUE	INFLU FCTR	MARKET VALUE
50.000	195	155	450.00	111	499.50	24980		24980
TOTAL						24980		24980

CONSTRUCTION DATA

OCCUPANCY	# OF UNITS	FLOOR	LEVEL	CSN1	BASE AREA	LEVEL	FIN AREA	VALUE
1	1	1	2	3	4	2.00	988	67890
2.00						2.00	988	42130
						2.00	988	
						2.00	988	

PRICING LADDER

CONSTR	BASE AREA	LEVEL	FIN AREA	VALUE
1	988	2.00	988	67890
2	988	2.00	988	42130
3	988	2.00	988	
4	988	2.00	988	

FINANCIAL DATA

REPRODUCTION COST	REPRODUCTION COST	PRY	FUNC	ECON	TRUB	CASH
155100	155100	40	40	40	93050	155100
4760	4760	65	65	65	1670	151340
94730	94730				94730	151340

REPRODUCTION COST

REPRODUCTION COST	REPRODUCTION COST	PRY	FUNC	ECON	TRUB	CASH
155100	155100	40	40	40	93050	155100
4760	4760	65	65	65	1670	151340
94730	94730				94730	151340

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155100	155100	40	40	40	93050	155100
4760	4760	65	65	65	1670	151340
94730	94730				94730	151340

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155100	155100	40	40	40	93050	155100
4760	4760	65	65	65	1670	151340
94730	94730				94730	151340

REPRODUCTION COST

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155100	155100	40	40	40	93050	155100
4760	4760	65	65	65	1670	151340
94730	94730				94730	151340

REPRODUCTION COST

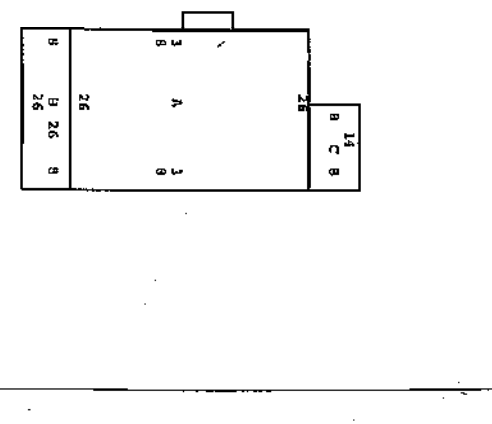
REPRODUCTION COST	REPRODUCTION COST	PRY	FUNC	ECON	TRUB	CASH
155100	155100	40	40	40	93050	155100
4760	4760	65	65	65	1670	151340
94730	94730				94730	151340

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4760	4760	65	65	65	1670	151340
94730	94730				94730	151340

REPRODUCTION COST

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155100	155100	40	40	40	93050	155100
4760	4760	65	65	65	1670	151340
94730	94730				94730	151340



CONTRACT INFORMATION

ID	DESCRIPTION	AREA
288/B		208
288/B		208
288/B		112
288/B		74

CONTRACT INFORMATION

ID	DESCRIPTION	AREA
288/B		208
288/B		208
288/B		112
288/B		74

CONTRACT INFORMATION

ID	DESCRIPTION	AREA
288/B		208
288/B		208
288/B		112
288/B		74

CONTRACT INFORMATION

ID	DESCRIPTION	AREA
288/B		208
288/B		208
288/B		112
288/B		74

CONTRACT INFORMATION

ID	DESCRIPTION	AREA
288/B		208
288/B		208
288/B		112
288/B		74

CONTRACT INFORMATION

ID	DESCRIPTION	AREA
288/B		208
288/B		208
288/B		112
288/B		74

12<sup>TH</sup> STREET S

3239  
17

50

200

50

3224  
2

16

50

3226  
4

25.05

25.05

3225  
3

RES JAMES M  
15-03241-000 M  
VOPG 30,481.9  
1983

RES JAMES M  
15-03242-000 M  
VOPG 30,481.8  
1985

RES LINDA  
15-03243-000 F  
VOPG 30,481.7  
1987

198

10' FROM CUR

50.1

25.05

69



Effective 1/1/07

STATE OF OHIO  
DEPARTMENT OF COMMERCE

**RESIDENTIAL PROPERTY DISCLOSURE FORM**

Pursuant to section 5302.30 of the Revised Code and rule 1301:1-4-10 of the Administrative Code.  
**TO BE COMPLETED BY OWNER (Please Print)**

Property Address: 1127 Wooster Ave  
Dover

Owners Name(s): JAMES RESS - MATT FISHER - POA

Date: 4-11, 2009

Owner  is  is not occupying the property. If owner is occupying the property, since what date: \_\_\_\_\_

**Purpose of Disclosure Form:** This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. **THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.**

**Owner's Statement:** The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. **For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.**

**Instructions to Owner:** (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

**THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE**

**A) WATER SUPPLY:** The source of water supply to the property is (check appropriate boxes):

- |  |                                       |                                      |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown     |
| <input type="checkbox"/> Private Water Service           | <input type="checkbox"/> Cistern      | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well                    | <input type="checkbox"/> Spring       |                                      |
| <input type="checkbox"/> Shared Well                     | <input type="checkbox"/> Pond         |                                      |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

Yes  No If "Yes", please describe: UNKNOWN

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household)  Yes  No  
If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

Y Owner's Initials [Signature]

Date 4/11/09

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 1127 Wooster Ave -Dover

**B) SEWER SYSTEM:** The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank    |
| <input type="checkbox"/> Leach Field             | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown                 | <input type="checkbox"/> Other         |   |

If not a public or private sewer, date of last inspection: \_\_\_\_\_

Do you know of any current leaks, backups or other material problems with the sewer system servicing the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

**C) ROOF:** Do you know of any current leaks or other material problems with the roof or rain gutters?  Yes  No

If "Yes", please describe: \_\_\_\_\_

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

**D) WATER INTRUSION:** Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space?  Yes  No

If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backlog; or leaking pipes, plumbing fixtures, or appliances?  Yes  No

If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector?

Yes  No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: \_\_\_\_\_

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):**

Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes  No If "Yes", please describe: \_\_\_\_\_

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: \_\_\_\_\_

Do you know of any previous or current fire or smoke damage to the property?  Yes  No

If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

**F) MECHANICAL SYSTEMS:** Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years): \_\_\_\_\_

FOA HAS NEVER LIVED IN PROPERTY - CONDITION UNKNOWN.

Owner's Initials J / Date 4/11/09 Purchaser's Initials / Date /

Property Address 1127 Wooster Ave - Dover

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites?  Yes  No  
If "Yes", please describe: UNKNOWN.

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: Treated in June 2008 - Termite damage on Basement steps + landing

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- |   | Yes                      | No                       | Unknown                             |
|---|--------------------------|--------------------------|-------------------------------------|
| 1) Lead-Based Paint                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Asbestos                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Urea-Formaldehyde Foam Insulation        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Radon Gas                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If "Yes", indicate level of gas if known |                          |                          |                                     |
| 5) Other toxic or hazardous substances      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: \_\_\_\_\_

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:  Yes  No  Unknown

Is the property located in a designated flood plain?  Yes  No  Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?  Yes  No  Unknown

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: \_\_\_\_\_

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property).  Yes  No

If "Yes", please describe: \_\_\_\_\_

Do you know of any recent or proposed assessments, which could affect the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Owner's Initials [Signature] Date 4/11/09 Purchaser's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_



Property Address 1127 Wooster Ave - Dove

- L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property?
- |                           | Yes                      | No                                  |   | Yes                      | No                                  |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| 1) Boundary Agreement     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Shared Driveway                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Boundary Dispute       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Party Walls                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If the answer to any of the above questions is "Yes", please describe: \_\_\_\_\_

**M) UNDERGROUND STORAGE TANKS/WELLS:** Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

**N) OTHER KNOWN MATERIAL DEFECTS:** The following are other known material defects in or on the property: \_\_\_\_\_  
UNKNOWN

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: JAMEL M. REIL MATHEW FINNER PIA POA  
OWNER: \_\_\_\_\_ DATE: 4/11/09

**RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS**

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_  
PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_



# 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: 1127 Wooster Ave - Dover

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

Seller(s): JAMES PLESS - MATT FISHER POA

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_

### 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 A. Wallik and real estate brokerage P.S. Socra 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 \_\_\_\_\_

SELLER/LANDLORD Matt Fisher POA DATE 4/11/09

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)  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.

Signature/Date grid for Seller, Purchaser, and Agent. Seller: TAMEL REIL/MATHEW FILER POA, Date: 7/11/09. Purchaser: [Signature], Date: 7/11/09. Agent: [Signature], Date: 7/11/09.

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

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