

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: May 9, 2009

REQUESTED BY: Ryan Wallick Wallick Auctions

PROPERTY ADDRESS: 4349 Tall Timber Rd., N.E. New Philadelphia Ohio

PRESENT OWNER: Richard A. Lee

VOLUME: 710

PAGE: 778

TRANSFER: October 15, 1996

PARCEL NO: 16-00599.002 *Mobile Home on property ~ See Print Out*

=====

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

Richard A. Lee

PARCEL NO.: 16-00599.002
DESC. 1-9-11 E Si SW 7.003A

VALUATIONS:

LAND: 12,970
BUILDING: 1,650
TOTAL: 14,620
AUV:

TAXES:

GENERAL TAXES: \$ 411.11
TAX REDUCTION: \$ - 93.78
10% ROLLBACK: \$ - 31.73
2 1/2% REDUCTION \$ - 3.34
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 282.26
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$

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~Within Compliance**
Not Approved: _____

BY: Laura J. Andrews

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records and the internet. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

REGISTRATION MAINTENANCE *
REG. NO:16-07289

* MFD HOMES *
TAX YEAR 2009

05-06-09
MODE: INQUIRE

** TREATED LIKE REAL PROPERTY **

3L OWNER:LEE RICHARD A
PROPERTY ADDRESS:
4349 TRAIL TIMBER RD NE

MAILING ADD:
4349 TRAIL TIMBER RD NE
MINERAL CITY
OHIO

LAST MAINT:03-11-99
DELQ? N CONTRACT? N
ROLLBACK ON HMST? N
TAX FORECLOSURE? N
TAX EXEMPT? N
VALUE RED:

ARK CD:

ANK-ID: MTG #:

44656 HMSTD

KT VALUE: 23,392 TAX VALUE: 8,190 FURNISHED: Y AQU DATE:01-27-05

CTLE NO:7900669563 SERIAL NO:AP950615AB

WKE:ASTRO

MODEL:3BR

YEAR MAN:1995

JD. NOTE:

TREA. NOTE:

23X48

I REAL ESTATE PARCEL NO:16-00599.002

A&D #:

:-NEW MKT: 23,392 NEW TAX: 8,190 FURN:Y AQU DT:01-27-05 (L) 03-05-08

DISPLAY COMPLETE: CR TO CONTINUE, PF2 FOR COLLECTION SCREEN

COLLECTION * MILLS 56.24 * MFD HOMES * DEC .228127 JUN .228127 05-06-09
 EG NO: 16-07289 TAXABLE VALUE 8190 CLOSE 03-26-09
 OWNER: LEE RICHARD A

	** TREATED LIKE REAL PROPERTY **				
TAXES	1ST CHARGE	1ST PAID	PENALTY	2ND CHARGE	2ND PAID
GROSS	230.30			230.30	
REDUCTION	-52.54			-52.54	
SUBTOTAL	177.76			177.76	
10 PCT RED	-17.78			-17.78	
NET	159.98	159.98		159.98	
TOTAL	159.98	159.98=	.00	159.98	.00= 159.98

159.98 RB 030209/002

STUB NUMBER 002013

Cr to Continue

PARCEL: 16-08599-002
 DISTRICT: 16 FAIRFIELD INV-TRK VALU
 SECTION & PLAT: A.O.U.
 PROJECT NUMBER: 580 PP Mobile - of 0.8, 3.5 A
 USER #1 AND 1448 TALL WILLOW RD NE
 PROJECTED 33-02 KILLFIELD TOWNSHIP
 LIVING AREA

OWNERSHIP: LISA RICHARD A
 1911 B ST SW 7, 0013

COMMENTS/ISSUE:
 128' front, 128' and 50' and 50' and 50'
 128' front, 128' and 50' and 50' and 50'
 128' front, 128' and 50' and 50' and 50'

TOPOGRAPHY UTILITIES		STREET/ROAD		NEIGHBORHOOD		ASSESSMENT DATE		VALUATIONS	
TYPE	DATE	TYPE	DATE	NAME	REASON FOR CHANGE	ANN. EQUAL	ANN. EQUAL	ANN. EQUAL	ANN. EQUAL
DRIVE	08/01/96	DRIVE	08/01/96	DRIVE	REASSESS	24730	24730	37070	37070
WALKWAY	08/01/96	WALKWAY	08/01/96	WALKWAY	REASSESS	4720	4720	4720	4720
WALKWAY	08/01/96	WALKWAY	08/01/96	WALKWAY	REASSESS	41720	41720	41720	41720
WALKWAY	08/01/96	WALKWAY	08/01/96	WALKWAY	REASSESS	25530	25530	25530	25530
WALKWAY	08/01/96	WALKWAY	08/01/96	WALKWAY	REASSESS	8650	8650	8650	8650
WALKWAY	08/01/96	WALKWAY	08/01/96	WALKWAY	REASSESS	210	210	210	210
WALKWAY	08/01/96	WALKWAY	08/01/96	WALKWAY	REASSESS	8930	8930	8930	8930

LAND USE	ACTUAL ACRES	ESTIMATED ACRES	NO. FEET/DEPT	LAND DATA		ADJUSTED RATE	EXTRA ADJUSTED VALUE	IMP. FCTR	MARKET VALUE
				RATE	BASE				
HS	1.00	1.00		1200.00	1200.00	2109	12090		12090
P	5.66	5.66		3800.00	3800.00	2109	21090		21090
RM	0.14	0.14							
TOTAL	7.00	7.00							33180

CONSTRUCTION DATA		FINISHING TADDER	
NO. OF UNITS	FLOORS	CHST	BASE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4

NO.	DESCRIPTION	AREA
1	ATTIC	378
2	BASEMENT	300
3	FRONT PORCH	300
4	REAR PORCH	300
5	SCREENED PORCH	300
6	DECK	300
7	WALKWAY	300
8	WALKWAY	300
9	WALKWAY	300
10	WALKWAY	300
11	WALKWAY	300
12	WALKWAY	300
13	WALKWAY	300
14	WALKWAY	300
15	WALKWAY	300
16	WALKWAY	300
17	WALKWAY	300
18	WALKWAY	300
19	WALKWAY	300
20	WALKWAY	300
21	WALKWAY	300
22	WALKWAY	300
23	WALKWAY	300
24	WALKWAY	300
25	WALKWAY	300
26	WALKWAY	300
27	WALKWAY	300
28	WALKWAY	300
29	WALKWAY	300
30	WALKWAY	300
31	WALKWAY	300
32	WALKWAY	300
33	WALKWAY	300
34	WALKWAY	300
35	WALKWAY	300
36	WALKWAY	300
37	WALKWAY	300
38	WALKWAY	300
39	WALKWAY	300
40	WALKWAY	300
41	WALKWAY	300
42	WALKWAY	300
43	WALKWAY	300
44	WALKWAY	300
45	WALKWAY	300
46	WALKWAY	300
47	WALKWAY	300
48	WALKWAY	300
49	WALKWAY	300
50	WALKWAY	300

ID	USE	BT	ONS	GRD	YEAR	REMARK	COND	NEIGH	SI	SIZE	AREA	RATE	REPRODUCTION COST	IMP. FCTR	ECON. DEPR.	TRD. CAS9	TRD. VALUE
1	MORTGAGE	1.0	1.0	Q	2001		AV		277.60	1650	5.45	3780	0			3480	
2	DECK	1.0	1.0	C-3	2005				200.00	100	5.45	300	0			300	
3	SCREENED PORCH	1.0	1.0	C					120.16	95	5.45	500	0			500	
4	DECK	1.0	1.0	C					107.12	130	5.45	500	0			500	
5	SCREENED PORCH	1.0	1.0	C									0			0	
6	DECK	1.0	1.0	C									0			0	
7	SCREENED PORCH	1.0	1.0	C									0			0	
8	DECK	1.0	1.0	C									0			0	
9	SCREENED PORCH	1.0	1.0	C									0			0	
10	DECK	1.0	1.0	C									0			0	
11	SCREENED PORCH	1.0	1.0	C									0			0	
12	DECK	1.0	1.0	C									0			0	
13	SCREENED PORCH	1.0	1.0	C									0			0	
14	DECK	1.0	1.0	C									0			0	
15	SCREENED PORCH	1.0	1.0	C									0			0	
16	DECK	1.0	1.0	C									0			0	
17	SCREENED PORCH	1.0	1.0	C									0			0	
18	DECK	1.0	1.0	C									0			0	
19	SCREENED PORCH	1.0	1.0	C									0			0	
20	DECK	1.0	1.0	C									0			0	
21	SCREENED PORCH	1.0	1.0	C									0			0	
22	DECK	1.0	1.0	C									0			0	
23	SCREENED PORCH	1.0	1.0	C									0			0	
24	DECK	1.0	1.0	C									0			0	
25	SCREENED PORCH	1.0	1.0	C									0			0	
26	DECK	1.0	1.0	C									0			0	
27	SCREENED PORCH	1.0	1.0	C									0			0	
28	DECK	1.0	1.0	C									0			0	
29	SCREENED PORCH	1.0	1.0	C									0			0	
30	DECK	1.0	1.0	C									0			0	
31	SCREENED PORCH	1.0	1.0	C									0			0	
32	DECK	1.0	1.0	C									0			0	
33	SCREENED PORCH	1.0	1.0	C									0			0	
34	DECK	1.0	1.0	C									0			0	
35	SCREENED PORCH	1.0	1.0	C									0			0	
36	DECK	1.0	1.0	C									0			0	
37	SCREENED PORCH	1.0	1.0	C									0			0	
38	DECK	1.0	1.0	C									0			0	
39	SCREENED PORCH	1.0	1.0	C									0			0	
40	DECK	1.0	1.0	C									0			0	
41	SCREENED PORCH	1.0	1.0	C									0			0	
42	DECK	1.0	1.0	C									0			0	
43	SCREENED PORCH	1.0	1.0	C									0			0	
44	DECK	1.0	1.0	C									0			0	
45	SCREENED PORCH	1.0	1.0	C									0			0	
46	DECK	1.0	1.0	C									0			0	
47	SCREENED PORCH	1.0	1.0	C									0			0	
48	DECK	1.0	1.0	C									0			0	
49	SCREENED PORCH	1.0	1.0	C									0			0	
50	DECK	1.0	1.0	C									0			0	
51	SCREENED PORCH	1.0	1.0	C									0			0	
52	DECK	1.0	1.0	C									0			0	
53	SCREENED PORCH	1.0	1.0	C									0			0	
54	DECK	1.0	1.0	C									0			0	
55	SCREENED PORCH	1.0	1.0	C									0			0	
56	DECK	1.0	1.0	C									0			0	
57	SCREENED PORCH	1.0	1.0	C									0			0	
58	DECK	1.0	1.0	C									0			0	
59	SCREENED PORCH	1.0	1.0	C									0			0	
60	DECK	1.0	1.0	C									0			0	
61	SCREENED PORCH	1.0	1.0	C									0			0	
62	DECK	1.0	1.0	C									0			0	
63	SCREENED PORCH	1.0	1.0	C									0			0	
64	DECK	1.0	1.0	C									0			0	
65	SCREENED PORCH	1.0	1.0	C									0			0	
66	DECK	1.0	1.0	C									0			0	
67	SCREENED PORCH	1.0	1.0	C									0			0	
68	DECK	1.0	1.0	C									0			0	
69	SCREENED PORCH	1.0	1.0	C									0			0	
70	DECK	1.0	1.0	C									0			0	
71	SCREENED PORCH	1.0	1.0	C									0			0	
72	DECK	1.0	1.0	C									0			0	
73	SCREENED PORCH	1.0	1.0	C									0			0	
74	DECK																



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: 4349 Tall Timber Rd NE

Buyer(s): _____

Seller(s): Richard A. Lee 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 Pissocaa 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 _____

Karen J. Glass EST. 5/5/09
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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