

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: 6/5/09

REQUESTED BY: Don Wallick, Wallick Auctions

PROPERTY ADDRESS: 5197 Indian Hill Rd., S.E. Uhrichsville Ohio 44683

PRESENT OWNER: Mary Agnes Sarpolis

VOLUME: 497

PAGE: 712

TRANSFER: 5/4/73

PARCEL NO: 63-00796.000

=====

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

Mary Agnes Sarpolis

PARCEL NO.: 63-00796.000
DESC. .982 Acre

VALUATIONS:

LAND: 5360
BUILDING: 13250
TOTAL: 18610
AUV:

TAXES:

GENERAL TAXES: \$ 580.54
TAX REDUCTION: \$ - 154.96
10% ROLLBACK: \$ - 42.56
2 1/2% REDUCTION \$ - 9.73
HOMESTEAD CREDIT \$ - 175.09
TOTAL PER 1/2 YEAR \$ 198.20
UNPAID REAL \$ 204.20
CURRENT SA: \$ 6.00
PENALTY: \$ 44.59
PRIOR DEL: \$ 905.40
TOTAL DUE: \$ 1,358.39

Special Assessments: MWCD

Taxes for the first half year 2008 are delinquent
Taxes for the second half year 2008 are due and payable.
Taxes for the year 2009 are undetermined but not yet due.

Approved: _____
Not Approved: **WILL BE RED STAMPED**

BY: Renee E. Beem

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.

TRACT 6A WARWICK TWP INDIAN VALLEY
 MAP NUMBER 9
 SECTION & PLAT 12-000
 ROUTING NUMBER 511 1-1 Family Unplatted 0-0
 PROPERTY CLASS 17 2 .982A
 USRS KEY
 PROPERTY ADD 517 INDIAN HILL RD SE
 NEIGHBORHOOD 15.02 WARWICK TOWNSHIP
 LIVING AREA 990

TOPOGRAPHY	UTILITIES	STREET/ROAD	IMPROVEMENTS	ASSESSMENT DATE	01/01/07
Level	Water	Sealed	Asphalt	01/01/07	14320
High	Sever	Unpaved	Gravel	01/01/07	14320
Rolling	Gas	Gravel	Gravel	01/01/07	14320
Swampy	Electric	Gravel	Gravel	01/01/07	14320
All	Alley	Gravel	Gravel	01/01/07	14320
ASSESSMENT TOTAL					14320

LAND (SOIL) ID	ACREAGE	SQ. FOOT	FCTR	ADJUSTED	EXTENDED	INFLU	MARKET
USE ACTUAL FR	0.913	39800.00	1.15	17850.00	4322	FCTR	14320
SE	0.150						
SW	0.980						
TOTAL							14320

CONSTRUCTION DATA	STRTY	FIN AREA	MARKET VALUE
1.00	480	480	14320
1.00	480	480	13100
1.00	480	480	13100

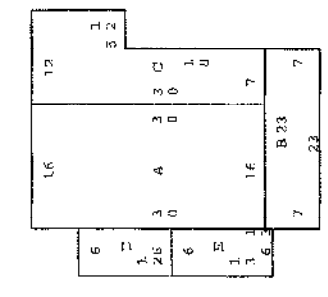
BASES	ADJUSTMENT	MARKET VALUE
1.00	480	480
1.00	480	480
1.00	480	480

ADJUSTMENT	MARKET VALUE
1.00	480
1.00	480
1.00	480

ADJUSTMENT	MARKET VALUE
1.00	480
1.00	480
1.00	480

ADJUSTMENT	MARKET VALUE
1.00	480
1.00	480
1.00	480

ADJUSTMENT	MARKET VALUE
1.00	480
1.00	480
1.00	480



2

DATE: 01/01/07 REASON FOR VALUATION: ANN EQUAL CONTACT: L-15132

PREPARED:

D 62 HILL RD

ERMA M

84

0.920
1203-1613
63-00789-001
L JOHNSON
10/5/2005
15,9,30.010
BUTLER GLENN C & DEBRAH

N27-33-27W
7.5CHS 342.11

S1-28-16E
64.53

N27-30W
5.6CHS
15,9,12
3-4-1973
SARPOLIS MARY AGNES

147.45
S86-12-07W
S87-15E

N14-33-08W 273.59

SWANEY NORMAN E & KATHLEEN M
63-00105-000
VoIPge
4-21-1972
15,9,11

SWANEY NORMAN E & KATHLEEN M
63-00106-000
VoIPge
4-21-1972
15,9,10

SWANEY NORMAN E & KATHLEEN M
63-00108-000
VoIPge
4-21-1972
15,9,10

N5-W8E-2.150-03-2007
N5-W8E-4.000-03-2007

SWANEY NORMAN E
63-00108-000
VoIPge
4-21-1972
15,9,10

15.5CHS
20.4CHS

21.25CHS
S87-15E

FELLERS TIMOTHY J
63-00796-002
1219-1791
21.810
3/31/2006
15,9,13,000

S 88°35'47"
1053.73'

S 32°03'25"
213.10'
S 32°03'13"



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: 5197 INDIAN HILL ROAD SE WARRICKSVILLE, OHIO

Buyer(s): _____

Seller(s): MARY AGNES SARPOLIS

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 Auction 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 _____

X Kathleen M. Quoney 6-9-09
SELLER/LANDLORD EXEC

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.

X <u>Rattless M. Swanson</u>	<u>6-09-09</u>		
Seller <u>EXEC.</u>	Date	Seller	Date
<u>Don R. Wallis</u>	<u>6-9-09</u>		
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

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