

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



PARCEL: 43-00540-000
 OWNER: 43 NEW PHILADELPHIA CORP
 MAP NUMBER: 54-31
 SECTION: 9-000
 TOWNSHIP: 101-24
 RANGE: 51-0
 COUNTY: PHILADELPHIA
 PROPERTY ADDRESS: 151 15TH ST NW
 QUADRECORD: 24-09 NW PHILADELPHIA CORP
 PLAT: 101-24-51-0-31-0-000

GEMERSHIP
 POSTEL DA JR L
 PHOT: 1422

VALUATION DATE: 01/01/04
 MARKET VALUE: 20000
 ASSESSED VALUE: 21890
 ADJUSTED RATE: 408.00
 PCIR: 100

CONCRETE/FORM	105 PAID	105 IMP	2000	PAID	7110	IMP	CASH	OF

TOPOGRAPHY	UTILITIES	GREEN/ROOF	NET/GROUND	MARKET	MARKET	MARKET	MARKET
Level	Water	Sealed	Sealed	Level	Level	Level	Level
Hill	Storm	Roofed	Roofed	Level	Level	Level	Level
Rolling	Gas	Roofed	Roofed	Level	Level	Level	Level
Mountain	Electric	Roofed	Roofed	Level	Level	Level	Level
Valley	All	Roofed	Roofed	Level	Level	Level	Level

LAND ACQUISITION	ACREAGE	SO. ROOF/DEPTH	BASE RATE	PCIR	ADJUSTED RATE	EXTENDED VALUE	TOTAL PCIR	MARKET VALUE
PR	50.000	150	408.00	100	408.00	20000	20000	20000
TOTAL						20000		20000

CONSTRUCTION DATA	LEVEL	BASE AREA	LEVEL	FIN AREA	VALUE
CONCRETE	1	1.00	1014	1014	63570
ATTIC	2	1.00	1014	1014	63570
BASEMENT	3	1.00	1014	1014	63570
SLAB	4	1.00	1014	1014	63570
CEILING	5	1.00	1014	1014	63570
ROOFING	6	1.00	1014	1014	63570
TOTAL					381420

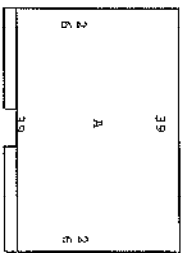
PLUMBING	MECHANICAL	ELECTRICAL	HEATING	Cooling	Other	Value
1	1	1	1	1	1	71214
2	2	2	2	2	2	142428
3	3	3	3	3	3	213642
4	4	4	4	4	4	284856
5	5	5	5	5	5	356070
6	6	6	6	6	6	427284
7	7	7	7	7	7	498498
8	8	8	8	8	8	569712
9	9	9	9	9	9	640926
10	10	10	10	10	10	712140

FOUNDATION	INSULATION	APPLIANCE	REPRODUCTION COST	REPRODUCTION FACTOR	REPRODUCTION COST
1	1	1	248.0	1.0	248.0
2	2	2	496.0	1.0	496.0
3	3	3	744.0	1.0	744.0
4	4	4	992.0	1.0	992.0
5	5	5	1240.0	1.0	1240.0
6	6	6	1488.0	1.0	1488.0
7	7	7	1736.0	1.0	1736.0
8	8	8	1984.0	1.0	1984.0
9	9	9	2232.0	1.0	2232.0
10	10	10	2480.0	1.0	2480.0

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248.0	1.0	248.0
496.0	1.0	496.0
744.0	1.0	744.0
992.0	1.0	992.0
1240.0	1.0	1240.0
1488.0	1.0	1488.0
1736.0	1.0	1736.0
1984.0	1.0	1984.0
2232.0	1.0	2232.0
2480.0	1.0	2480.0

DATE	NAME OF SERVICES OWNER	SALES AMOUNT	NO. Y.	N.	1.	00572
03/06/92	WEBSTER RICHIE H JR & SUSAN E	47,500	NO	Y	N	1

APPRAISER: DATE: 01/01/07 REASON FOR VALUATION: ANN EQUIL CONTRACT: LISTED:



ID	DESCRIPTION	AREA
A	159R/B	1014
B	FOH/LD-16R-2U-15U	32
C	FOH/ID-17R-2U-17R	34

REPRODUCTION COST	REPRODUCTION FACTOR	REPRODUCTION COST
248.0	1.0	248.0
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744.0	1.0	744.0
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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: 1163 12th ST NW NEW PHILADELPHIA, OHIO
Buyer(s): _____
Seller(s): DALE POSTEL(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 AUCTION and real estate brokerage PASSOCIA MATTHEW REAGY 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/LESSEE: _____ DATE: _____

Randy Sue Myers 6-11-09
SELLER/LANDLORD: _____ 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) DMW 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>D. Randy Sue Myers</u> Seller Exec.	<u>6-11-09</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>DMW</u> Agent	<u>6-11-09</u> 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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