

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: June 10, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 1895 Pine Street East Sparta Ohio

PRESENT OWNER: Janet Houston

VOLUME: 1745

PAGE: 387

TRANSFER: November 30, 1994

PARCEL NO: 51-00008

=====

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

Janet Houston

PARCEL NO.: 51-00008

DESC. East Sparta Vill Lot 118

VALUATIONS:

LAND: 5,080
BUILDING: 18,760
TOTAL: 23,840
AUV:

TAXES:

GENERAL TAXES: \$ 1010.22
TAX REDUCTION: \$ - 280.51
10% ROLLBACK: \$ - 72.97
2 1/2% REDUCTION \$ - 18.24
HOMESTEAD CREDIT \$ - 237.87
TOTAL PER 1/2 YEAR \$ 400.63
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 406.63

Special Assessments: MWCD

Taxes for the first half year 2008 are paid
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: _____

BY: Laura J. Andrews

PRIOR FILE NO.

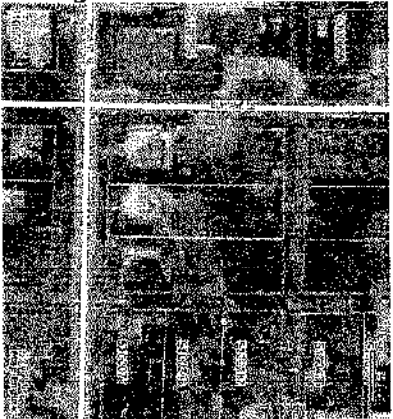
This information, including any lot dimensions shown, is derived solely from public records and the internet. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

Stark County, Ohio Auditor's office: Kim R. Perez
 Parcel - 5100008

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GENERAL PARCEL INFORMATION

Owner: HOUSTON JANET
 Property Address: 1895 PINE ST SE, EAST SPARTA, OH 44826-9568
 Mailing Address: 1895 PINE ST SE, EAST SPARTA OH 44826-9568
 Legal Description: 118 WH
 Number Of Cards: 1
 DTE Classification: 510 - Residential, 1-Family Dwelling
 Property Class: RESIDENTIAL
 Tax District: 51 PIKE TOWNSHIP-EAST SPARTA VILLAGE-SANDY VALLEY LSD
 School District: 7616 SANDY VALLEY LSD
 Neighborhood: 051-00-00-01
 Map/Block: 055/15



LAND

Code	Acreage	Frontage	Depth	Sq Ft	Method	Rate	Adj %	Value
001 - HOUSE LOT	51	176	9670	FF	300			\$14,476

SALES

Date	Work Order	Work Order Year	# Parcels	Amis NO	Sale Price \$	Taxable Value
11/30/1994	13601	1994			\$0	\$10,330

RECENT SALE

Date	Prior Owner	Stated Value \$	Taxable Value	No. Parcels
11/30/1994		\$0	\$10,330	

VALUATION

Year	Land Value	35% Land	Building Value	35% Building	Total Value	35% Total
2006	\$4,500	\$5,080	\$63,600	\$18,760	\$68,100	\$23,840
2003	\$13,700	\$4,800	\$56,100	\$19,640	\$59,800	\$24,440
2000	\$12,200	\$4,270	\$46,500	\$16,280	\$58,700	\$20,550

RESIDENTIAL

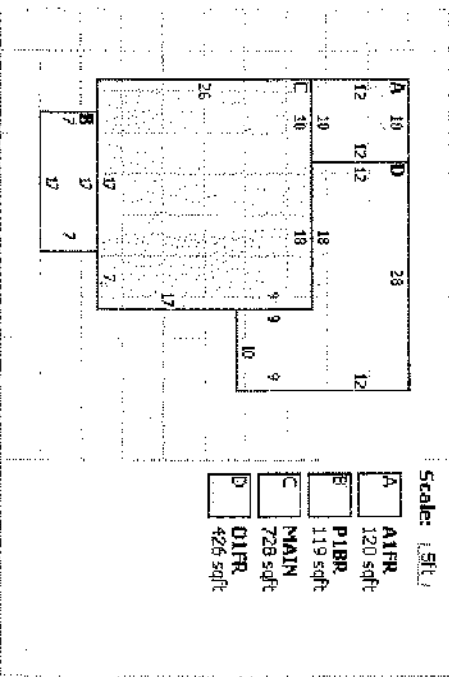
Bldg Type	10 - Single Family	Basement/Flag	YES
Year Built	1928	No. Fireplaces	1
No. Stories	TWO STORIES	Family Room	NO
Condition	AVERAGE	Primary Value	\$50,917
Sq. Ft.	1576		
Quality Grade	100 %		
Const. Type	F R A M E		
Basement Fin. Quality	N/A		
Amt. Basement Finished	N/A		
Heat Type	GAS		
Central Air	YES		
Bedrooms	3		
Full Baths	3		
Half Baths	4		

IMPROVEMENTS

Name	Description	Sq. Ft.
MAIN	SNGL FAM	728
O1FR	COVERED PATIO- 1 SIV FRAME	426
A1FR	ADDITION-1 SIV FRAME	120
P1BR	COVERED PORCH-1 SIV BRICK	119

SECONDARY RESIDENTIAL

Type	Walls	No. Stories	Constr. Type	Dimensions	Sq. Ft.	Year	Grade	Value
0140 - Garage	0	ONE STORY	TILE	22x24	528	1920	140	\$2,279





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: 1895 PINE STREET EAST SPARTA, OHIO

Buyer(s): _____

Seller(s): JANET HOUSTON 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 PISCOGRA-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 _____

Mary Lou Rennie 7/8/2009
EXEC. 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>Matthew Rennie</u> Seller - E/FEC	<u>7/21/09</u> Date	_____	Seller	_____	Date
_____	_____	_____	Purchaser	_____	Date
<u>Don R. Wallace</u> Agent	<u>7-21-09</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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