

# ***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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**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:** August 13, 2009

**REQUESTED BY:** Don Wallick Wallick Auctions

**PROPERTY ADDRESS:** 846 Sherman Ave., N.W. New Philadelphia Ohio

**PRESENT OWNER:** Helen L. Smith

**VOLUME:** 1293

**PAGE:** 2380

**TRANSFER:** October 15, 2008

**PARCEL NO:** 43-04723.000

=====

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

**Helen L. Smith**

**PARCEL NO.:** 43-04723.000

**DESC.** 2-8-1 5-A .007A .245A

**VALUATIONS:**

LAND: 10,700  
BUILDING: 27,760  
TOTAL: 38,460  
AUV:

**TAXES:**

GENERAL TAXES: \$ 1,241.10  
TAX REDUCTION: \$ - 449.83  
10% ROLLBACK: \$ - 79.13  
2 1/2% REDUCTION \$ - 19.61  
HOMESTEAD CREDIT \$ - 157.52  
TOTAL PER 1/2 YEAR \$ 535.01  
UNPAID REAL \$  
CURRENT SA: \$ 6.00  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ -0-

Special Assessments: MWCD

Taxes for the year 2008 are paid  
Taxes for the year 2009 are undetermined but not yet due.

Approved: \_\_\_\_\_  
Not Approved: X~Red Stamped

**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.

2002  
 43 04 723-000  
 COMMENTS/REMARKS  
 TR107 7.5% Land 7.5% Imp 21.00 Land 5530 Imp  
 2010 OF 1

NO.	DATE	DESCRIPTION	AMOUNT	DEBIT	CREDIT	BALANCE
1	01/01/07	CONSTRUCTION DATA	1196			1196
2	01/01/07	LAND DATA	28730			29926
3	01/01/07	MARKET VALUE	22420			52346
4	01/01/07	MARKET VALUE	10850			63196
5	01/01/07	MARKET VALUE	10750			73946
6	01/01/07	MARKET VALUE	21750			95696
7	01/01/07	MARKET VALUE	33150			128846

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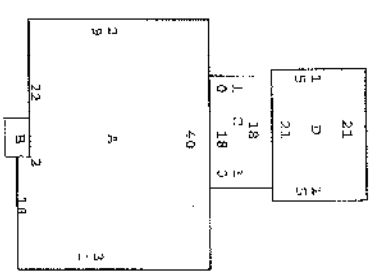
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PREPARED BY: [Name] DATE: 01/01/07 REVISION FOR: [Name] CONTRACT: [Name] LISTED: [Name] REVIEWED: [Name]



MARKET RICHARD A & DENNA JEAN  
 10-31-1983  
 24,530.41

JENKINS ROBERT A & CAREN K  
 22-26-2003  
 24,530.143

WILDEMAN MARK D & ELIZABETH E  
 4-28-1993  
 24,530.44

SMITH HELEN L  
 10/15/2008  
 24,530.45000

KREINBUHL DEAN A & LEE E  
 8-29-2002  
 24,530.130

GRAPE  
 1037-2409  
 24.5

VICKERS DUANE & JENNIFER J  
 5/6/2002  
 24,570.110

MOELLER PATRICK J & AMY JO  
 4/14/2004  
 24,570.111

FLINN MICHAEL E  
 4/2/2007  
 24,570.12000

EDWARDS TIMOTHY  
 43-03459-000  
 24

KLIPATRICK STEPHAN A & CYNTHIA K  
 9/15/2005  
 24,530.146000

FRUITS ROBERT V  
 4-30-2001  
 24,530.147

MARKET RICHARD A & DENNA JEAN  
 24,530.41

JENKINS ROBERT A & CAREN K  
 24,530.143

WILDEMAN MARK D & ELIZABETH E  
 24,530.44

SMITH HELEN L  
 24,530.45000

KREINBUHL DEAN A & LEE E  
 24,530.130

GRAPE  
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VICKERS DUANE & JENNIFER J  
 24,570.110

MOELLER PATRICK J & AMY JO  
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FLINN MICHAEL E  
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SMITH HELEN L  
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 24,570.111

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 24,570.12000



# 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: 846 SHERMAN AVE NW NEW PHILADELPHIA, OHIO

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

Seller(s): HELEN SMITH 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. WALLICH AUCTIONS and real estate brokerage PISCOCA-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

Richard Bennett

8/3/09

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.

X	<i>Michael A. Leggett</i>	<i>8/3/09</i>		
Seller	EXEC.	Date	Seller	Date
Purchaser		Date	Purchaser	Date
Agent		Date	Agent	Date

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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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