

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: July 28, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 1801 Woodland Ave., N.W. Canton Ohio

PRESENT OWNER: Rebecca A. Angelo, Successor Trustee of
The Bennie J. Angelo Revocable Living Trust dated May 12, 2000

INSTURMENT NO.: 200710170056088 TRANSFER: October 17, 2007

PARCEL NO: 0239234

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

Rebecca A. Angelo Trustee/Bennie J. Angelo Rev

PARCEL NO.: 0239234
DESC. 9896-100'EE; 9897 - 10' x 100 SEC

VALUATIONS:

LAND: 6,650
BUILDING: 27,830
TOTAL: 34,480
AUV:

TAXES:

GENERAL TAXES: \$ 1,420.58
TAX REDUCTION: \$ - 631.54
10% ROLLBACK: \$ - 78.90
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 710.14
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 716.14

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.

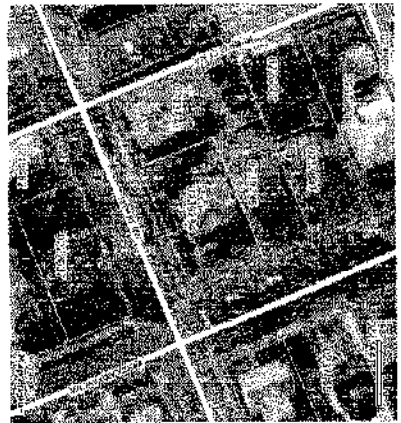
This information, including any lot dimensions shown, is derived solely from public records and the internet. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

Stark County, Ohio Auditor's office: Kim R. Perez
 Parcel - 0239234

GENERAL PARCEL INFORMATION

Owner: ANGELO REBECCA A TRUSTEE / BENNIE J ANGELO REV L
 Property Address: 1801 WOODLAND AVE NW, CANTON, OH 44709-3619
 Mailing Address: 6254 AZALEA RD SW
 BOWERSTON OH 44695
 Legal Description: 9896-100EE: 9897-10X 100SEC
 Number Of Cards: 1
 DTE Classification: 530 - Residential, 3-Family Dwelling
 Property Class: RESIDENTIAL
 Tax District: 02 CANTON CITY-CANTON CSD
 School District: 7602 CANTON CSD
 Neighborhood: 002-02-05-17
 Map/Block: 024/03

Code	Average	Frontage	Depth	Sq Ft	Method	Rate	Adj %	Value
001 - HOUSE LOT	60	100	6000	FF	475			\$19,040



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SALES							
Date	Work Order	Work Order Year	# Parcels	Arms	Sale Price	Taxable Value	
10/17/2007	12805	2007		NO	\$0	\$34,480	
11/29/2000	15443	2000		NO	\$0	\$28,560	
4/19/1996	04143	1996		NO	\$0	\$18,520	

RECENT SALE			
Date	From Owner	Stated Value	Taxable Value
10/17/2007		\$0	\$34,480

VALUATION					
Year	Land Value	35% Land	Building Value	35% Building	Total Value
2006	\$19,000	\$6,650	\$79,500	\$27,830	\$98,500
2003	\$21,800	\$7,630	\$79,800	\$27,930	\$101,600

35% Total

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

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Parcel - 0239234

Card - 1

RESIDENTIAL

A sketch is unavailable for this parcel.

Bldg Type	31 - 1-Family + 2-Conversion	Basement/Fly	YES
Year Built	1913	No. Fireplaces	1
No. Stories	TWO & 1/2 STORIES	Family Room	NO
Condition	AVERAGE	Primary Value	\$80,234
Sq. Ft.	3189		
Quality Grade	110%		
Const. Type	FRAME		
Basement Fin. Quality	N/A		
Arnt. Basement Finished	N/A		
Heat Type	GAS		
Central Air	NO		
Bedrooms	4		
Full Baths	3		
Half Baths			

IMPROVEMENTS

Name	Description	Sq. Ft.
MAIN	1FAM+2CV	1236
PIFR	COVERED PORCH-1 SIV FRAME	65
A1FR	ADDITION-1 SIV FRAME	9
P1BR	COVERED PORCH-1 SIV BRICK	221
Y1FB		20
A1FB	ADDITION-1 SIV FRAME-Basement	24

SECONDARY RESIDENTIAL



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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: 1801 WOODLAND AVE NW CANTON, OHIO

Buyer(s): _____

Seller(s): ANGELO REVOCABLE LIVING TRUST

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 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 _____

SELLER/LANDLORD _____ DATE _____
Don Wallick

 _____ DATE 8-7-09

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) DW 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>[Signature]</u> Seller	<u>8-7-09</u> Date	_____	Seller	_____	Date
_____	_____	_____	Purchaser	_____	Date
<u>Don R. Wallace</u> Agent	<u>8-7-09</u> Date	_____	Agent	_____	Date

Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

Don R. Wallick Auctions, Inc.

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