

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) 364-4460 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: August 26, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 3294 Tabor Ridge Rd., N.E. Ohio

PRESENT OWNER: Fairfield Grange No. 1408

VOLUME: 620

PAGE: 362

TRANSFER: April 28, 1988

PARCEL NO.: 16-00225.000

=====

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

Fairfield Grange No. 1408

PARCEL NO.: 16-00225.000

DESC. 1-9-19 PR W/2 NW .779A

VALUATIONS:

LAND: 2,810
BUILDING: 3,180
TOTAL: 5,970
AUV:

TAXES:

GENERAL TAXES: \$ 167.88
TAX REDUCTION: \$ - 29.65
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 138.23
UNPAID REAL \$
CURRENT SA: \$ 54.00
PENALTIES: \$ 5.40
PRIOR DEL: \$ 54.00
TOTAL DUE: \$ 113.40

Special Assessments: MWCD

Taxes for the year 2008 are partially paid. Special Assessment has not been paid.
Taxes for the year 2009 are undetermined but not yet due.

Approved: **X-Within Compliance**
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.

2008
 PARCEL 16-00225-000
 SUBJECT 45 FAIRFIELD TWP-TUSK VALLE
 MAP NUMBER 17
 SECTION & PLAT
 TOWNSHIP NUMBER 29.000
 PROPERTY CLASS 452 Other Commercial, 451AG
 USER KEY GRANGE FAIRFIELD H1616
 PROPERTY ADD 229A FAIRFIELD RD NE
 VILLAGORHOOD 32.53 FAIRFIELD TOWNSHIP
 LIVING AREA

ASSESSMENT DATE	SI/DL/98	01/01/04
REFLECT	ANN. EQUAL	ANN. EQUAL
LAND	7540	3040
IMPROV	5100	1750
TOTAL	12640	4790
LAND	7540	3040
IMPROV	2840	5970
TOTAL	5400	5970

ADJUSTED	EXTRINSIC	INFLU	MARKET
RATE	VALUE	FCR	VALUE
42750.00	13100	10.40	8040
TOTAL			3040

CONSTR	BASE AREA	LAND	FIN AREA	VALUE
TOTAL BASE				
RM TYPE ADJUSTMENT				
SUB TOTAL				
UNFINISHED INTERIOR				
EXTRA LIVING UNITS				
REC ROOM				
PLAC/PLAC				
LINEAL DRICK				
DORBERS				
NO HEATING				
AIR CONDITIONING				
PLUGGING				
NO EDGING				
SUB TOTAL				
1 UNIT				
GARAGES & CARPORTS				
EXTERIOR FEATURES				
SUB TOTAL				
GRABS/DESIGN FACTOR				
REPRODUCTION COST				
REPRODUCTION COST				

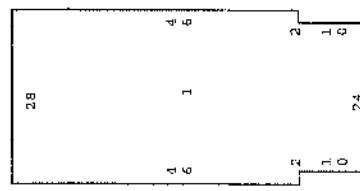
COND	NEIGH	SI/25	ANBA	ADD-ONS
PS			1536	
TOTAL				

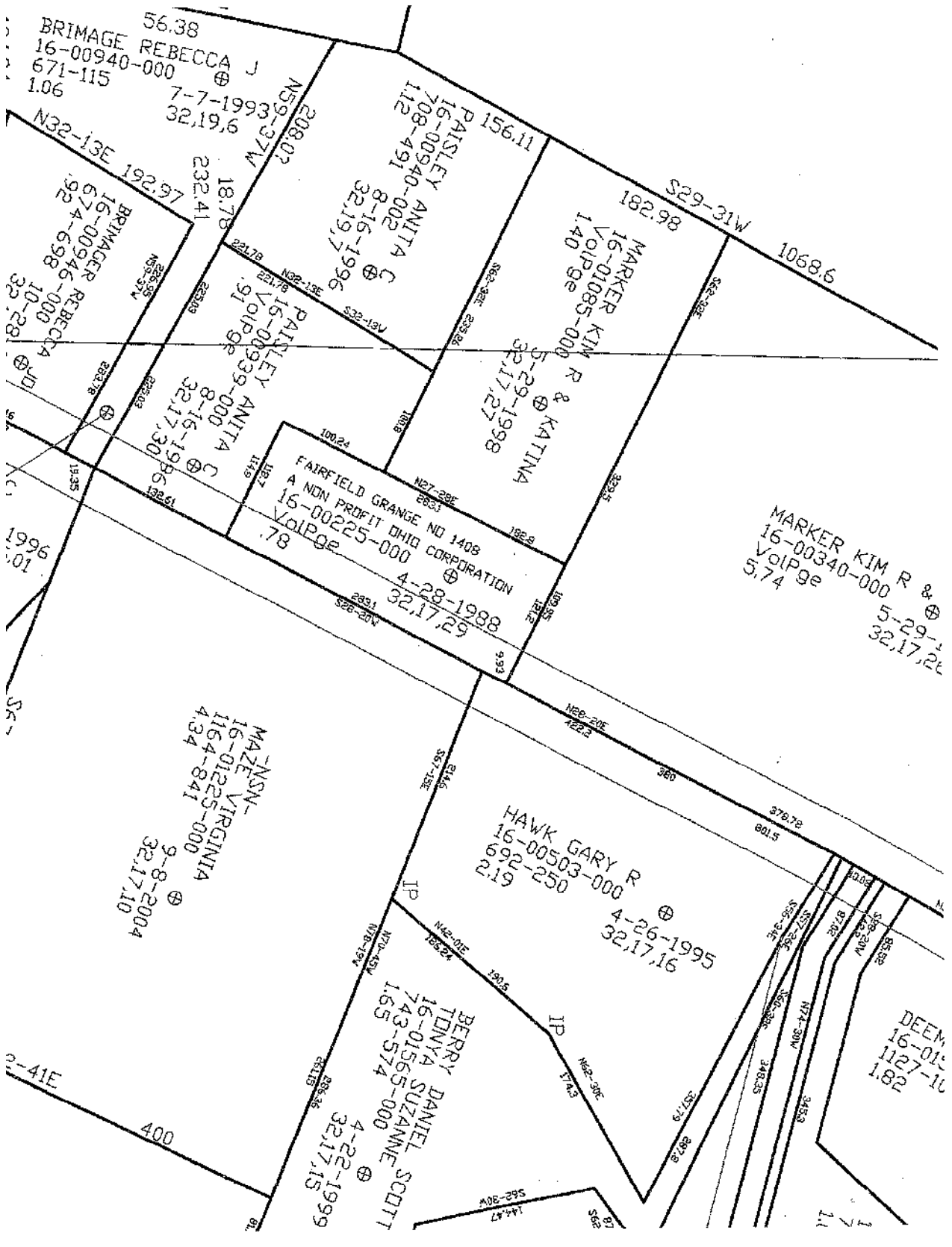
YR	YR	YR	YR	YR
CONST	CONST	CONST	CONST	CONST
1970	1970	1970	1970	1970

DATE	NAME OF PREVIOUS OWNER	SALES ACQ/VT	DT	V	LD	NO	CONVE	ANCE	1	FUNCTIO
01/28/99	FAIRFIELD GRANGE #408	0	0	0	0	0	0	0	0	0

DATE	NAME OF PREVIOUS OWNER	SALES ACQ/VT	DT	V	LD	NO	CONVE	ANCE	1	FUNCTIO
01/28/99	FAIRFIELD GRANGE #408	0	0	0	0	0	0	0	0	0

DATE: 01/01/04 REASON FOR VALUATION: ANN. EQUAL CONTACT: LISTED: JCK
 06/02/04





BRIMAGE REBECCA J
16-00940-000
671-115
1.06
56.38
7-7-1993
32,19.6

PAISLEY ANITA C
16-00940-002
112-491
8-16-1996
32,19.7

MARKER KIM R & KATTINA
16-01085-000
1.40
9e
5-29-1998
32,17.27

BRIMAGE REBECCA J
16-00946-000
674-698
10-28-1996
192.97
232.41
18.78

PAISLEY ANITA C
16-00939-000
191
9e
8-16-1998
32,17.30

FAIRFIELD GRANGE NO 1408
A NON PROFIT DHD CORPORATION
16-00225-000
4-28-1988
VolPg
.78
32,17.29

MARKER KIM R &
16-00340-000
5-29-1998
32,17.26
5.74

MAZE VIRGINIA
16-01225-000
1164-841
9-8-2004
32,17.10

HAWK GARY R
16-00503-000
692-250
4-26-1995
32,17.16

BERRY DANIEL
TONYA SUZANNE SCOTT
16-01565-000
743-574
4-22-1999
32,17.15

DEEM
16-01127-10
1.82

1.1
1.7



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: 3294 TABOR RIDGE ROAD NE

Buyer(s): _____

Seller(s): FAIRFIELD GRANGE No 1408

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 PASSICRA-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.

William T. Brown 7-20-09

BUYER/TENANT

DATE

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) _____ 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.

Signature: William T. Brown, Date: 7-20-09
Seller Date Seller Date
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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