

# 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: October 14, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 509 Ninth ST. SW Strasburg Ohio

PRESENT OWNER: William O. Brady

VOLUME: 1061 PAGE: 369 TRANSFER: June 14, 2002

PARCEL NO: 23-0067.000

=====

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

William O. Brady

PARCEL NO.: 23-0067.000  
DESC. Whole 663 664

#### VALUATIONS:

LAND: 11660  
BUILDING: 27080  
TOTAL: 38720  
AUV:

#### TAXES:

GENERAL TAXES: \$ 1608.62  
TAX REDUCTION: \$ - 682.55  
10% ROLLBACK: \$ - 92.61  
2 1/2% REDUCTION \$ - 22.08  
HOMESTEAD CREDIT \$ - 183.12  
TOTAL PER 1/2 YEAR \$ 628.26  
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.

BY: Jessica Murphy

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.

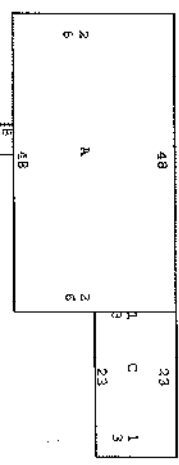
PROPERTY: 21 90057-100 CONSTRUCTION COMPANY  
 COUNTY: GARARD COUNTY  
 DISTRICT: 21 STRASBURG CDP  
 MAP NUMBER: 0  
 SECTION: 21  
 TOWNSHIP: 11 S  
 RANGE: 16 E

OWNER: 316 SINGLE FAMILY OWNER  
 ADDRESS: 409 JAMES ST SW  
 STRASBURG MO 65757  
 PHONE: 663 664

STATE CHARACTERISTICS  
 UTILITIES: SEWER/ROAD WATER/ROOD  
 FOUNDATION: Bluestone  
 FLOORING: Hardwood  
 EXTERIOR: Brick  
 INTERIOR: Hardwood  
 FINISHES: Ceramic  
 ROOFING: Asphalt/Flt  
 TRANSPORT: Transist  
 ASSESSED: 34880

VALUATIONS  
 ASSESSMENT DATE: 01/01/04  
 REASON FOR CHANGE: ANN. EOODL  
 MARKET VALUE: 30000  
 ADJUSTED VALUE: 25000  
 EXTENDED VALUE: 37500  
 TOTAL: 34880

LAND ACQUISITION	ACREAGE / ISO	BASE RATE	FCR	ADJUSTED RATE	EXTENDED VALUE	TOTAL VALUE
150.000	150	230.00	100	250.00	37500	30000
CONTRIBUTION DATA						
CONSTRUCTION DATA						
1. 1. 2. 3. 4.						
NET BASE AREA	1248					
NET FINISHED INTERIOR	100					
NET EXTERIOR FINISHING	1248					
NET TOTAL	1248					
NET FINISHED INTERIOR	100					
NET EXTERIOR FINISHING	1248					
NET TOTAL	1248					
NET FINISHED INTERIOR	100					
NET EXTERIOR FINISHING	1248					
NET TOTAL	1248					

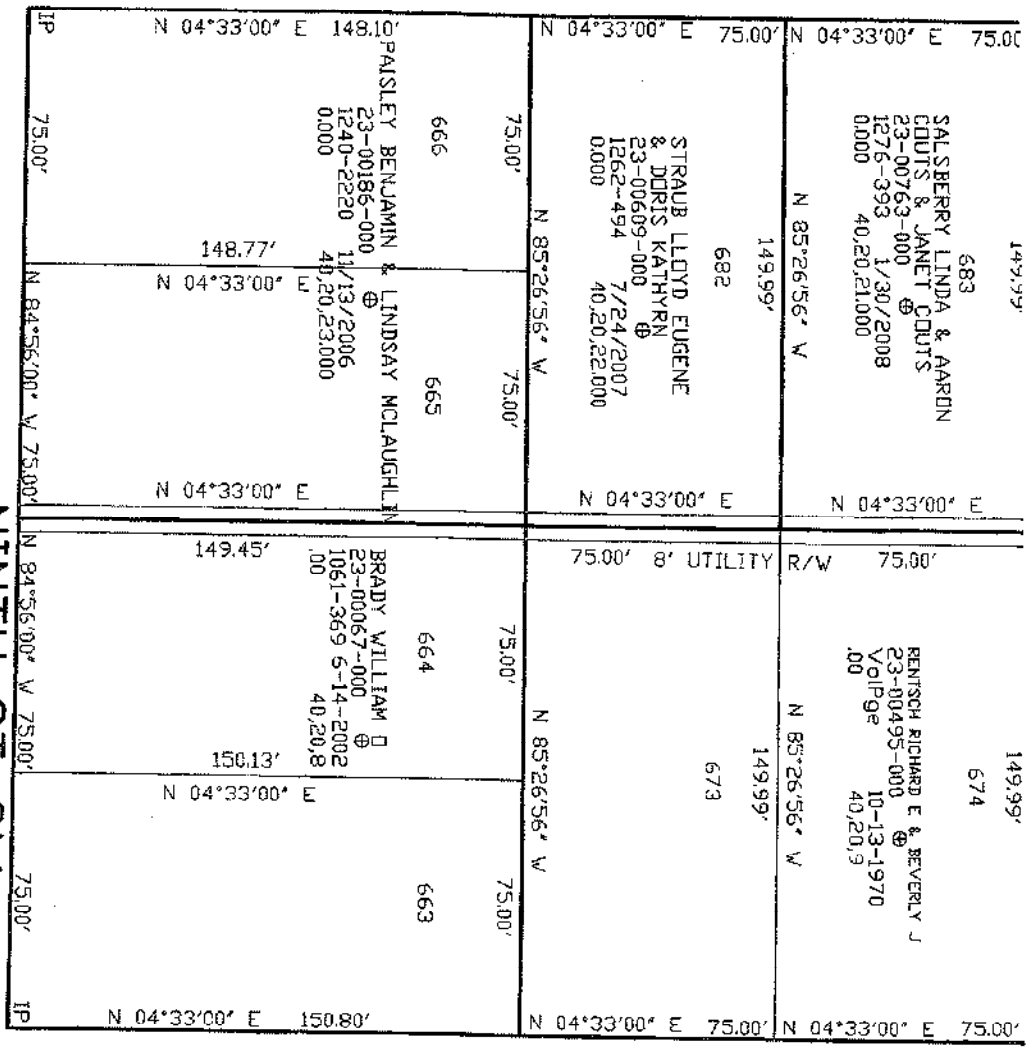


CONSTRUCTION DATA	BRICKING LADDER	VALUE
1. 1. 2. 3. 4.		
NET BASE AREA	1248	77390
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564

CONSTRUCTION DATA	BRICKING LADDER	VALUE
1. 1. 2. 3. 4.		
NET BASE AREA	1248	77390
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564

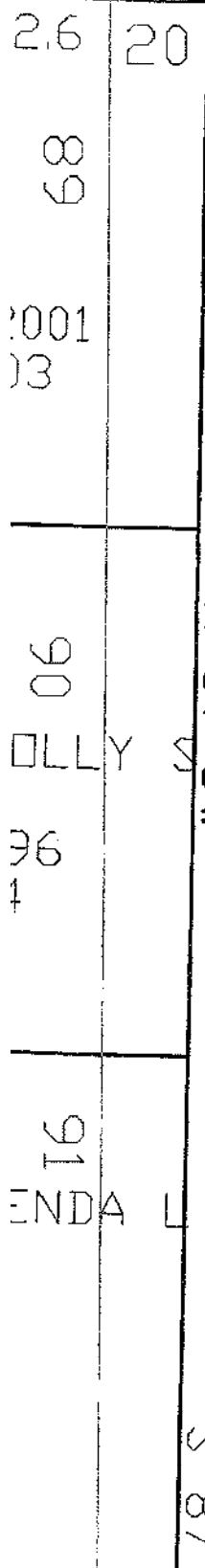
CONSTRUCTION DATA	BRICKING LADDER	VALUE
1. 1. 2. 3. 4.		
NET BASE AREA	1248	77390
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564
NET FINISHED INTERIOR	100	10564
NET EXTERIOR FINISHING	1248	10564
NET TOTAL	1248	10564

APPEALS: DATE: 01/01/07 REASON FOR VALUATION: ANN BODAL CONTRACT: LISTED: ESTIMATED:



NINTH ST SW

DAK ST SW



20  
89  
90013

90  
96

91  
INDA

S 87



# 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: 509 9TH ST SW STRASBURG

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

Seller(s): BRADY ESTATE

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_ AGENT(S) \_\_\_\_\_, and \_\_\_\_\_ BROKERAGE \_\_\_\_\_

The seller will be represented by \_\_\_\_\_ AGENT(S) \_\_\_\_\_, and \_\_\_\_\_ 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 A. Wallick Auctions and real estate brokerage F. Soccia Math. A. 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 \_\_\_\_\_

SELLER/LANDLORD Catherine A. Adams 10/14/09 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.

Catherine A. Adams 10/14/09  
Seller Date Seller Date

\_\_\_\_\_  
Purchaser Date Purchaser Date

[Signature] 10/14/09  
Agent 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.

965 N. Wooster Avenue  
Strasburg, Ohio 44680  
info@WallickAuctions.com  
<http://www.WallickAuctions.com>



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318