# 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:

TAXES:

LAND: BUILDING: TOTAL: AUV:	11660 <u>27060</u> 38720	GENERAL TAXES: TAX REDUCTION: 10% ROLLBACK: 2 1/2% REDUCTION HOMESTEAD CREDIT TOTAL PER 1/2 YEAR UNPAID REAL		1608.62 682.55 92.61 22.08 183.12 628.26
Canalal Assassments	. MAYOD	CURRENT SA: PENALTY:	\$	6.00
Special Assessments	: MIVVCD	PRIOR DEL:	\$ \$	

Taxes for the year 2008 are paid.

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

BY: Jessica Murphy

PRIOR FILE NO.

TOTAL DUE:

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.

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ARPRODUCTION COUT CNET COND ADJUSTED RATE 250.30 NA. HASE AREA MEICH 1248 ANN BOUAL 27 ATTIC BENNT CRAWL/HR SIZE ARSA EXTENDED BUTUR 37500 26X 31 1.00 C-4 LM AREA 806 PCTR 05-20 CONTACT CONVEYANCE 90839 01/01/07 ANN ECUAL 1330 1732 11062 11060 11060 18730 İ WARKET VALUE 30000 30000 ADD-ONS VALUE 77350 11/1114 95 108410 105664 105664 1360 19854 8450 duly %11 ... Parel ... F. 10131. TISIED: оы⊳б NST-MV (5D-JR-5U-5L) 16.35 RATE COST 48 3300 Land REVIEWED: 055 787 7050 7050 PED N CARD 1 OF 1 Ω 33 TRUE 69.560 69.560 HSW

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89		75.00'	148.77′	BENJAMIN 8 -00186-000 0-2220 11 10 4	666	75.00'	1	STRAUB LLEYD STRAUB LLEYD 23-00609-000 1262~494 70	149,99	N 85°26'56'	683 SALSBERRY LINI COUTS & JANET 23-00763-000 1276-393 1/3 0,000 40,20,21
)3 )3		N 84°56′00° V 750	N 04°33′00°	LINDSAY MCLAUGH (13/2006 ),20,23,000	665	75.00′	N 85.56.28. M	LOYD EUGENE KATHYRU -000 7/24/2007 7/26,22,000	, 98,	5'56' W	447.77 683 RY LINDA & AARDN JANET COUTS 9-000 & 1/30/2008 1/30/2008 40,20,21,000
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96 1		<u>75,00′</u>			663	75,00′	756" W		). 96	56° W	99' 4 4 E & BEVERLY J 10-13-1970 10,20,9
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		78.35°	151.95′	HATTERY JEFF L & 23-00117-000 ValPge 5-3-00 40,20	661		5'43" W	SSI DLIDRES J & LIMAN REV LIV TR DIDD	156,69′	85°26′43″ E	156.69' 670 HENDRICKS NORMAN C & ANN N 23-00038-000

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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: 509	9TH ST SW	Strasburs		
Buyer(s):				
Seller(s):	dy Estate			
I. TRANSAG	CTION INVOLVING TWO A	AGENTS IN TWO DIFFERE	ENT BROKERAGI	ES
The buyer will be represented by	yAGENT(S)	, a	nd	
The seller will be represented by	/	, aı	nd BROKERAG	GΕ
II. TRAI If two agents in the real estate b represent both the buyer and the	NSACTION INVOLVING TV rokerage seller, check the following rela		E BROKERAGE	
Agent(s) Agent(s) involved in the transaction,	_	wor wor e "dual agents", which is furth	rk(s) for the buyer ar rk(s) for the seller. Ver er explained on the ct all parties' confide	Unless personally back of this form.
and on the back of this form. A confidential information. U	e represents every "client" of the will be working for sidual agents they will maintain inless indicated below, neither the siness relationship with either the sides.	or both the buyer and seller as a neutral position in the trans the agent(s) nor the brokerage.	"dual agents". Dual action and they will acting as a dual ager	protect all parties'
Ageni(s) Don A. Wall	TRANSACTION INVOLVING AND TO	G ONLY ONE REAL ESTA	TE AGENT/	will
be "dual agents" representir this form. As dual agents the information. Unless indicate	ng both parties in this transaction new will maintain a neutral position ed below, neither the agent(s) in relationship with either the bur	n in a neutral capacity. Dual a tion in the transaction and they nor the brokerage acting as a di	gency is further exp will protect all part all agent in this tran	lained on the back of ies' confidential saction has a dain:
represent only the (check on represent his/her own best in	(e) A seller or buyer in this nterest. Any information provide	transaction as a client. The of ded the agent may be disclosed	her party is not repro I to the agent's clien	esented and agrees to
		CONSENT		_
I (we) consent to the above (we) acknowledge reading t	relationships as we enter into the information regarding dual a	tis real estate transaction. If the	of this form.	
BUYER/TENANT	DATE	Calleria Moren	e A. Asa	MA 10/14/0
BUYER/TENANT	DATE	SELLER/LANDLORD		DATE

Page 1 of 2

Effective 01/01/05

### 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.

	ler'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) X 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):
	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).
	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Pu	rchaser'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.
Ae	gents 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.
Ce	ertification of Accuracy
Th inf	te following parties have reviewed the information above and certify, to the best of their knowledge, that the formation they have provided is true and accurate.
	Catherine to Adams 10/14/09
>e:	iller Date / Seller Date
Pu	Date Purchaser Date
Ag	gent 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







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