

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: January 27, 2009

REQUESTED BY: Ryan Wallick Wallick Auctions

PROPERTY ADDRESS: 2907 Seikel Dr., N.E. Dover Ohio

PRESENT OWNER: Celesta J. Daugherty

VOLUME: 741

PAGE: 102

TRANSFER: February 9, 1999

PARCEL NO: 10-00257.000

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

Celesta J. Daugherty

PARCEL NO.: 10-00257.000

DESC. 2-9-4 Sterling Land .486A

VALUATIONS:

LAND:	8,310
BUILDING:	24,050
TOTAL:	32,360
AUV:	

TAXES:

GENERAL TAXES:	\$ 1,237.12
TAX REDUCTION:	\$ - 443.29
10% ROLLBACK:	\$ - 79.38
2 1/2% REDUCTION	\$ - 19.85
HOMESTEAD CREDIT	\$ - 187.82
TOTAL PER 1/2 YEAR	\$ 506.78
UNPAID REAL	\$
CURRENT SA:	\$ 6.00
PENALTY:	\$
PRIOR DEL:	\$
TOTAL DUE:	\$ 512.78

Special Assessments: MWCD

Taxes for the first half year 2008 are due and payable
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: Previously Approved

Not Approved: _____

BY: Laura J. Andrews

PRIOR FILE NO.

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

PARCEL: C-30257-400
 DISTRICT: 10 DOVER TWP DOVER CITY SD
 MAP NUMBER: 17.04
 SECTION & PLAT: 22.000
 ROLLING NUMBER: 511 1-18M 1Y IMP/AREAD 0-0
 PROPERTY CLASS: 2 9 4 STRIKING LAND 186A
 USER USE: PROPERTY AND 2307 SEIKEL DR. N5
 REPRODUCTION 23.10 1000 IMP/AREAD
 LIVING AREA: 1010

OWNERSHIP: DUTHERBERTY CELESTA J
 ADDRESS: 2307 SEIKEL DR. N5
 CITY: DOVER
 STATE: OHIO
 ZIP: 43004

COUNTY: COLUMBIANA
 TAX MAP: 115 2ND 116 IMP
 AREA: 2350 SQ FT
 VALUE: 6010 IMP
 CHANG: 1 OF 1

LAND USE	SOIL TB/	ACRAGE/	SQ. FOOT/	LAND	ADJUSTED	EXPOSED	INHER	MARKET
ACTUAL FR	HERB TS	DEPTH	RATE	RACE	FACE	UNITE	ACTR	VALUE
AS	0.150		3000.00	155	4590.00	21390		21390
NS	0.150							
TOTAL								21390

CONSTRUCTION DATA	CONSTR	BASE AREA	LEVEL	FIN AREA	VALUE		
CONCRETE	1	2	3	4	1.00	1110	6920
WOOD							
STEEL							
BRICK							
GLASS							
ASPH							
OTHER							
TOTAL							70460

FINISH	FINISH	FINISH	FINISH	FINISH	FINISH	FINISH	FINISH	FINISH
1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45
46	47	48	49	50	51	52	53	54
55	56	57	58	59	60	61	62	63
64	65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80	81
82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99
100	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117
118	119	120	121	122	123	124	125	126
127	128	129	130	131	132	133	134	135
136	137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152	153
154	155	156	157	158	159	160	161	162
163	164	165	166	167	168	169	170	171
172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189
190	191	192	193	194	195	196	197	198
199	200	201	202	203	204	205	206	207
208	209	210	211	212	213	214	215	216
217	218	219	220	221	222	223	224	225
226	227	228	229	230	231	232	233	234
235	236	237	238	239	240	241	242	243
244	245	246	247	248	249	250	251	252
253	254	255	256	257	258	259	260	261
262	263	264	265	266	267	268	269	270
271	272	273	274	275	276	277	278	279
280	281	282	283	284	285	286	287	288
289	290	291	292	293	294	295	296	297
298	299	300	301	302	303	304	305	306
307	308	309	310	311	312	313	314	315
316	317	318	319	320	321	322	323	324
325	326	327	328	329	330	331	332	333
334	335	336	337	338	339	340	341	342
343	344	345	346	347	348	349	350	351
352	353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368	369
370	371	372	373	374	375	376	377	378
379	380	381	382	383	384	385	386	387
388	389	390	391	392	393	394	395	396
397	398	399	400	401	402	403	404	405
406	407	408	409	410	411	412	413	414
415	416	417	418	419	420	421	422	423
424	425	426	427	428	429	430	431	432
433	434	435	436	437	438	439	440	441
442	443	444	445	446	447	448	449	450
451	452	453	454	455	456	457	458	459
460	461	462	463	464	465	466	467	468
469	470	471	472	473	474	475	476	477
478	479	480	481	482	483	484	485	486
487	488	489	490	491	492	493	494	495
496	497	498	499	500	501	502	503	504
505	506	507	508	509	510	511	512	513
514	515	516	517	518	519	520	521	522
523	524	525	526	527	528	529	530	531
532	533	534	535	536	537	538	539	540
541	542	543	544	545	546	547	548	549
550	551	552	553	554	555	556	557	558
559	560	561	562	563	564	565	566	567
568	569	570	571	572	573	574	575	576
577	578	579	580	581	582	583	584	585
586	587	588	589	590	591	592	593	594
595	596	597	598	599	600	601	602	603
604	605	606	607	608	609	610	611	612
613	614	615	616	617	618	619	620	621
622	623	624	625	626	627	628	629	630
631	632	633	634	635	636	637	638	639
640	641	642	643	644	645	646	647	648
649	650	651	652	653	654	655	656	657
658	659	660	661	662	663	664	665	666
667	668	669	670	671	672	673	674	675
676	677	678	679	680	681	682	683	684
685	686	687	688	689	690	691	692	693
694	695	696	697	698	699	700	701	702
703	704	705	706	707	708	709	710	711
712	713	714	715	716	717	718	719	720
721	722	723	724	725	726	727	728	729
730	731	732	733	734	735	736	737	738
739	740	741	742	743	744	745	746	747
748	749	750	751	752	753	754	755	756
757	758	759	760	761	762	763	764	765
766	767	768	769	770	771	772	773	774
775	776	777	778	779	780	781	782	783
784	785	786	787	788	789	790	791	792
793	794	795	796	797	798	799	800	801
802	803	804	805	806	807	808	809	810
811	812	813	814	815	816	817	818	819
820	821	822	823	824	825	826	827	828
829	830	831	832	833	834	835	836	837
838	839	840	841	842	843	844	845	846
847	848	849	850	851	852	853	854	855
856	857	858	859	860	861	862	863	864
865	866	867	868	869	870	871	872	873
874	875	876	877	878	879	880	881	882
883	884	885	886	887	888	889	890	891
892	893	894	895	896	897	898	899	900

REPRODUCTION COST	EST. VALUE	MARKET VALUE
2340	21390	21390
80290		
80290		
7525		
7520		
35215		
9229		

DATE	NAME OF PREVIOUS OWNER	SALE AMOUNT	ST V	IO	W/P	CONVEYANCE
02/09/99	DUTHERBERTY CHARLES J	63,000	F	N	N	1

DATE: 01/07/97 REASON FOR VALIDATION: ANN ROLAL CONTRACT: LISTED: REVIEWED:

446.72'
S 29°52'07" E

CORDER TERRY L & SUSAN J
10-01408-000
619-382
101
4-1-1988
29,37.03,6

-NSN-
ROBERTS DAVID
10-01195-000
1198-1459
1020
8/19/2005
29,37.03,7,000

NEEDOW FOREST W JR & MARLENE R
10-01012-000
1737-553
10-30-1998
29,37.03,8

NEEDOW WILLIAM E & CAROL A
10-00544-000
762-393
8-31-2000
29,37.03,9

FISHLEY DOUGLAS H &
10-00928-000
691-763
10-1-2000

RUFENER CAROL W & SANDRA LEE
10-01216-000
29,22-22,1976
29,23,10,10

CAMERELL ARTHUR W JR & MAVIS E
10-00230-000
104-3-709
12-28-2001
29,37,04,11

DAUGHERTY DELESTA J
10-00237-000
29,37,04,12
10-2-9-1999
43,08,02

SI SANDRA L & LINDA K
10-01303-000
4,4,01,27,622
2-2-2000
210-630-000

ANITA M ERSANDSON REVOCABLE TRUST
10-00314-013
2000
2002
2002
2002

ST HWY 15

TWP

NE 153.5
100

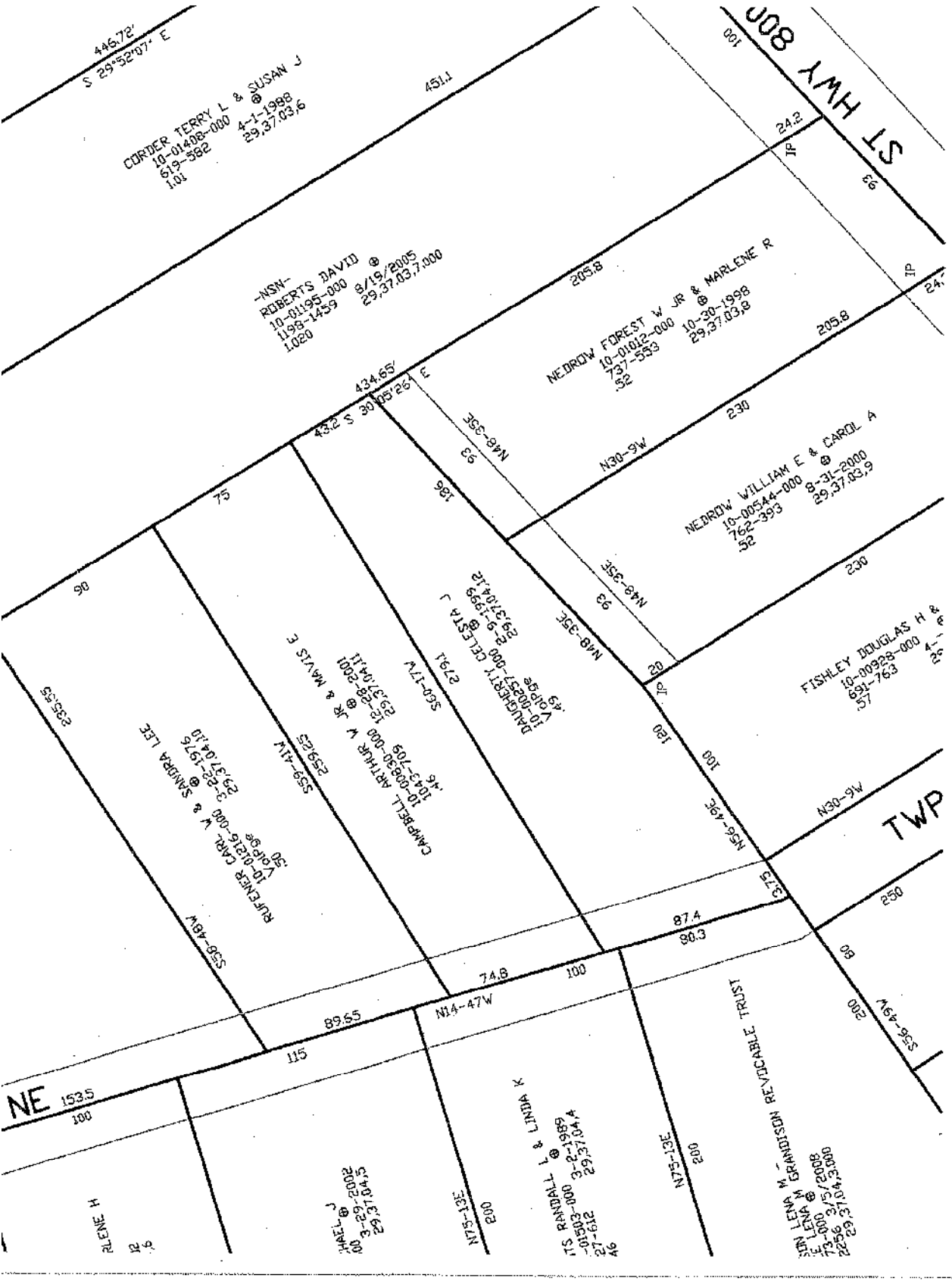
RENE H
12
16

AMBER L
10-01316-000
29,22,26,200
3-0-2000

N7-E13E
200

N-E13E
200

S56-49W
200





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: 2907 Seikel Dr. NE - Dover, OH

Buyer(s): _____

Seller(s): Celesta J. Daugherty 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. 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 _____

Patti Ann McCarty
SELLER/LANDLORD

11-15-09
DATE

Don R. Wallick
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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