

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: February 8, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 640 Oak Ave., N.W. Strasburg Ohio

PRESENT OWNER: Ruth A. Schram

VOLUME: 629

PAGE: 860

TRANSFER: May 19, 1983

PARCEL NO: 23-00534.000

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

Ruth A. Schram

PARCEL NO.: 23-00534.000

DESC. Whole 406 407 VAC ALLEY

VALUATIONS:

LAND: 9000
BUILDING: 28180
TOTAL: 37180
AUV:

TAXES:

GENERAL TAXES: \$ 1539.25
TAX REDUCTION: \$ - 655.04
10% ROLLBACK: \$ - 88.42
2 1/2% REDUCTION \$ - 22.11
HOMESTEAD CREDIT \$ - 210.05
TOTAL PER 1/2 YEAR \$ 563.83
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the first half year 2009 are due February 26, 2010.
Taxes for the second half year 2009 are determined but not yet due.

Approved by Tuscarawas County Map Office: X

NOT APPROVED BY TUSCARAWAS COUNTY MAP OFFICE : _____ (RED STAMPED) WILL NOT TRANSFER WITHOUT NEW SURVEY PERFORMED.

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.

23-00534-000 COMMENTS (MEMO)
 23-00534-0
 23-00534-0
 23-00534-0

OWNER SCHRAM RUTH A TUSCARAWAS COUNTY - HATT JUDY

1469 Land 4560 Imp

23-00534-000 DISTRICT
 23-FRANKLIN TWP-STRASBURG CORP
 MAP NUMBER
 SECTION & PLAT
 ROUTING NUMBER 24 080
 PROPERTY CLASS S10 SINGLE-FAMILY OWNER OCCUPIE
 PROPERTY ADDRESS 648 OAK AVE NW
 NEIGHBORHOOD 04599
 LEASE/PARTIAL 02/19
 GEOGRAPHIC IDENTIFICATION CHARACTERISTICS VALUATIONS
 NEIGHBORHOOD ASSESSMENT 2088
 LEVEL UNIMPROVED MARKET LAND 25,780
 UNIMPROVED MARKET LAND 80,510
 IMPROVED MARKET LAND 166,230
 TOTAL MARKET LAND 273,520
 WORTH ASSESSED LAND 9,480
 MARKET VALUE 27,180
 TOTAL 27,180

APPROVALS: []

LAND DATA: SO. FOOT/ DEPTH 167 260 24,260 25,780
 BASE RATE 106 196 24,260 25,780
 FCTR 1.06 1.96 24,260 25,780
 ADJUSTED REASON BOR VALUE 25,780
 MARKET VALUE 25,780



CONSTRUCTION DATA				PRICING LADDER			
LEVEL	BASE AREA	REVEL	AREA	PRICE	AREA	VALUE	MARKET VALUE
1	1,213	4	4,852	16.00	4,852	77,632	77,632
2	1,213	3	3,639	21.00	3,639	76,419	76,419
3	1,213	2	2,426	26.00	2,426	63,076	63,076
4	1,213	1	1,213	31.00	1,213	37,603	37,603
TOTAL 11,278 11,278 45,730 45,730							
SUMMARY OF IMPROVEMENTS							
ID	USE	ST	HT	SIZE	AREA	ADD-OHS	REPRODUCTION COST
A	SHED			10X14	140	C-5	116,840
TOTAL 10X14 140 116,840							

REPRODUCTION COST: 116,840
 GRADE/DESIGN FACTOR: C-5
 ADD-OHS: 0
 RATE: 10.00%
 REPRODUCTION COST: 116,840

DEED TYPE: SALES AMOUNT: 116,840
 NAME OF PREVIOUS OWNER: SCHRAM GEORGE & RUTH
 DATE: 05/19/85
 CONTACT: []
 LISTED: []
 REVIEWED: []
 APPRAISER: []

TRUE CASH VALUE: 80,510
 BOR: 0
 CONDO: 0
 YEAR BUILT: 1960
 YEAR REPOD: 1980
 TRUE CASH VALUE: 80,510
 BOR: 0
 CONDO: 0
 YEAR BUILT: 1960
 YEAR REPOD: 1980
 TOTAL: 80,510

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REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 640 Oak Ave., N.W. Strasburg Ohio

PRESENT OWNER: Ruth A. Schram

VOLUME: 629 **PAGE:** 660 **TRANSFER:** May 19, 1989

PARCEL NO: 23-00534.000

=====

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

Ruth A. Schram

PARCEL NO.: 23-00534.000
DESC. VAC ALLEY BESIDE LOT 408 & 409

VALUATIONS:

LAND: 10
BUILDING: 0
TOTAL: 10
AUV:

TAXES:

GENERAL TAXES: \$.41
TAX REDUCTION: \$ - .17
10% ROLLBACK: \$ - .02
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$.22
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: None

Taxes for the first half year 2009 are due February 26, 2010.
Taxes for the second half year 2009 are determined but not yet due.

Approved by Tuscarawas County Map Office: _____

NOT APPROVED BY TUSCARAWAS COUNTY MAP OFFICE : X (RED STAMPED) WILL NOT TRANSFER WITHOUT NEW SURVEY PERFORMED.

BY: Jessica Murphy

PRIOR FILE NO.

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COMMENTS/REMARKS
NOTE: SEE RT 24
TR107: 6% Land 6% Imp 0 Land 0 Imp

OWNER: SCHRAM RUTH A
TUSCARAWAS COUNTY / PLATT STUDY

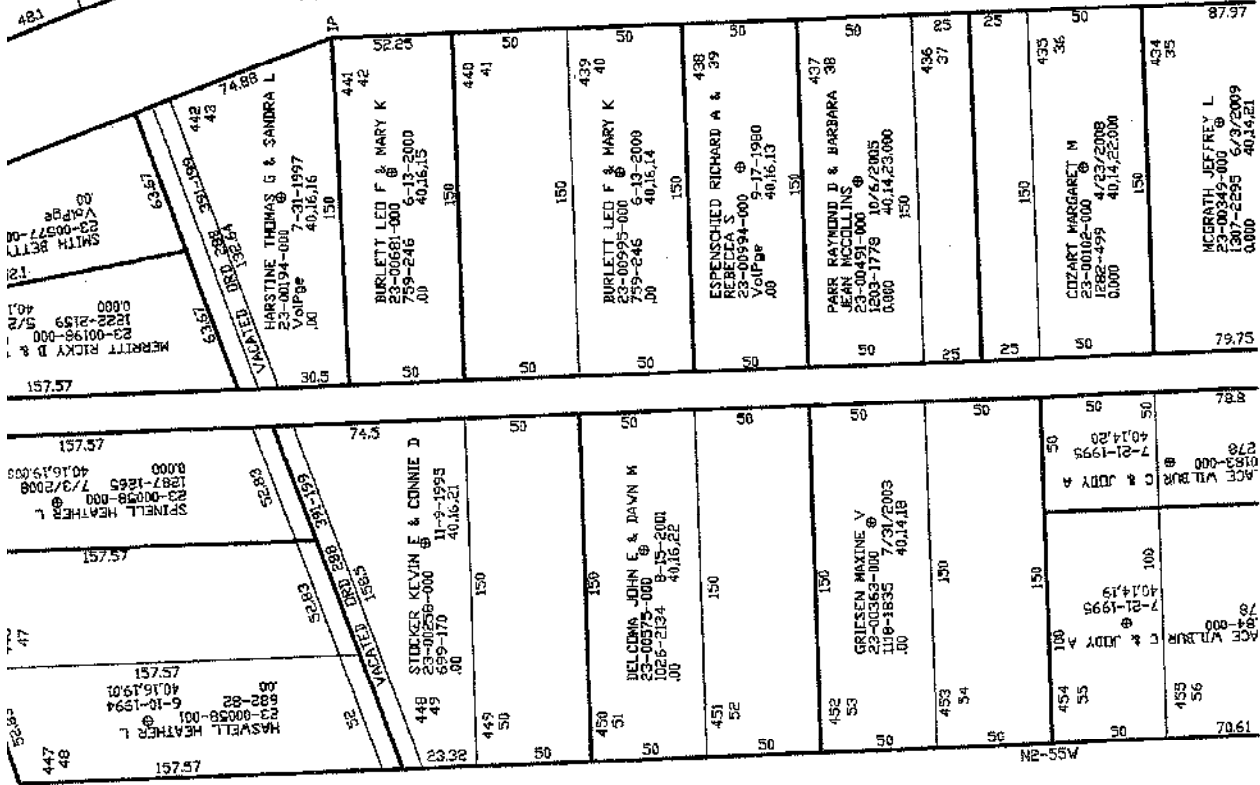
VAC ALLEY BESIDE LOT 408 & 469

TABLE: 73-00535-000
DISTRICT: 23-FRANKLIN-TRIP-STRASBURG-CORP
MAP NUMBER: 16
SECTION & PLAT:
ROUTING NUMBER: 37.000
PROPERTY CLASS: 500-RESIDENTIAL-VACANT-LAND
PROPERTY ADDRESS: OAK AVE NW REAR
NEIGHBORHOOD: 44000
LIVING AREA:

VALUATIONS		LAND DATA		CONSTRUCTION DATA		PRICING LADDER		SUMMARY OF IMPROVEMENTS	
LAND USE	SOIL ID/ACTUAL FR	50 FOOT/DEPTH	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOR	MARKET VALUE
RI		60-115	260	1	78				20
TOTAL									
OCCUPANCY		CONSTRUCTION DATA		PRICING LADDER		SUMMARY OF IMPROVEMENTS		REPRODUCTION COST	
# OF UNITS	STORY HEIGHT	LEVEL	AREA	LEVEL	AREA	REPRODUCTION COST	GRD	RATE	TRUE CASH VALUE
1	EXTERIOR	1 2 3 4		1 2 3 4					
ATTIC BASEMENT CRAWL/HB BASES FULL BATHS HALF BATHS OTHER BATHS OTHER FINISHES NO PLUMBING ROOMS ACCOMMODATIONS BEDROOMS FAMILY ROOMS DINING ROOMS REC ROOM TYPE REC ROOM AREA FIREPLACE STK FIREPLACE OPN LINEAL BR LGT LINEAL BR LGT HEAT/AC NO HEATING ATR COND ADD-ONS SUB TOTAL SUB TOTAL GARAGES & CARPORTS EXTERIOR FEATURES SUB TOTAL SUB TOTAL GRADE/DESIGN FACTOR REPRODUCTION COST									
ID	USE	ST	HT	SIZE	AREA	REPRODUCTION COST	GRD	RATE	TRUE CASH VALUE
TRANSFER DATE: 05/19/89 NAME OF PREVIOUS OWNER: SCHRAM GEORGE A & RUTH SALES AMOUNT:									
APPRAISER: _____ DATE: _____ CONTACT: _____ LISTED: _____ REVIEWED: _____									

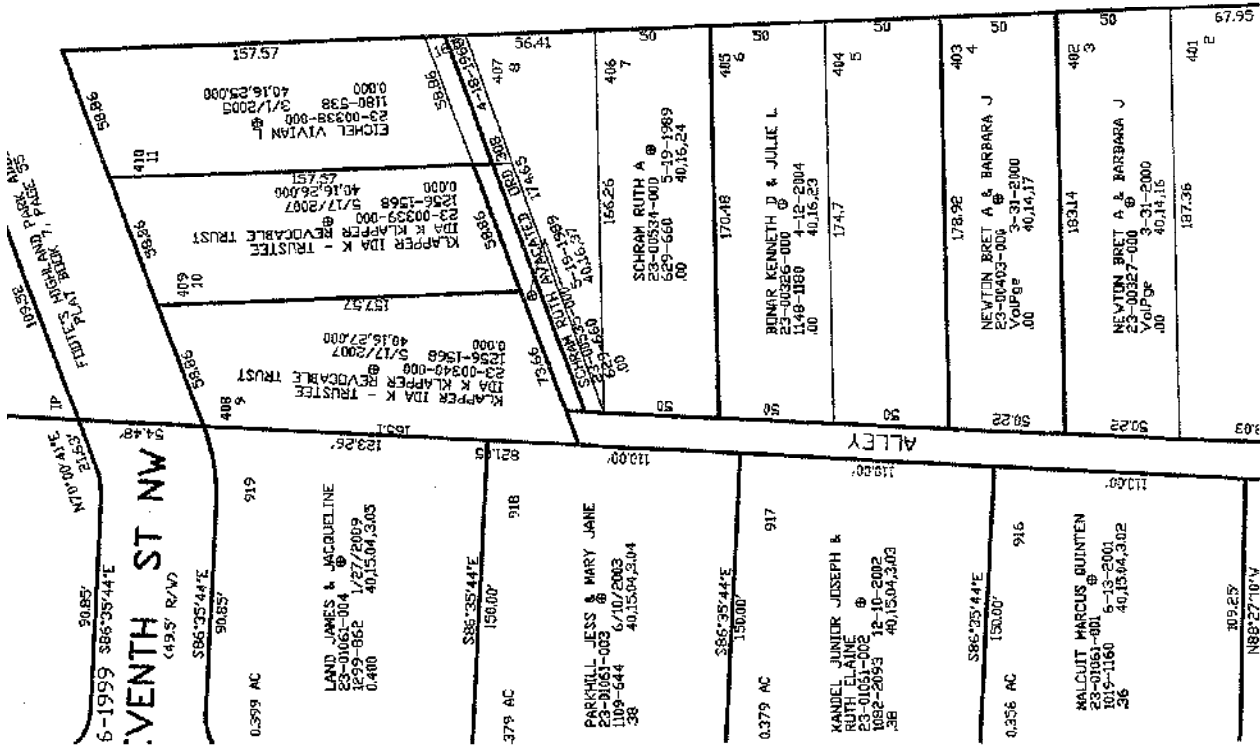
MAPLE AV NW

MAPLE AV NW



DAK AV NW

DAK AV NW





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: 6040 OAK AVE

Buyer(s): _____

Seller(s): SILVERMAN 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) DAN R. WALLACE and real estate brokerage PISCATAWAY NORTH REALTY, LLC

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 _____ [Signature] DATE _____
SELLER/LANDLORD

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

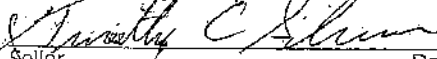
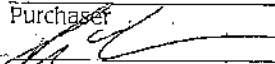

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.

	_____	_____	_____
Seller	Date	Seller	Date
	_____	_____	_____
Purchaser	Date	Purchaser	Date
	1-28-10	_____	_____
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.

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