

# 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

# Auction



PHONE: 330.364.6424 ★ FAX: 330.364.1763 ★ www.amtitle.com

## TAX & LEGAL REPORT

REQUESTED BY: Brooke      BROKER: Wallick Auctions      DATE: 4/28/10

PROPERTY ADDRESS: 712 Evergreen Dover, Ohio 44622

LISTED ON CURRENT DEED AS: Betty L. Youngen

DEED VOLUME: 1179      PAGE: 0358      DATE TRANSFERED: 02/16/2005

LEGAL DESCRIPTION: WHOLE 3818

MAP NUMBER: 51

PERMANENT PARCEL NO: 35-04606-000

CURRENTLY LISTED ON THE  
2009 TAX DUPLICATE IN THE NAME OF: Youngen, Betty L.

PREVIOUS SALE AMOUNT:

### CURRENT ASSESSED VALUATIONS

LAND	\$ 9,750	GROSS TAXES	\$1308.93
BUILDING	\$24,020	TAX REDUCTION	-\$ 488.37
TOTAL	\$33,770	10% ROLLBACK	-\$ 82.06
		HOMESTEAD CREDIT	-\$ 186.04
		2.5% REDUCTION	-\$ 20.51
		CAUV VALUE	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$ 531.95
		MWCD ASSESSMENT	\$ 6.00
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$537.95

REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2009 ARE PAID. REAL ESTATE TAXES FOR SECOND HALF OF YEAR 2009 AND THEREAFTER ARE A LIEN, NOT YET DUE OR PAYABLE.

.....  
LOT SIZE ATTACHED  
.....

THIS INFORMATION, INCLUDING ANY LOT DIMENSIONS SHOWN, IS DERIVED SOLELY FROM PUBLIC RECORDS. THIS INFORMATION CANNOT BE GUARANTEED WITHOUT A FULL TITLE EXAMINATION AND A CURRENT SURVEY TO VERIFY ACCURACY.

*Serving 13 Counties*  
231 North Walnut Street • Dover, Ohio 44622 1200

PROJECT: 15-04686-000  
 DISTRICT: 5-DOVER AVENUE 4-DOVER CORP  
 SECTION BEAT  
 PLOT NUMBER 4-000  
 PROPERTY CLASS: 510-SINGLE FAMILY OWNER OCCUPIE  
 PROPERTY ADDRESS: 712 EMERBEE DRIVE  
 NEIGHBORHOOD: 1-204  
 LIVING AREA: 1,204

OWNER: YOUNGEN BETTY L  
 WHOLE 3818

COMMENTS/MEMO: SEE CONT PARCELS  
 TR107: 4% Land 4% Imp 1070 Land 2640 Imp

APPRASER: DATE: CONTRACT: LISTED: REVIEWED:

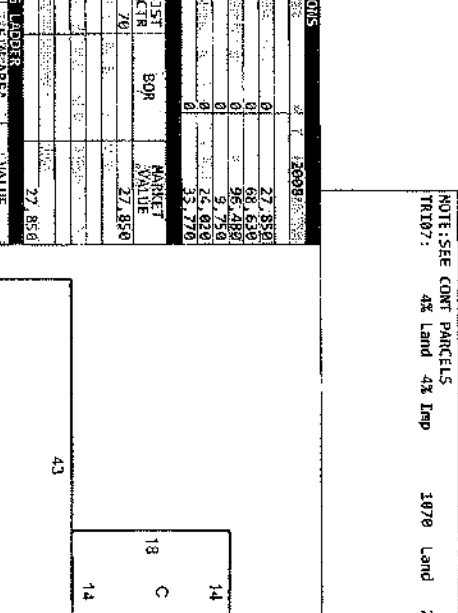
SITE CHARACTERISTICS			NEIGHBORHOOD ASSESSMENT			VALUATIONS			
TOPOGRAPHY	UTILITIES	STREETS/ROADS	MARKET	LAND	IMPR	TOTAL	LAND	IMPR	TOTAL
LEVEL	WATER	PAVED	IMPROVING	27,850	0	27,850	68,630	0	68,630
LEVEL	SEWER	IMPROVED	DECLINING	0	0	0	96,480	0	96,480
HIGH	ELECTRIC	PROPOSED	BLIGHTED	0	0	0	9,750	0	9,750
WELL	GAS	SIDEWALK	ASSESSED	0	0	0	26,020	0	26,020
ALLEY	WELL	ALLEY	ASSESSED	0	0	0	35,170	0	35,170
			MARKET	27,850	0	27,850	68,630	0	68,630

LAND DATA	SOIL ID/ACTUAL FR	ACREAGE/EFFECT FR	SQ. FOOT/DEPTH	BASE RATE	FCR	BASE VALUE	ADJUSTED REVISION	ADJUST FACTOR	BOR	MARKET VALUE
FR		35	150	450	200	30,250	65	70		27,850
TOTAL						38,250				27,850

CONSTRUCTION DATA				BRICKING LADDER			
OCCUPANCY	1-1 SINGLE FAMIL	EXTERIOR	LEVEL	BASE AREA	LEVEL	BRICK AREA	VALUE
# OF UNITS	1	0	1	2,314	0	0	75,490
STORY HEIGHT	1	0	1	0	0	0	0
FOUNDATION		CONCRETE					
BASEMENT		CONCRETE BLOCK					
FOUNDATION		CONCRETE					
BASES		CONCRETE					
FULL BATHS		BRICK					
HALF BATHS		STONE					
OTHER FIXTURES		BRICK/MASONRY					
NO PLUMBING		POLE					
ROOMS	5	CONCRETE BOTTOM					
BEDROOMS	2	STAVED/WOOD					
FAMILY ROOMS		POCELAIN					
DINING ROOMS		CLAY					
REC ROOM TYPE		ASPHALT					
FIREPLACE STY		STONE AND GLASS					
LINERAL BR LGT		STONE/CONCRETE BL					
NO HEATING		POLE AND FRAME					
AIR COND	X	NETA AND GLASS					
		CONCRETE AND GLASS					
		BRICK VENEER ON					
		BRICK ON CONCRETE					
		105					
		LANAI					

SUB TOTAL				SUMMARY OF IMPROVEMENTS			
NO HEATING	NO PLUMBING	REPRODUCTION COST	REPRODUCTION COST	REPRODUCTION COST	REPRODUCTION COST	REPRODUCTION COST	REPRODUCTION COST
		101,530	101,530	101,530	101,530	101,530	101,530
		101,530	101,530	101,530	101,530	101,530	101,530

ID	USE	SI	SIZE	AREA	ADD-ONS	RATE	GND	REPRODUCTION COST	YEAR BUILT	YEAR REBID	COMD	INL DEF	DOB DEF	BOR	TRUE CASH VALUE
1	DRIVE	H	10x30	100'		\$75	C	101,530	1958		A	35			68,630
															63,630



15-04686-000  
CARD 1 OF 1

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: **15-04606-000** Address: **712 EVERGREEN DRIVE** Owner: **YOUNGEN BETTY L** Legal: **WHOLE 3818**

Summary Tax Transfer History Payment History

Property

Tax District: 15-DOVER MUNI TWP - DOVER CORPORATION  
 Class: 510-SINGLE FAMILY OWNER OCCUPIED  
 Neighborhood:  
 Subdivision:  
 Lot #: CD Year: Map #:

Deed

Acres:  
 Volume: Page:  
 Sold: 02/16/2005 Price:

Values

	Appraised	Assessed
Land:	27,850	9,750
Improvements:	68,630	24,020
<b>Total:</b>	<b>96,480</b>	<b>33,770</b>
CAUV:		
Homestead:	96,480	33,770

Ownership Info

Name: YOUNGEN BETTY L  
 Address: 712 EVERGREEN DRIVE  
 DOVER OH 44622

Taxpayer Information - Last Modified 01/01/2007

Name: YOUNGEN BETTY L  
 Address: 712 EVERGREEN DRIVE  
 DOVER OH 44622

Tax Rates

Whole: 77.52 Effective: 48.597257

Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	531.95	531.95	631.95	1,063.90
Specials:	0.00	6.00	6.00	6.00	12.00
<b>Total:</b>	<b>0.00</b>	<b>537.95</b>	<b>537.95</b>	<b>637.95</b>	<b>1,075.90</b>
Paid:	0.00	537.95	537.95	0.00	537.95
Due:	0.00	0.00	0.00	637.95	637.95
Escrow:					0.00

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: **15-04606-000** Address: **712 EVERGREEN DRIVE** Owner: **YOUNGEN BETTY L** Legal: **WHOLE 3818**

Summary Tax Transfer History Payment History

Current Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
▼ REAL PROPERTY 2009	0.00	0.00	0.00	531.95	531.95
▼ TAXES	0.00	531.95	531.95	531.95	1,063.90
GROSS	0.00	1,308.93	1,308.93	1,308.93	2,617.86
CREDIT	0.00	-488.37	-488.37	-488.37	-976.74
ROLLBACK	0.00	-82.06	-82.06	-82.06	-164.12
HOMESTEAD	0.00	-186.04	-186.04	-186.04	-372.08
2.12%	0.00	-20.51	-20.51	-20.51	-41.02
PENALTY	0.00	0.00	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
▼ PAID	0.00	531.95	531.95	0.00	531.95
02/04/2010	0.00	531.95	531.95	0.00	531.95
SURPLUS	0.00	0.00	0.00	0.00	0.00
▼ C980300200 MWCD	0.00	0.00	0.00	6.00	6.00
TAXES	0.00	6.00	6.00	6.00	12.00
PENALTY	0.00	0.00	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
▼ PAID	0.00	6.00	6.00	0.00	6.00
02/04/2010	0.00	6.00	6.00	0.00	6.00
SURPLUS	0.00	0.00	0.00	0.00	0.00

Charge Totals

	Prior	1st Half	Sub-Total	2nd Half	Total
TAXES	0.00	0.00	0.00	531.95	531.95
SPECIALS	0.00	0.00	0.00	6.00	6.00
REFUNDS	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	537.95	537.95



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TAX & LEGAL REPORT

REQUESTED BY: Brooke      BROKER: Wallick Auctions      DATE: 4/28/10

PROPERTY ADDRESS:      Evergreen Dover, Ohio 44622

LISTED ON CURRENT DEED AS:      Betty L. Youngen

DEED VOLUME: 1179      PAGE: 0358      DATE TRANSFERED: 02/16/2005

LEGAL DESCRIPTION:      E/2 3817

MAP NUMBER: 51

PERMANENT PARCEL NO: 35-04605-000

CURRENTLY LISTED ON THE  
2009 TAX DUPLICATE IN THE NAME OF:      Youngen, Betty L.

PREVIOUS SALE AMOUNT:

CURRENT ASSESSED VALUATIONS

LAND	\$4,700	GROSS TAXES	\$182.17
BUILDING	\$	TAX REDUCTION	-\$ 67.97
TOTAL	\$4,700	10% ROLLBACK	-\$ 11.42
		HOMESTEAD CREDIT	-\$
		2.5% REDUCTION	-\$
		CAUV VALUE	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$102.78
		MWCD ASSESSMENT	\$
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$102.78

REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2009 ARE PAID. REAL ESTATE TAXES FOR SECOND HALF OF YEAR 2009 AND THEREAFTER ARE A LIEN, NOT YET DUE OR PAYABLE.

.....  
LOT SIZE ATTACHED  
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THIS INFORMATION, INCLUDING ANY LOT DIMENSIONS SHOWN, IS DERIVED SOLELY FROM PUBLIC RECORDS. THIS INFORMATION CANNOT BE GUARANTEED WITHOUT A FULL TITLE EXAMINATION AND A CURRENT SURVEY TO VERIFY ACCURACY.

*Serving 13 Counties*  
231 North Walnut Street • Dover, Ohio 44622 1200

2008  
PARCEL 13-04695-080  
DISTRICT 15-DOVER TOWNHIP - DOVER TOWNSHIP  
MAP NUMBER 31  
SECTION & PLAT 31  
ROUTING NUMBER 360  
PROPERTY CLASS 500 RESIDENTIAL VACANT LAND  
PROPERTY AND NEIGHBORHOOD EVERGREEN DR  
NEIGHBORHOOD 0390  
OWNER YOUNGER BETTY 1  
F/2 3817  
COMMENTS/REMARKS  
NOTE: SEE CONT PARCELS  
TRIP? 4% Land 4% Imp 520 Land 0 Imp

**SITE CHARACTERISTICS**

TOPOGRAPHY	UTILITIES	STREET/ROAD	NEIGHBORHOOD	ASSESSMENT	VALUATIONS	2008
LEVEL	WATER	PAVED	IMPROVING	MARKET	LAND VALUE	13,440
ROLL UPG	SEWER	UNPAVED	STATIC	TMR	TOTAL	13,440
LOW	ELECTRIC	PROPOSED	DECLINING	ASSESSED	LAND VALUE	4,200
HIGH	GAS	SIDEWALK	BLIGHTED	TMR	TOTAL	4,200
	WELL	ALLEY				9
						9
						9
						9
						9
						9

**LAND DATA**

LAND USE	SOIL ID	ACREAGE/EFFEC FR	SQ. FOOT/DEPTH	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOR	MARKET VALUE
ER		41	150	459	100	18,450	05	70		13,440
TOTAL						18,450				13,440

**CONSTRUCTION DATA**

LEVEL	1	2	3	4	BASE AREA	ADJUSTED REASON	ADJUST FACTR	BOR	MARKET VALUE
OCCUPANCY	EXTENSION								
# OF UNITS									
STORY HEIGHT									
ATTIC									
BASEMENT									
CRAWL/HB									
PUMPING									
BAGES									
FILT BATHS									
HOT BATHS									
OTHER FIXTURES									
NO PLUMBING									
ACCOMMODATIONS									
BEDROOMS									
FAMILY ROOMS									
DINING ROOMS									
BEC ROOM TYPE									
BEC ROOM AREA									
FIREPLACE STN									
FIREPLACE OPN									
LINEAL BR HGT									
LINEAL BR LGT									
HEAT/JAC	1	2	3	4					
NO HEATING									
AIR COND									

**SUMMARY OF IMPROVEMENTS**

ID	USE	ST	SIZE	AREA	ADD-ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REVD	COND	MIN DEP	MAX DEP	BOR	TRUE CASH VALUE
<b>TOTAL</b>															

**TRANSFER**

DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT	DEED TYPE
02/16/05	YOUNGER WILBUR A & BETTY		
07/12/04	YOUNGER WILBUR A & BETTY		

APPRAISER: DATE: LISTED: REVISED:

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: **15-04605-000** Address: **EVERGREEN DR** Owner: **YOUNGEN BETTY L** Legal: **E/2 3817**

Summary Tax Transfer History Payment History

Property

Tax District: 15-DOVER MUNI TWP - DOVER CORPORATION  
 Class: 500-RESIDENTIAL VACANT LAND  
 Neighborhood:  
 Subdivision:  
 Lot #: CD Year: Map #:  
 Deed  
 Acres:  
 Volume: Page:  
 Sold: 02/16/2005 Price:

Ownership Info

Name: YOUNGEN BETTY L  
 Address: 712 EVERGREEN DRIVE  
 DOVER OH 44622

Taxpayer Information - Last Modified 01/01/2007

Name: YOUNGEN BETTY L  
 Address: 712 EVERGREEN DRIVE  
 DOVER OH 44622

Tax Rates

Whole: 77.62 Effective: 49.597267

Values

	Appraised	Assessed
Land:	13,430	4,700
Improvements:		
Total:	13,430	4,700
CAUV:		
Homestead:		

Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	102.78	102.78	102.78	205.56
Specials:	0.00	0.00	0.00	0.00	0.00
Total:	0.00	102.78	102.78	102.78	205.56
Paid:	0.00	102.76	102.76	0.00	102.76
Due:	0.00	0.00	0.00	102.78	102.78
Escrow:					0.00

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing  
 Number: **15-04605-000** Address: **EVERGREEN DR** Owner: **YOUNGEN BETTY L** Legal: **E/2 3817**

Summary Tax Transfer History Payment History

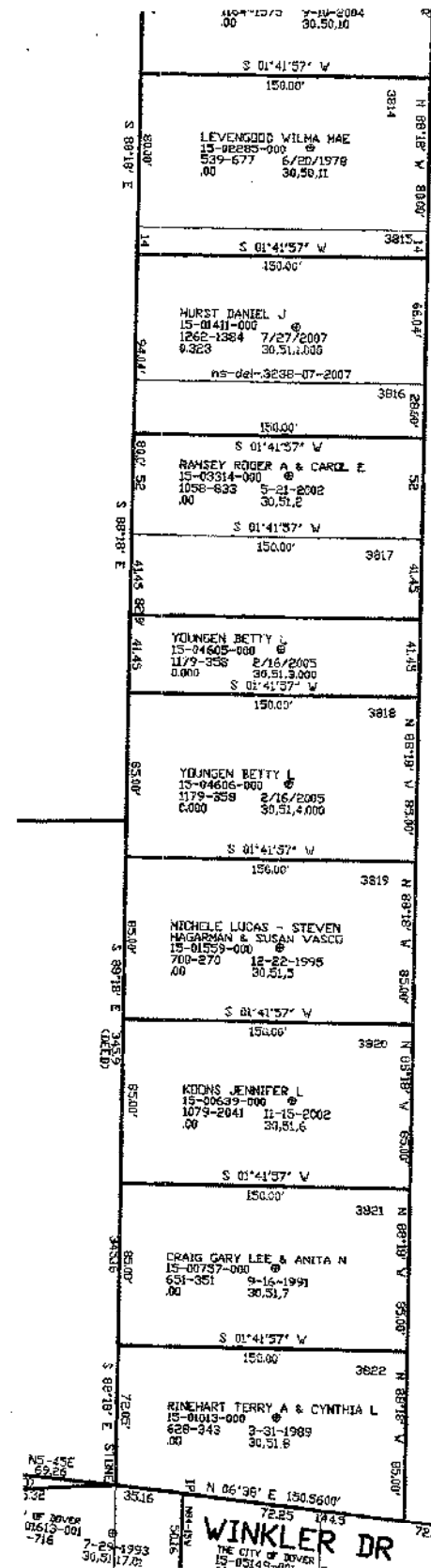
Current Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
REAL PROPERTY 2009	0.00	0.00	0.00	102.78	102.78
TAXES	0.00	102.78	102.78	102.78	205.56
GROSS	0.00	182.17	182.17	182.17	364.34
CREDIT	0.00	-67.97	-67.97	-67.97	-135.94
ROLLBACK	0.00	-11.42	-11.42	-11.42	-22.84
HOMESTEAD	0.00	0.00	0.00	0.00	0.00
2 1/2%	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00
INTFREET	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
PAID	0.00	102.78	102.78	0.00	102.78
02/04/2010	0.00	102.78	102.78	0.00	102.78
SURPLUS	0.00	0.00	0.00	0.00	0.00

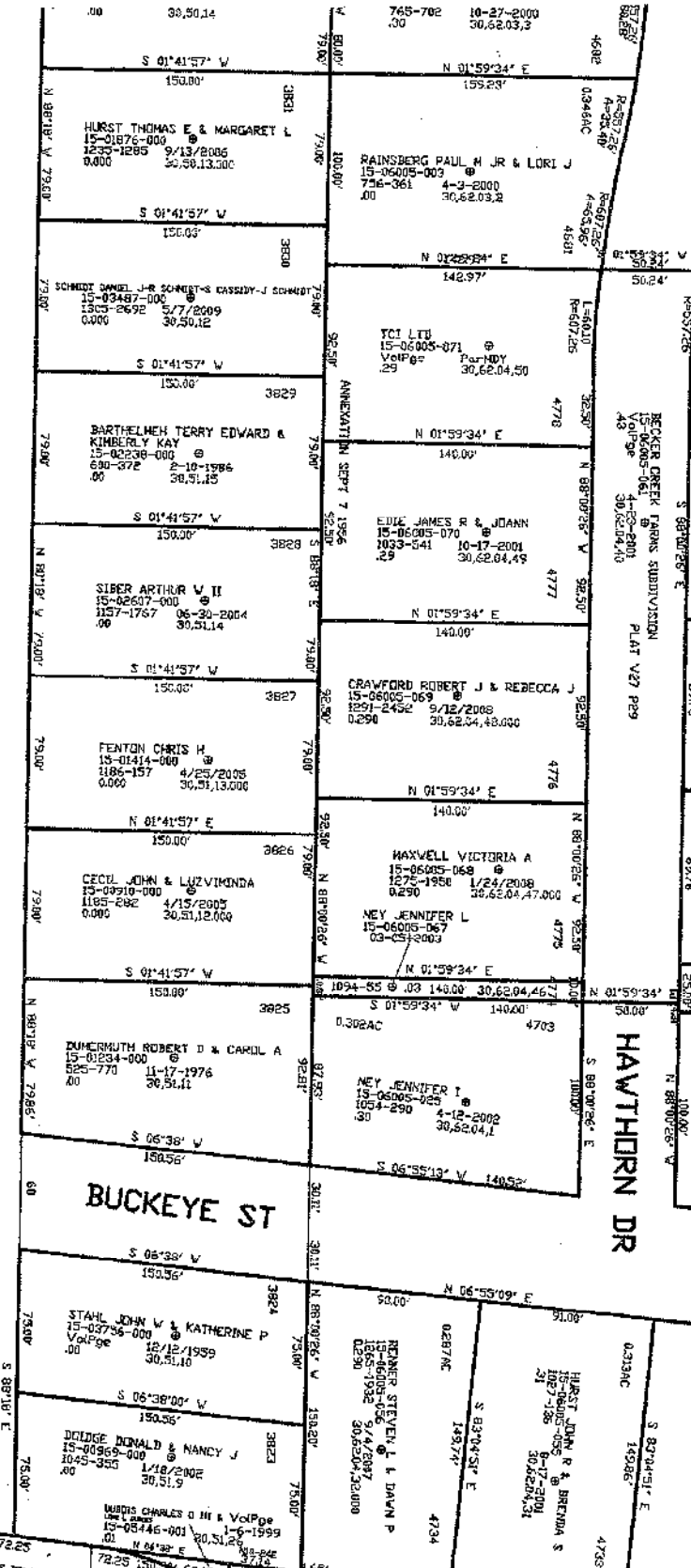
Charge Totals

	Prior	1st Half	Sub-Total	2nd Half	Total
TAXES	0.00	0.00	0.00	102.78	102.78
SPECIALS	0.00	0.00	0.00	0.00	0.00
REFUNDS	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	102.78	102.78





EVERGREEN DR





Effective 1/1/07

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:1-4-10 of the Administrative Code.
TO BE COMPLETED BY OWNER (Please Print)

Property Address: 712 Evergreen Dr.

Dover, OH 44622

Owners Name(s):

Date: \_\_\_\_\_, 20\_\_

Owner [ ] is [X] is not occupying the property. If owner is occupying the property, since what date: \_\_\_\_\_

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- [X] Public Water Service [ ] Holding Tank [ ] Unknown
[ ] Private Water Service [ ] Cistern [ ] Other
[ ] Private Well [ ] Spring
[ ] Shared Well [ ] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

[ ] Yes [X] No If "Yes", please describe: \_\_\_\_\_

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [X] Yes [ ] No

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

Owner's Initials GRS / Date /

Purchaser's Initials / Date /

Property Address 712 Evergreen Dr., Dover, OK 44622

**B) SEWER SYSTEM:** The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank    |
| <input type="checkbox"/> Leach Field             | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown                 | <input type="checkbox"/> Other _____   |   |

If not a public or private sewer, date of last inspection: \_\_\_\_\_  
Do you know of any current leaks, backups or other material problems with the sewer system servicing the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

**C) ROOF:** Do you know of any current leaks or other material problems with the roof or rain gutters?  Yes  No

If "Yes", please describe: \_\_\_\_\_

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

**D) WATER INTRUSION:** Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space?  Yes  No

If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backlog; or leaking pipes, plumbing fixtures, or appliances?  Yes  No  
If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector?  
 Yes  No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: \_\_\_\_\_

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):**

Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes  No If "Yes", please describe: \_\_\_\_\_

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: \_\_\_\_\_

Do you know of any previous or current fire or smoke damage to the property?  Yes  No

If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

**F) MECHANICAL SYSTEMS:** Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years). \_\_\_\_\_

Owner's Initials RS / Date \_\_\_\_\_ / Purchaser's Initials \_\_\_\_\_ / Date \_\_\_\_\_ /

Property Address 712 Evergreen Dr Dover, OH 44622

**G) WOOD BORING INSECTS/TERMITES:** Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites?  Yes  No

If "Yes", please describe: \_\_\_\_\_

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: \_\_\_\_\_

**H) PRESENCE OF HAZARDOUS MATERIALS:** Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- |   | Yes                      | No                                  | Unknown                             |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1) Lead-Based Paint                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Asbestos                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Urea-Formaldehyde Foam Insulation              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Radon Gas                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If "Yes", indicate level of gas if known _____ |                          |                                     |                                     |
| 5) Other toxic or hazardous substances            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: \_\_\_\_\_

**I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**

Is the property located in a designated flood plain?  Yes  No  Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?  Yes  No  Unknown

**J) DRAINAGE/EROSION:** Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: \_\_\_\_\_

**K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION:** Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property).  Yes  No

If "Yes", please describe: \_\_\_\_\_

Do you know of any recent or proposed assessments, which could affect the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Owner's Initials RS / Date 04 / 10 Purchaser's Initials / Date /

Property Address 712 Evergreen Dr Dover, OH 44622

**L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property?

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: \_\_\_\_\_

**M) UNDERGROUND STORAGE TANKS/WELLS:** Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

**N) OTHER KNOWN MATERIAL DEFECTS:** The following are other known material defects in or on the property: \_\_\_\_\_

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Nancy & Steve BA DATE: 4-22-10  
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS**

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_  
PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_



# 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: 712 Evergreen DR Dover

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

Seller(s): Betty C. Youngen Property

### 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 Agents and real estate brokerage P. Sison & Mother's 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 _____	<u>Donny L. Sison POA</u>	<u>4-22-10</u>
		<small>SELLER/LANDLORD</small>	<small>DATE</small>
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

Agent

Date

Agent

Date

*Mary L. Smith* PA 4-22-10  
*[Signature]* 4-12-10

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**Auction Conducted By:**  
**Don R. Wallick Auctions, Inc.**  
**Auctioneers: Don R. Wallick**  
**Brennan R. Wallick**  
**Ryan W. Wallick**

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