



ALBAN TITLE

204 2nd Street NE • New Philadelphia, Ohio 44663
330-343-5800 • Fax 330-343-5877 • Email: albantitle@tusco.net

TAX AND LEGAL REPORT

DATE: 6/4/2010

REQUESTED BY: Brooke Wallick

PROPERTY ADDRESS: 229 First Drive NW, New Philadelphia

PRESENT OWNER: May, Pamela J. and Barbara J. Cercone

VOL: 1223 **PAGE:** 2061 **TRANSFER:** 5/12/2006

PARCEL NO: 43-00836.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2009 TAX
DUPLICATE IN PAMELA J. MAY AND BARBARA J. CERCONE.

PARCEL NO: 43-00836.000

DESC: W END 344

VALUATIONS:

LAND:	5,890
BUILDINGS:	17,970
TOTAL:	23,860
HOMESTEAD:	
AUV:	

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES:	768.29
REDUCTION:	-278.84
10% ROLLBACK:	-48.95
2 1/2 % REDUCTION:	
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	440.50
UNPAID REAL:	
CURRENT SA:	6.00
CURRENT SA:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	446.50

Taxes for the first half year 2009 are PAID.
Taxes for the second half year 2009 are PAID.

BY: Kristine J. Simpson

PRIOR FILE NO.

This information, including any log 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.

2888 43-08936-000 DISTRICT 43-NEW PATA MOUNTAIN - NEW PHT

OWNER PAY PAMELA J & BARBARA J CERONE COMMENTS/REMO TRACT: 10% Land 10% Imp 1530 Land 4570 Imp

SECTION & PLAT 11.01 ROUTING NUMBER 32,000 PROPERTY CLASS 510-SINGLE FAMILY OWNER OCCUPIE

PROPERTY ADD 239 FIRST DR NW NEIGHBORHOOD 02420 LEVYING AREA 1.248

TOPOGRAPHY: UTILITIES STREET/ROAD: NEIGHBORHOOD ASSESSMENT: LAND 15,846

LAND USE: SOILS: AVERAGE/ SO. FOOT/ BASE RATE: FGR: BASE VALUE: ADJUSTED ADJUST FACTR: MARKET VALUE: 15,846

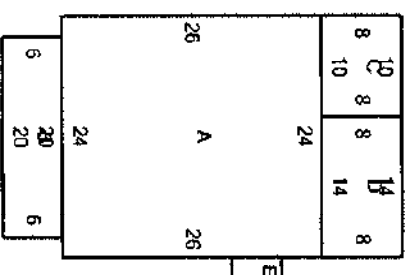
Table with columns: OCCUPANCY, CONSTRUCTION DATA, PAVING, LEVYING, BASE AREA, FLOOR AREA, VALUE.

Table with columns: ROOMS, ADJUSTMENTS, POORLY FINISHED INTERIOR, EXTRA LIVING UNITS, REC ROOM, FIREPLACE, LIMEAL BRICK.

Table with columns: ID, USE, ST, HT, SIZE, AREA, ADD-ONS, RATE, GND, REPRODUCTION COST, YEAR, COND, IMP, ORS, REV, BOR, TIME, CASES.

Table with columns: TRANSFER DATE, NAME OF PREVIOUS OWNER, SALES AMOUNT, DEED TYPE, LISTED, REVIEWED.

APPRAISER: DATE: CONTACT: LISTED: REVIEWED: TOTAL 57,330



[1]

INDEX
43 184
130 184
0.00 184

342
MURPHY JOHN A &
43-03672-000
R0

MURPHY JOHN A & GRACE
1-4-1995
24,11.01,34
R0

343
BELKNAP COMPANY
43-05411
608-566
R0

344
BELKNAP &
COMPANY
43-05412-0.
608-566
R0

0.000
43.008
41.35
184

12
REI
48.4
12'R/W
94

33
MURPHY JOHN A & GRACE
1-4-1995
24,11.01,34
R0

33
MAY PAMELA J & BARBARA J CERCONE
43-00836-000
24,11.01,32
R0

334
D'BRIEN LANA
43-05812-000
24,11.01,31,000
R0

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24,11.01,32
R0

334
D'BRIEN LANA
43-05812-000
24,11.01,31,000
R0

N 74°49' W 165.12'

S 74°44'41" E 32.89'

S 15°24'39" W 32.96'

N 9°59'25" E 66.26'

S 80°03'22" E 170'

N 80°03'23" W 264.70'

S 75°03'50E 264

S 9°59'25" W 156.72'

10'R/W94

1229-1816 7/14/2006

5/12/2006 0.000

BEECH LN NE

HINES DONALD W & DEBORAH L
43-03527-000
24,11.01,36
684-851
9-6-1994
0.00

MTKOFF DENVER E & JANIJE M
43-04129-000
1100-901
4-17-2003
24,11.01,27

TUSCARAWAS COUNTY PUBLIC
LIBRARY
43-03743-000
601-649
4-17-1986
24,11.01,41

TUSCARAWAS COUNTY
LIBRARY TRUSTEES
43-03743-001
607-666-2

TUSCARAWAS COUNTY PUBLIC
LIBRARY
43-03743-000
601-649
4-17-1986
24,11.01,41

TUSCARAWAS COUNTY PUBLIC
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43-03743-000
601-649
4-17-1986
24,11.01,41

TUSCARAWAS COUNTY PUBLIC
LIBRARY
43-03743-000
601-649
4-17-1986
24,11.01,41



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: 229 FIRST DR. NW NEW PHILADELPHIA, OHIO

Buyer(s): _____

Seller(s): PAMELA MAY & BARBARA J. CERONE

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____

The seller will be represented by _____, and _____

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 AUCTION and real estate brokerage PISSOCCA-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 _____

[Signature] 5/25/10
SELLER/LANDLORD DATE

[Signature] 5/26/10
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) DRW 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.

<u>[Signature]</u> Seller	<u>5/25/10</u> Date	<u>[Signature]</u> Seller	<u>5/24/10</u> Date
<u>[Signature]</u> Purchaser	 Date	 Purchaser	 Date
<u>[Signature]</u> Agent	 Date	 Agent	 Date

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

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