



ALBAN TITLE

204 2nd St. NE ♦ New Philadelphia, Ohio 44863
Phone: (330) 343-5800 ♦ Fax: (330) 343-5877 ♦ www.albantitle.com

TAX AND LEGAL REPORT

DATE: 7/15/2010

REQUESTED BY: Brooke @ Wallick Auctions

PROPERTY ADDRESS: 359 E. Tuscarawas Avenue

PRESENT OWNER: Metcalf, Marie S.

VOL: 554

PAGE: 785

TRANSFER: 5/1/1980

PARCEL NO: 09-00363.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2009 TAX
DUPLICATE IN MARIE S. METCALF.

PARCEL NO: 09-00363.000

DESC: WHOLE 212

VALUATIONS:

LAND:	3,940
BUILDINGS:	16,650
TOTAL:	20,590
HOMESTEAD:	
AUV:	

TAXES:

GENERAL TAXES:	656.06
REDUCTION:	-196.73
10% ROLLBACK:	-46.83
2 1/2 % REDUCTION:	-11.04
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	410.46
UNPAID REAL:	
CURRENT SA:	6.00
ADJUSTMENT:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	416.46

Special Assessments:

Map No.:

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.

2008
PARCEL 69-08343-000
DISTRICT 69-CLAY IMP-GHALLERHITTEN LORP
MAP NUMBER 10
SECTION & PLAT
ROUTING NUMBER 59-000
PROPERTY CLASS 510-SINGLE FAMILY OWNER OCCUPY
PROPERTY ADDRESS 359 E TUSCANNAS AVE
NEIGHBORHOOD 05002

DOWNER METCALF MARIE S
TUSCANNAS COUNTY - LARRY LEONBERG
COMMENTS/REMARKS
NOTE: SHIP IS HOOKED TO FRONT OF GARAGE RES #1

MOLE 212

[2]

VALUATIONS		2008	
TOPOGRAPHY	UTILITIES	STREET/ROAD	NEIGHBORHOOD
LEVEL	WATER	PAVED	IMPROVING
ROLLING	SEWER	UNPAVED	STATIC
LOW	ELECTRIC	PROPOSED	MARKET
ROUGH	GAS	SIDEWALK	LAND
	WELL	ALLEY	TOTAL
			ASSESSED
			LAND
			IMPR
			TOTAL
			11,250
			47,578
			58,828
			3,948
			36,638
			281,598

LAND USE	SOIL ID	ACRES	SO. FOOT/DEPTH	BASE RATE	FCTR	BASE VALUE	ADJUST REASON	ADJUST AMT	BOR	MARKET VALUE

CONSTRUCTION COSTS		LEVEL	BASE AREA	PRECING	DIFFER	AREA	VALUE
EXTERIOR	2	2	14				
ATTIC							
BSKMT							
CRANL/HB							
TOTAL BASE							
LOW TYPE ADJUSTMENT							
SUB TOTAL							
UNFINISHED INTERIOR							
CEILING							
WALL LIVING UNITS							
BK ROOM							
FIREPLACE							
LINEAL BRICK							
NO HEATING							
AIR CONDITIONING							
PLUMBING							
NO PLUMBING							
SUB TOTAL							
UNITS							
GARAGES & CARPORTS							
EXTERIOR FEATURES							
SUB TOTAL							
GRADE/DESIGN FACTOR							
REPRODUCTION COST							

SUPERVISOR OF IMPROVEMENTS		YEAR	REPRODUCTION COST	YEAR	REPRODUCTION COST	YEAR	REPRODUCTION COST
11-1-88	1355	11-1-88	1355	11-1-88	1355	11-1-88	1355

ID	USE	ST	HT	SIZE	AREA	ADD-ONS	RATE	REPRODUCTION COST	YEAR	REPRODUCTION COST	YEAR	REPRODUCTION COST	MARKET VALUE
2	SHUP			26X20	520				11-1-88	1355	11-1-88	1355	2,358

TRANSFER		DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT	DEED TYPE	Y	LO	NOFF	DIFFERENCE

APPRAISER:		DATE:	CONTACT:	LISTED:	REVIEWED:

09-00142-000
06/10/2006
06,10,51,000

TREACLE JAMES V.
09-00142-000
1181-1546
03/15/2005
06,10,53,000

09-00438-000
06-08-732
06-2-1982
06,10,53,000

BECKMAN JOHN CHARLES & KATHY E
09-00495-000
1326-563
03/9/2010
06,10,54

METCALF MARIE M.
09-00363-000
VoIPge
5-1-1980
06,10,55

SIMMERMAN SCOT W & DANIELLE L
09-00554-000
1260-2096
07/6/2007
06,10,56,000

HAMILTON KENNETH G - TRUSTEE I
09-00244-000
1184-0244
06,10,57,000

VILLAGE OF GNADENRUTTEN
09-00715-000
VoIPge
06,8,24,000

06,8,*
09-00857-000
06,8,57,000

ELM

TUS

DEVALI BETTY
09-00613-000
064-383
06,8,57,000

09-00191-000
06-28-1996
06,9,14,44

RYAN DONALD E & HOLLY S
09-00191-000
06-28-1996
06,9,14,44

169

49.5

1214

09-00194-000
06,8,24,000

06,8,24,000
06/16/2003
06,8,24,000



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: 359 TUSCARAWAS Ave Gaden

Buyer(s): _____

Seller(s): MAURIE METCALF ESTATE

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____ AGENT(S) _____, and _____ BROKERAGE _____

The seller will be represented by _____ AGENT(S) _____, and _____ 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 Adams and real estate brokerage Pissocna Matthews 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

Sandra Metcalf
SELLER/LANDLORD DATE

BUYER/TENANT DATE

Jennie L. Metcalf
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 (Initials)

- (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 (Initials)

- (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.

<u>X. David M. Stewart</u> Seller	_____ Date	<u>Jessie L. McCreary</u> Seller	6/22/10 Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	6/22/10 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>



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318