

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: March 30, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 12267 Baughman St., S.W. Navarre Ohio

PRESENT OWNER: Mary A. Randall

INSTRUMENT NO.: 200907160029012

PARCEL NO: 67-01142.000

=====

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

Mary A. Randall

PARCEL NO.: 67-01142.000
DESC. Whole 285

VALUATIONS:

LAND: 1750
BUILDING: 22930
TOTAL: 24680
AJV:

Special Assessments: None

TAXES:

GENERAL TAXES: \$ 895.88
TAX REDUCTION: \$ - 239.02
10% ROLLBACK: \$ - 65.69
2 1/2% REDUCTION \$ - 16.42
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 574.75
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Taxes for the year 2009 are paid.
Taxes for the first half year 2010 are determined but not yet due.

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.

Stark County, Ohio Auditor's office: Kim R. Perez
Parcel - 6701442

Page 1 - Run at 3/30/2010

GENERAL PARCEL INFORMATION

Owner RANDALL MARY A
 Property Address 12267 BAUGHMAN ST SW,
 Mailing Address 12267 BAUGHMAN ST SW
 NAVARRRE OH 44862
 285 WH NORTH BREWSTER
 Legal Description 510 - Residential, 1-Family Dwelling
 Number Of Cards 1
 DTE Classification RESIDENTIAL
 Property Class
 Tax District 67 SUGARCREEK TOWNSHIP-FAIRLESS LSD
 School District 7504 FAIRLESS LSD
 Neighborhood 067-04-01-01
 MapBlock 00385E108

LAND

Code 001 - HOUSE/LOT
 Acreage 40
 Frontage 100
 Depth 400
 Sq Ft 4000
 Method FF
 Rate 240
 Adj %
 Value \$4,552



SALES

Date	Work Order	Work Order Year	# Parcels	Acres	Sale Price	Taxable Value
8/8/2006	10835	2006	NO	NO	\$0	\$15,850
12/18/1992	14029	1992	3	YES	\$93,900	\$420

RECENT SALE

Date	Prior Owner	Sale Price	Taxable Value	No. Parcels
8/8/2006		\$0	\$15,850	

VALUATION

Year	Land Value	35% Land	Building Value	35% Building	Total Value	35% Total
2006	\$6,000	\$1,750	\$65,500	\$22,825	\$71,500	\$24,890
2006	\$6,000	\$1,750	\$63,000	\$22,050	\$69,000	\$23,800
2003	\$7,000	\$1,950	\$49,700	\$15,230	\$44,700	\$15,650

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: March 30, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 12267 Baughman St., S.W. Navarre Ohio

PRESENT OWNER: Mary A. Randall

INTRUMENT NO.: 2009071629012

PARCEL NO: 67-01193.000

=====

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

Mary A. Randall

PARCEL NO.: 67-01193.000

DESC. Whole 286

VALUATIONS:

LAND: 350
BUILDING: 630
TOTAL: 980
AUV:

Special Assessments: None

TAXES:

GENERAL TAXES: \$ 35.57
TAX REDUCTION: \$ - 9.49
10% ROLLBACK: \$ - 2.81
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 23.47
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

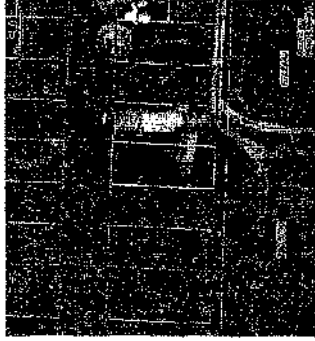
Taxes for the year 2009 are paid.
Taxes for the first half year 2010 are determined but not yet due.

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.

Stark County, Ohio Auditor's office: Kim R. Perez
 Parcel - 6701193



GENERAL PARCEL INFORMATION

Owner: RANDALL MARY A
 Property Address: BARBER AVE SW,
 Mailing Address: 12267 BAUGHMAN ST SW
 NAVAARRE OH 44662
 266 W NORTH BREWSTER
 Legal Description: 599 - Residential, Other Structures
 Number Of Cards: 1
 DTE Classification: RESIDENTIAL
 Property Class: 67 SUGARCREEK TOWNSHIP-FAIRLESS LSD
 Tax District: 7604 FAIRLESS LSD
 School District: 067-00-00-01
 Neighborhood: 003SE/06
 Map/Block:

LAND

Code	Acreage	Frontage	Depth	Sq Ft	Method	Rate	Adj %	Value
810 - EXCESS LAND	40	100	4000	FF	240	80		\$960

RECENT SALE

Date: 6/9/2008
 Prior Owner: Stated Value: Taxable Value: No. Parcels:
 50 \$1,720

Date	Work Order	Year	# Parcels	Acreage	Sale Price	Taxable Value
12/13/1992	14026	2008	3	YES	\$53,800	\$2,210

VALUATION

Year	Land Value	35% Land	Building Value	35% Building	Total Value	35% Total
2008	\$1,000	\$350	\$1,800	\$630	\$2,800	\$980
2006	\$1,000	\$350	\$1,300	\$455	\$1,650	\$578
2003	\$200	\$70	\$4,700	\$1,595	\$4,900	\$1,720

Stark County, Ohio Auditor's office: Kim R. Perez
 Parcel - 6707193
 Card - 1

A sketch is unavailable for this parcel.

RESIDENTIAL	
Bldg. Type	0 -
Year Built	Basement/Fing
No. Stories	No. Fireplaces
Sq. Ft.	Family Room
Quality Grade	Primary Value
Const. Type	0 %
Basement Fin. Quality	N/A
Heat Type	N/A
Bedrooms	NONE
Full Baths	NO
Half Baths	
	NO
	NO
	90

IMPROVEMENTS	
Name	Description
MAIN	Sq. Ft.

SECONDARY RESIDENTIAL					
Type	Wells	No. Stories	Constr. Type	Dimensions	Sq. Ft.
0102 - First Bsm	0	ONE STORY	P.O.L.E.	16x27	405
				Year	Grade
				1967	100
					Value
					\$1,758

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: March 30, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 12267 Baughman St., S.W. Navarre Ohio

PRESENT OWNER: Mary A. Randall

INSTRUMENT NO.: 200907160029012

PARCEL NO: 67-01194.000

=====

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

Mary A. Randall

PARCEL NO.: 67-01194.000

DESC. Whole 287

VALUATIONS:

LAND: 250
BUILDING: 0
TOTAL: 250
AUV:

TAXES:

GENERAL TAXES: \$ 9.07
TAX REDUCTION: \$ - 2.42
10% ROLLBACK: \$ - .66
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 5.99
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the year 2009 are paid.
Taxes for the first half year 2010 are determined but not yet due.

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.

Stark County, Ohio Auditor's office: Kim R. Perez
Parcel - 6701194

GENERAL PARCEL INFORMATION

Owner: RANDALL MARY A
Property Address: BARBER AVE SW,
Mailing Address: 12267 BAUGHMAN ST SW
NAVAHRE OH 44662
Legal Description: 287 WH NORTH BREWSTER
Number Of Cards: 1
DTE Classification: 500 - Residential Vacant Land
Property Class: RESIDENTIAL
Tax District: 67 SUGARCREEK TOWNSHIP-FARLESS LSD
School District: 7604-FARLESS LSD
Neighborhood: 067-00-00-01
Map/Block: 0038E/08

LAND
Code: 010 - EXCESS LAND
Acreage: 40
Frontage: 100
Depth: 4000
Sq Ft: 160
Method: 60
Rate: \$0
Adj %: \$650
Value: \$650



Page 1 - Run at: 3/30/2010

SALES

Date	Work Order	Work Order Year	# Parcels	Acres	NO	YES	Sale Price	Final Sale Price
8/9/2008	10635	2008	1	NO	NO	NO	\$0	\$1,020
12/14/1992	14028	1992	3	YES	YES	YES	\$23,502	\$70

RECENT SALE

Date	Prior Owner	Standard Value	Final Sale Price	Final Sale Price	Final Sale Price
8/9/2008		\$0	\$1,020	\$1,020	\$1,020

VALUATION

Year	Land Value	35% Land	Building Value	35% Building	Total Value	35% Total
2008	\$700	\$245	\$0	\$0	\$700	\$245
2006	\$1,000	\$350	\$2,000	\$700	\$3,000	\$1,050
2003	\$200	\$70	\$2,700	\$945	\$2,900	\$1,020

Stark County, Ohio Auditor's office: Kim R. Perez

Page 2 - Run at 3/30/2010

Parcel - 6701194

Card - 1

A sketch is unavailable for this parcel.

RESIDENTIAL			
SILO Type	0 -	Basement/Fag	NO
Year Built		No. Fireplaces	NO
No. Stories	N/A	Family Room	\$0
Condition		Priority/Value	
Sq. Ft.	0 %		
Quality Grade			
Contct. Type	N/A		
Basement Fin. Quality	N/A		
Arnt. Basement Finished	NONE		
Heat Type	NO		
Central Air			
Bedrooms			
Full Baths			
Half Baths			

IMPROVEMENTS

Name	Description	Sq. Ft.
MAIN		

SECONDARY RESIDENTIAL

Stark County GIS



Notes

A large empty rectangular box with a scroll bar on the right side, intended for user notes.



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) to the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 12267 BAUGHMAN ST SW
Buyer(s): _____
Seller(s): STACEY SCOTT

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) _____ works for the buyer and Agent(s) _____ works 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. Wellock and real estate brokerage Prudential 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>[Signature]</u>	DATE
BUYER/TENANT	DATE	SELLER/LANDLORD	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