

# 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



Base Detail with Tax Info

Page 1 of 1

Parcel ID	Address	Index Order	Card
4305656000	637 12TH ST NW	Address	1 of 1
<b>Property Location</b> 637 12TH ST NW			
<b>Tax Dist</b>	43 NEW PHILADELPHIA CORP	<b>Sqft</b>	1296
<b>Sch Dist</b>		<b>Yr Blt</b>	1967
<b>Land Use</b>	510 Single family owner occupied	<b>Rooms</b>	5
		<b>Bdrms</b>	3
		<b>Full Baths</b>	1
		<b>Half Baths</b>	0
<b>Owner Information</b>		<b>Mailing Information</b>	
CLARK DOROTHY		859 WABASH AVE NW	
		NEW PHILADELPHIA OH	
		44663-1042	
		<b>Property Information</b>	
		2 8 2 .286A	
<b>Board of Revision</b>	No	<b>Valid Sale</b>	No
<b>Homestead</b>	Yes	<b># of Parcels</b>	1
<b>2.5% Reduction</b>	Yes	<b>Deed Type</b>	AF
<b>Divided Property</b>	No	<b>Sale Amount</b>	\$0
<b>New Construction</b>	No	<b>Date</b>	5/2/2002
<b>Foreclosure</b>	No	<b>Conveyance #</b>	90628
<b>Other Assessments</b>	No	<b>Deed Number</b>	
<b>Front Ft.</b>	0.00	<b>Acres</b>	0.290
		<b>Mkt Land Value</b>	\$32,850
		<b>Cauv Value</b>	\$0
		<b>Mkt Impr Value</b>	\$80,510
		<b>Total Value</b>	\$113,360
		<b>Annual Taxes</b>	\$1,096.52



Legal Disclaimer

THE ANNUAL TAX AMOUNTS REFLECTED DO NOT INCLUDE ANY SPECIAL ASSESSMENT CHARGES. PLEASE CONTACT THE COUNTY TREASURER'S OFFICE AT 330-365-3254 PRIOR TO SUBMITTING ANY PAYMENTS TO VERIFY THE TOTAL AMOUNT DUE.

This page of data is dated as of 2/2/2009

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

Page No 1  
 PARCEL ID 4305656000  
 TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD  
 CARD 1 of 1 ADDRESS 637 12TH ST NW ACCOUNT # 4305656000  
 Created on 9/14/2010 at 2:36:01 PM

<b>GENERAL INFORMATION</b> Use Code: 910 Single family a State Code: R MHID Code: 04.09 Topography: 0 Access: Tax District: 43 NEW PHILADELPHI School Dist: 43 Routing #: 13.009		<b>OWNERSHIP &amp; MAILING ADDRESS</b> CLARK DOROTHY 859 W68BASH AVE NW CLARK DOROTHY 116202001 LAMPE GERTRUDE 01815 00214		<b>SALES HISTORY</b> Sale Date 11/20/2001 11/20/2001 2/27/1987 Conveyance # 01825 01815 00214 Sale Price \$38,000 \$38,000 \$33,500	
<b>PROPERTY DESCRIPTION</b> 2 8 2 .286A		<b>ASSESSMENT HISTORY</b> Land \$52,850 Improvement \$60,510 Total \$113,360			
<b>LAND INFORMATION</b> Acres 6.00 Front 85.00 Depth 150 # Units 0 Depth Factor 0 Adjustment Type					
<b>PUBLIC NOTES:</b> TR007: 10% Land 10% Imp 2890 Land 7320 Imp		<b>PROPERTY SKETCH</b> 			
<b>ADDITIONAL NOTES</b>					

Page No 2  
 PARCEL ID 4305656000  
 TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD  
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<b>ADDITIONAL NOTES</b>					
<b>DWELLING CHARACTERISTICS</b>					
Stories: 1.00 Base of Fin: 7 Brick Roofing: 1 Asphalt Shingle Heating: 4 Gas Addn Heat: No Basement: 2 Concrete AC	Total Area: 624 Main Area: 432 Fin Lvg: 654 Upper Floor: 0 Base/Garage: 0				

TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

Attic: 6 Total Rooms: 0 Family Rooms: 0 Dining Rooms: 0 Living Rooms: 1867 Yr Built: 0 Yr Rndd: 0 Est Yr Built: 1967		Bedrooms: 3 Full Baths: 1 Half Baths: 0 Fireplaces: 0 Grnd: C, L100 Cond: AV, Average		Fin Bmnt Type: 432 Fin Bmnt Sft: 0 Replace Type: 0 PP Shkvs: 3, Sub/Joar Floor: 0 Foundation: 0	
<b>Features</b> Graded		<b>Unit Type</b> Graded		<b>Additions</b> Type: 2CBG, LCP, OPP Area: 872, 176, 224 1st Flr: 0, 0, 0 Upr Flr: 0, 0, 0 HF Flr: 0, 0, 0 Attic: 0, 0, 0 Bmnt: 0, 0, 0 Stories: 0, 0, 0 Yr Bnt: 0, 0, 0	
<b>Improvements</b> Type: Attic, Bmnt, Graded, Width, Stories, Unit Type Length, Area, Yr Bnt Efr Year Bldt, Condition, Let Grd, Grade Inc., C.F.					



# 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: 637 12th St NW New Philadelphia, Ohio

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

Seller(s): DOROTHY CLARK ESTATE

### 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. Wallace - Realtor and real estate brokerage Piscataway - 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 \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

Don R. Wallace 8-23-10  
SELLER/LANDLORD 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) ORW 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>8-23-10</u> Date	Seller	_____	Date
_____	_____	Purchaser	_____	Date
<u>[Signature]</u> Agent	<u>8/23/10</u> 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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