

# 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



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## TAX & LEGAL REPORT

REQUESTED BY: Don                      BROKER: Wallick Auctions                      DATE: 9/23/10

PROPERTY ADDRESS:                      9413 St Rte 93 NW - Dundee, Oh 44624

LISTED ON CURRENT DEED AS:      Rose L Phillips

DEED VOLUME: ?              PAGE: ?                      DATE TRANSFERED: ?

LEGAL DESCRIPTION:              3 10 14 PR SE 2.057A

MAP NUMBER: 12

PERMANENT PARCEL NO: 19-00454-000

PREVIOUS SALE AMOUNT:

### CURRENT ASSESSED VALUATIONS

LAND	\$ 7,250	GROSS TAXES	\$942.64
BUILDING	\$22,620	TAX REDUCTION	-\$502.88
TOTAL	\$29,870	10% ROLLBACK	-\$ 70.13
		HOMESTEAD CREDIT	-\$285.01
		2 ¼%	-\$ 15.27
		CAUV VALUE	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$410.87
		MWCD ASSESSMENT	\$ 6.00
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$416.87

REAL ESTATE TAXES FOR THE FIRST AND SECOND HALF YEAR 2009 ARE PAID. REAL ESTATE TAXES 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*

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2088  
PROPERTY ADDR: 9413 ST. GREGORY RD  
CITY: GRAND RAPIDS MI 49508  
COUNTY: Kalamazoo  
NEIGHBORHOOD: 2-2116  
SECTION: 14  
TOWNSHIP: TRINITY  
PROPERTY CLASS: 513-1-FAMILY UNPLATTED 9-02-09

APPRaiser: [ ]  
DATE: [ ]  
CONTACT: [ ]  
REVIEWED: [ ]

LEVEL	SOIL TOY	RECHARGE	SO. FOOT/	BASE RATE	FCTR	BASE VALUE	ADJUSTED	ADJUST	ADJUST	MARKET
	ACTUAL FR	EFFEC FR	DEPT/L			12,750	REASON	FACTOR	FACTOR	VALUE
1	1.000	1.000	0.00	6.375	1.0	6,750	83	90		14,078
2	1.000	1.000	0.00	6.375	1.0	6,750				6,690
TOTAL										20,768

LAND USE	ACTUAL FR	RECHARGE	SO. FOOT/	BASE RATE	FCTR	BASE VALUE	ADJUSTED	ADJUST	ADJUST	MARKET
1	1.000	1.000	0.00	6.375	1.0	6,750	83	90		14,078
2	1.000	1.000	0.00	6.375	1.0	6,750				6,690
TOTAL										20,768

CONSTRUCTION DATA	LEVEL	AREA	REPRODUCTION	RATE	ADD-ONS	REPRODUCTION	GRID
EXTERIOR	1	3.5	1.00	16.20		56.70	C-3
FRAME/ALUMINUM	X	1.0	1.00	16.20		16.20	C
STUCCO	X	1.0	1.00	16.20		16.20	C
TOTAL						89.10	

CONCRETE	LEVEL	AREA	REPRODUCTION	RATE	ADD-ONS	REPRODUCTION	GRID
CONCRETE	1	1.0	1.00	16.20		16.20	C
CONCRETE	2	1.0	1.00	16.20		16.20	C
CONCRETE	3	1.0	1.00	16.20		16.20	C
CONCRETE	4	1.0	1.00	16.20		16.20	C
TOTAL						64.80	

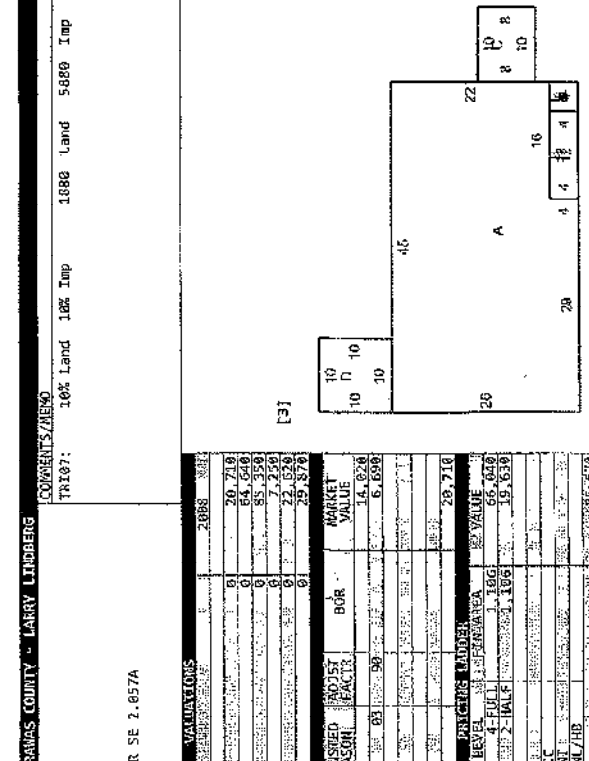
PLUMBING	LEVEL	AREA	REPRODUCTION	RATE	ADD-ONS	REPRODUCTION	GRID
PLUMBING	1	1.0	1.00	16.20		16.20	C
PLUMBING	2	1.0	1.00	16.20		16.20	C
PLUMBING	3	1.0	1.00	16.20		16.20	C
PLUMBING	4	1.0	1.00	16.20		16.20	C
TOTAL						64.80	

FINISHING	LEVEL	AREA	REPRODUCTION	RATE	ADD-ONS	REPRODUCTION	GRID
FINISHING	1	1.0	1.00	16.20		16.20	C
FINISHING	2	1.0	1.00	16.20		16.20	C
FINISHING	3	1.0	1.00	16.20		16.20	C
FINISHING	4	1.0	1.00	16.20		16.20	C
TOTAL						64.80	

HEATING	LEVEL	AREA	REPRODUCTION	RATE	ADD-ONS	REPRODUCTION	GRID
HEATING	1	1.0	1.00	16.20		16.20	C
HEATING	2	1.0	1.00	16.20		16.20	C
HEATING	3	1.0	1.00	16.20		16.20	C
HEATING	4	1.0	1.00	16.20		16.20	C
TOTAL						64.80	

REPRODUCTION COST	YEAR	REPRODUCTION	GRID
89.10	1993	C-3	
64.80	1993	C	
64.80	1993	C	
64.80	1993	C	
64.80	1993	C	
TOTAL			

REPRODUCTION COST	YEAR	REPRODUCTION	GRID
101.630	1993	C-3	
19.163	1993	C	
101.630	1993	C-3	
19.163	1993	C	
TOTAL			



[3]  
[4]

[1]  
[2]

REPRODUCTION COST	YEAR	REPRODUCTION	GRID
101.630	1993	C-3	
19.163	1993	C	
101.630	1993	C-3	
19.163	1993	C	
TOTAL			

REPRODUCTION COST	YEAR	REPRODUCTION	GRID
101.630	1993	C-3	
19.163	1993	C	
101.630	1993	C-3	
19.163	1993	C	
TOTAL			

REPRODUCTION COST	YEAR	REPRODUCTION	GRID
101.630	1993	C-3	
19.163	1993	C	
101.630	1993	C-3	
19.163	1993	C	
TOTAL			





# 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: 9413 St. Rt. 93 NW - Dundee, OH

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

Seller(s): Rose Phillips

## 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. WALLACE and real estate brokerage ESSOCIA MATHEWS 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 \_\_\_\_\_

Rose Phillips Jane Phillips POA  
SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

SELLER/LANDLORD \_\_\_\_\_ DATE 9-8-10

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**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>



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