

Data For Parcel 6500307

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 [Land](#) |
 [Valuation](#) |
 [Sales](#) |
 [Sketch](#) |
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 [Building](#) |
 [Pictometry](#)

Base Data

Parcel:	6500307
Owner:	DUERR, SONDRA ETAL
Site Address:	180 LYNWOOD DR.
Map Routing Number:	65 022 02 00300
Tax Map:	Click Here



[+] Map this property.

Tax Mailing Address

Address:	180 LYNWOOD DR
City State Zip:	MAGNOLIA OH 44643

Geographic Information

Tax District:	65 SANDY TOWNSHIP-MAGNOLIA VILLAGE-SANDY VALLEY LSD
School District:	7616 SANDY VALLEY LSD
City:	MAGNOLIA VILLAGE
Township:	SANDY
Neighborhood ID:	065-00-00-01

Legal

Number of Sheets:	1	Last Inspected:	05-18-2009
Legal Description:	37 WH K W CLINE SUBD 2	Allotment:	CLINE KW SUBD 2 -- Lot 37
DTE Classification:	510 - Residential, 1-Family Dwelling	Building Type:	11 - Ranch

Recent Sale

Transfer Date	Prior Owner	Stated Value	Taxable Value	No. Parcels	Acres Length Sale	Instrument No.	Work Order No.
11/19/1992		\$0	\$14,920		NO		1992 - 12957

Parcel History

No history data found for this parcel.



GENERAL PARCEL INFORMATION

Owner: DUERR SONDRAL ETAL
 Property Address: 180 LYNNWOOD DR,
 Mailing Address: 180 LYNNWOOD DR
 MAGNOLIA OH 44843
 Legal Description: 37 WH K W CLINE SUBD 2
 Number Of Cards: 1
 DTE Classification: 510 - Residential, 1 - Family Dwelling
 Property Class: RESIDENTIAL
 Tax District: 66 SANDY TOWNSHIP-MAGNOLIA VILLAGE-SANDY VALLEY LSD
 School District: 7616 SANDY VALLEY LSD
 Neighborhood: 0665-00-00-01
 Map/Block: 022702

Code	Average	Frontage	Depth	Sq Ft	Method	Rate	Adj %	Value
601 - HOUSE LOT	95	130	13050	FF	450			\$53,260

SALES

Date	Work Order	Year	A	Parents	Arms	Sale Price	Taxable Value
11/19/1982	12857	1982		MC	MC	\$0	\$14,300

RECENT SALE

Date	Prior Owner	Sold Value	Taxable Value	No. Parcels
11/19/1982		\$0	\$14,300	1

VALUATION

Year	Land Value	20% Land	Building Value	80% Building	Total Value	50% Total
2008	\$33,300	\$11,090	\$60,300	\$21,110	\$93,600	\$32,770
2006	\$33,300	\$11,090	\$60,300	\$21,110	\$93,600	\$32,770
2003	\$10,000	\$5,000	\$57,400	\$20,000	\$74,500	\$25,970

Stark County, Ohio Auditor's office: Kim R. Perez
 Parcel - 6500307

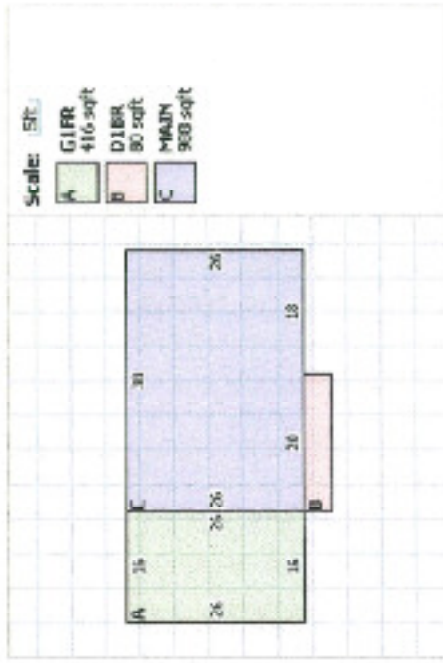
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RESIDENTIAL

Bldg Type 11 - Ranch
 Year Built 1964
 No. Stories ONE STORY
 Condition GOOD
 Sq. Ft. 900
 Quality Grade 100 %
 Const. Type F R A M E
 Basement Fin. Quality LOWER
 Amt. Basement Finished PART
 Heat Type GAS
 Central Air YES
 Bedrooms 3
 Full Baths 1
 Half Baths

BasementFlag
 No. Fireplaces
 Family Room
 Primary Value

YES
 NO
 \$60,297



IMPROVEMENTS

Name	Description	Sq. Ft.
MAIN	RANCH	588
G1PR	GARAGE-1 SLY FRAME	418
D1BR	DECK- 1 SLY BRICK	80

SECONDARY RESIDENTIAL

Type	Value	No. Stories	Cond. Type	Dimensions	Sq. Ft.	Year	Grade	Value
0020 - Non-Residing	0			10x12	120			50

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Land Data

Parcel: 6500307
Owner: DUERR SONORA PTAL
Site Address: 180 LYNNWOOD DR

Map Routing Number: 65 022 02 00200
Tax Map: [Click Here](#)



[+] Map this property.

Land

Code	Acreage	Frostage	Depth	Sq. Ft.	Method	Rate	Adj. %	Value
001 - HOUSE LOT		95	190	18050	FF	450		\$33,260

Current Market/Override Value (rounded to the nearest hundred dollars): Override Year: Override Text: Board of Revision Case Number:	\$33,300
--	--------------------------

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Valuation Data

Parcel: 6500307
Owner: DUERR SONDRÁ ETAL
Site Address: 180 LYNNWOOD DR

Map Routing Number: 65 022 02 00200
Tax Map: [Click Here](#)



[+] Map this property.

Valuation

Year	Land Value Assessed (35%)	Land Building Value Assessed (35%)	Building	Total Value Assessed (35%)	Total	
2005	\$33,300	\$11,660	\$60,300	\$21,110	\$93,600	\$32,770
2006	\$33,300	\$11,660	\$60,300	\$21,110	\$93,600	\$32,770
2007	\$15,800	\$5,880	\$57,400	\$26,090	\$74,200	\$25,970

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Sketch Data

Parcel: 6500307
Owner: DUERR, SONDRA ETAL
Site Address: 180 LYNNWOOD DR

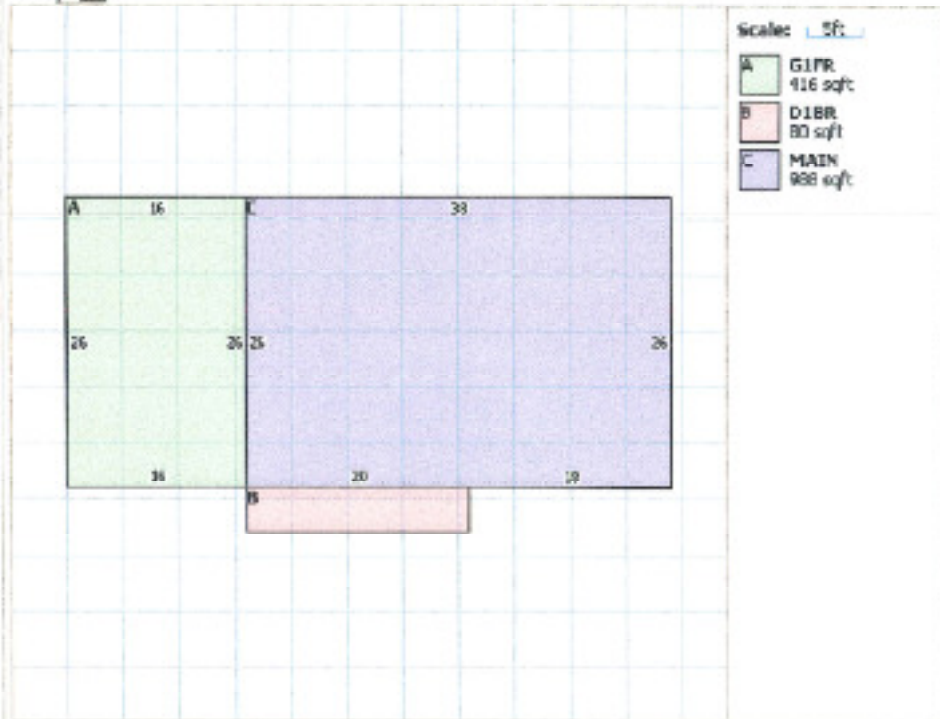
Map Routing Number: 65 022 02 00200
Tax Map: [Click Here](#)



[+] Map this property.

Sketch

Card: 1



Improvements

Name	Description	Square Feet
MAIN	RANCH	988
G1FR	GARAGE-1 Sty FRAME	416
D1BR	DECK-1 Sty BRICK	80

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If you have any questions regarding the actual payments on this parcel, please call the Treasurer's office at 330-451-7814. Check previous years' taxes on the Stark County Treasurer's site. Use the Stark County Tax Estimator.

Tax Data

Parcel: 6500307
Owner: DUERR SONORA ETAL
Site Address: 180 LYNNWOOD DR

Map Routing Number: 65 022 02 00200
Tax Map: [Click Here](#)



[+] Map this property.

Tax Information

Taxable Land Value:	\$11,660	Taxable Building Value:	\$21,110
2.5 Discount:	YES	Homestead Reduction:	NO
CAUV Recoupment:		Recoupment Amount:	0
Board Of Revision:		Tax Abatement:	
Homeowner Discount:		Vol Demolition:	
Homestead Deduction Year:		Homestead Land Value:	
Homestead Deduction:		Ag Use Value:	NO

Tax Billing Information

Type	1st Half Due	1st Half Payment	1st Half Date	1st Half Penalty	2nd Half Due	2nd Half Payment	2nd Half Date	2nd Half Delinquency	2nd Half Delq Date
CURRENT TAX	\$1,509.06				\$1,509.06				
TAX REDUCTION	(\$435.61)				(\$435.61)				
10% ROLLEBACK	(\$107.34)				(\$107.34)				
2.5% DISCOUNT	(\$26.84)				(\$26.84)				
TOTAL	\$939.27				\$939.27				

Special Assessments

No data found for this parcel.

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Building Data

Parcel: 6500307
Owner: DUFER SONDRAL ETAL
Site Address: 180 LYNNWOOD DR

Map Routing Number: 65 022 02 00200
Tax Map: [Click Here](#)



[1] Map this property.

Card 1 of 1

Building

Building Type:	11 - Ranch	Year Built:	1964
No. Stories:	ONE STORY	Condition:	GOOD
Living Area Sq Ft:	958	Quality Grade:	100 %
No. Bedrooms:	3	Construction Type:	F R A M E
Quality Basement Finish:	LOWER	Amount Basement Finish:	PART
Heat Type:	GAS	Central Air:	YES
Full Baths:	1	Half Baths:	
Basement:	YES	No. Fireplaces:	
Family Room:	NO	Primary Value:	\$60,257

Secondary Building

#	Building Type	Walls	Stories	Constr. Type	Frontage	Depth	Sq. Ft.	Year Built	Grade	Condition	% Adjust.	Reason	Value
1	0920 - PP Building		0		10	12	120						50

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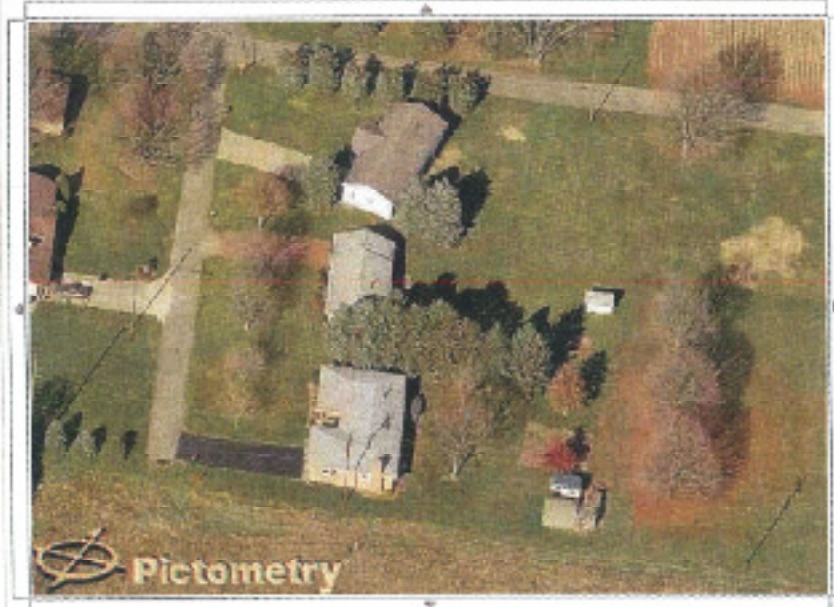
Pictometry Data

Parcel:	6500307
Owner:	DUERR, SONDR A ETAL
Site Address:	180 LYNNWOOD DR
Map Routing Number:	65 022 02 00200
Tax Map:	Click Here



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Direction: [N](#) North [E](#) East [S](#) South [W](#) West Zoom: [In](#) [Out](#)



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Map

Interest Vacant/Sales Background

- Parcels [🔗](#)
- CORS Stations
- Addresses
- Parcel Numbers
- Lot Numis
- Acreage
- Dimensions
- Routing Numbers
- Road Right-Of-Way

POLITICAL SUBDIVISIONS [▶](#)

Selection



65000003 65000004 65000005 65000006 65000007 65000008



STATE OF OHIO
DEPARTMENT OF COMMERCE

11/6/08

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301.5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

180 Lynnwood Dr., Magnolia, OH 44643

Owner Name(s):

Sandra Duerr and others

Date: Sept. 24, 20 10

Owner is is not occupying the property. If owner is occupying the property, since what date: _____

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) **WATER SUPPLY:** The source of water supply to the property is (check appropriate boxes):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

Yes No If "Yes", please describe: _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Owner's Initials SDI Date 9/24/10 Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 180 Lynnwood Dr., Magnolia, OH 44643

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: _____
Do you know of any current leaks, backups or other material problems with the sewer system servicing the property? Yes No
If "Yes", please describe: _____

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any current leaks or other material problems with the roof or rain gutters? Yes No
If "Yes", please describe: _____

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects in the property, including but not limited to any area below grade, basement or crawl space? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):
Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe: _____

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years): _____

Owner's Initials SLD Date 9/24/10 Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 180 Lynnwood Dr, Magnolia, OH 44643

G) **WOOD BORING INSECTS/TERMITES:** Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No

If "Yes", please describe: _____

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: _____

H) **PRESENCE OF HAZARDOUS MATERIALS:** Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

I) **FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**

Is the property located in a designated flood plain?

Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

Yes No Unknown

J) **DRAINAGE/EROSION:** Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe: _____

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: _____

K) **ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION:** Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, which could affect the property? Yes No

If "Yes", please describe: _____

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? Yes No

If "Yes", please describe: _____

Owner's Initials SLO Date 9/24/10

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 180 Lynnwood Dr, Magnolia, OH 44643

L) **BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property?

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: _____

M) **UNDERGROUND STORAGE TANKS/WELLS:** Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

N) **OTHER KNOWN MATERIAL DEFECTS:** The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Henry M. Black DATE: 9-24-2010
OWNER: Donald L. Dwyer 9/24/2010 DATE: 9-24-2010
OWNER: Donald L. Dwyer DATE: 9-24-2010
OWNER: Barbara Dwyer-Lavin 9-29-2010

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____



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: 180 LYNNWOOD DRIVE MAGNOLIA, OHIO

Buyer(s): _____

Seller(s): OLIERA PROPERTY

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. Wapich Auctions and real estate brokerage PISSOCKA-MATHIAS 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 clients.

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/BUYERS _____ DATE _____
SELLER/SELLERS _____ DATE _____

X James M. Black 9-24-2010
 P Sandra L. Davis 9/24/2010
 X SELLER Donna P. Davis 9-24-2010
 X SELLER Barbara P. Davis 9-24-2010

Disclosure of Information on Lead-Based Paint and 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 (initial)

- _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- 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 one below):
- 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).

- 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 one below):
- 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
- 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)

[Signature] (1) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) 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 provided by the signatory is true and accurate.

<i>[Signature]</i> Seller	<i>9-24-2010</i> Date	<i>[Signature]</i> Seller	<i>9-24-2010</i> Date
<i>[Signature]</i> Agent SELLER	<i>9/24/2010</i> Date	<i>[Signature]</i> Agent SELLER	<i>9-24-2010</i> Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date

Don R Wallid 9-24-10

**OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE A**

1. Effective Date: September 24, 2010

2. Policy or Policies to be issued: Amount

a. Owner's Policy \$ TBD
Identify which Owner Policy to be used: 2006 ALTA Other _____

Proposed Insured:

b. Loan Policy \$ TBD
Identify which Loan Policy to be used: 2006 ALTA Other _____

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is fee simple. (Identify estate covered, i.e. Fee, Leasehold, etc.)

4. Title to the _____ estate or interest in the land is at the Effective Date vested in:

Sandra Duerr, Nancy M. Black, Donald A. Duerr and Barbara Swier

5. The land referred to in this Commitment is described as follows:

See "Exhibit A" attached for a complete description of the property.

*NOTE TO AGENT: Items 3 and 4 may be combined or item 3 eliminated completely in instances where the estate to be covered has already been created and is the same as the estate reported on as of the Effective Date of the Commitment. If, however, the estate to be covered is less than a fee and has not yet been created and the estate reported on at the Effective Date of the Commitment is the fee, then it would be more appropriate to set forth both items 3 and 4 in the language suggested or in appropriate language, these being matters of format rather than substance.

Issuing Agent L. Jay Clark, Jr.
Agent Control No. CO535
Address 201 North Market St.
City, State, Zip Minerva, OH 44657
Telephone 330-868-4210

<p>Ohio Bar Title Insurance Company Insurance Fraud Warning</p> <p>Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.</p>

EXHIBIT A:

Situated in the Village of Magnolia, County of Stark and State of Ohio:

Known as and being Lot No. 37 in K. W. Cline's Subdivision No. 2, in the Village of Magnolia, as set forth in Plat Record 32, Page 31 of the Stark County, Ohio Records.

Subject to building set-back line of 48 feet from Lynnwood Drive as set forth on the recorded plat of K. W. Cline's Subdivision No. 2 recorded in Plat Book 32, Page 31 of the Stark County, Ohio Records.

Parcel No. 65-00307

OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B - SECTION I

Requirements:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.

2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:

Property will transfer with present legal description.

OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B -- SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Right of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. Tax Information: Parcel No. 65-00307
Land 33,300 Bldg 60,300 Total 93,600. Taxes for 2009 are \$945.27 per half. All of 2009 has been paid.

NOTE:

Effective on January 1, 2007 all outstanding Closing Protection Letters issued by the Company on behalf of any Agent will be terminated by law. Pursuant to O.R.C. 3953.32 any Closing Protection Coverage requested for a real estate closing which takes place on or after January 1, 2007 can be provided only upon the form approved by the Ohio Department of Insurance. This Closing Protection Coverage must be transaction specific.

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

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