

# 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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PHONE: 330.364.6424 ★ FAX: 330.364.1763 ★ www.amtitle.com

## TAX & LEGAL REPORT

REQUESTED BY: Brooke      BROKER: Wallick Auctions      DATE: 10/8/10

PROPERTY ADDRESS:      131 Pinedale Drive - Dover, Ohio 44622

LISTED ON CURRENT DEED AS:      Cheryl Lynn Ackerman, married and Kenneth Allen  
Bateman, married

DEED VOLUME: 1321      PAGE: 2416      DATE TRANSFERED: 12/28/2009

LEGAL DESCRIPTION:      WHOLE 4482

MAP NUMBER: 80

PERMANENT PARCEL NO: 15-048545-013

PREVIOUS SALE AMOUNT:

### CURRENT ASSESSED VALUATIONS

LAND	\$10,050	GROSS TAXES	\$2012.81
BUILDING	\$41,160	TAX REDUCTION	-\$ 750.98
TOTAL	\$51,210	10% ROLLBACK	-\$ 126.18
		HOMESTEAD CREDIT	-\$ 186.04
		2 ½%	-\$ 31.55
		CAUV VALUE	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$ 918.06
		MWCD ASSESSMENT	\$ 6.00
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$ 924.06

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*  
231 North Walnut Street • Dover, Ohio 44622 1200



MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: **15-04845-013** Address: **131 PINEDALE DR** Owner: **CHERYL LYNN ACKERMAN** Legal: **WHOLE 4482**

Summary Tax Transfer History Payman History

Property

Tax District: 15-DOVER MUNI TWP - DOVER CORPORATION  
 Class: S-F-SINGLE FAMILY OWNER OCCUPIED  
 Neighborhood:  
 Subdivision:  
 Lot #: CD Year: Map #:

Deed

Acres:  
 Volume: 1371 Page: 2416  
 Sold: 12/23/2009 Price:

Values

	Appraised	Assessed
Land:	29,710	10,400
Improvements:	118,880	41,500
<b>Total:</b>	<b>148,590</b>	<b>51,900</b>

CAUV:

Nonresidential:

Ownership Info

Name: ACKERMAN CHERYL LYNN  
 BATEMAN KENNETH ALLEN  
 Address: 131 PINEDALE DR  
 DOVER OH 44622

Taxpayer Information - Last Modified 01/05/2010

Name: ACKERMAN CHERYL LYNN  
 Address: 131 PINEDALE DR  
 DOVER OH 44622

Tax Rates

Whole: 77.52 Effective: 48.587257

Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	918.06	918.06	918.06	1,836.12
Specials:	0.00	6.00	6.00	6.00	12.00
<b>Total:</b>	<b>0.00</b>	<b>924.06</b>	<b>924.06</b>	<b>924.06</b>	<b>1,848.12</b>
<b>Paid:</b>	<b>0.00</b>	<b>924.06</b>	<b>924.06</b>	<b>924.06</b>	<b>1,848.12</b>
<b>Due:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Escrow:</b>					<b>0.00</b>

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Currently Viewing

Number: **15-04845-013** Address: **131 PINEDALE DR** Owner: **CHERYL LYNN ACKERMAN** Legal: **WHOLE 4482**

Summary Tax Transfer History Payment History

Current Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
REAL PROPERTY 2009	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	918.00	918.06	918.06	1,836.12
GROSS	0.00	2,012.81	2,012.81	2,012.81	4,025.62
CREDIT	0.00	-750.58	-750.58	-750.58	-1,501.16
ROLLBACK	0.00	-126.18	-126.18	-126.18	-252.36
HOMESTEAD	0.00	-186.04	-186.04	-186.04	-372.09
2.12%	0.00	-31.55	-31.55	-31.55	-63.10
PENALTY	0.00	0.00	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
PAID	0.00	918.06	918.06	918.06	1,836.12
07/13/2010	0.00	0.00	0.00	918.06	918.06
02/22/2010	0.00	918.06	918.06	0.00	918.06
SURPLUS	0.00	0.00	0.00	0.00	0.00
C98000000-MVCD	0.00	0.00	0.00	0.00	0.00

Charge Totals

	Prior	1st Half	Sub-Total	2nd Half	Total
TAXES	0.00	0.00	0.00	0.00	0.00
SPECIALS	0.00	0.00	0.00	0.00	0.00
REFUNDS	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00

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Number: **15-04845-013** Address: **131 PINEDALE DR** Owner: **CHERYL LYNN ACKERMAN** Legal: **WHOLE 4482**

Summary Tax Transfer History Payment History

Date	Grantee(s) / Grantor(s)	Parcel(s)	Acres	Conveyance No.	Deed Type	Sale Type	Amount	Valid
12/26/2008	To: ACKERMAN CHERYL LYNN To: BATEMAN KENNETH ALLEN From: SCOTT HOMER	15-04845-012		9001530	TRUSTEE DEED	Both		
		15-04845-013						
12/7/2009	To: SCOTT HOMER From: SCOTT MARILYN S TRUSTEE-MARILYN R SCOTT REV LIV TRUST	15-04845-012		EC01418	AFFIDAVIT	Both		
		15-04845-013						
6/24/1997	To: SCOTT MARILYN R TRUSTEE MARILYN R SCOTT REV LW From: SCOTT MARILYN REED	15-04845-013	0.000	1265		None		
12/31/1989	To: SCOTT MARILYN REED From: WALDENMYER INVESTMENTS INC	15-04845-013		2453		Other	\$15,000	



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DEED VOLUME: 1321      PAGE: 2416      DATE TRANSFERED: 12/28/2009

LEGAL DESCRIPTION:      WHOLE 4481

MAP NUMBER: 80

PERMANENT PARCEL NO: 15-048545-012

PREVIOUS SALE AMOUNT:

CURRENT ASSESSED VALUATIONS

LAND	\$10,750	GROSS TAXES	\$431.01
BUILDING	\$	TAX REDUCTION	-\$160.81
TOTAL	\$10,750	10% ROLLBACK	-\$ 27.02
		HOMESTEAD CREDIT	-\$
		2 ½%	-\$
		CAUV VALUE	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$243.18
		MWCD ASSESSMENT	\$
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$243.18

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

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Summary Tax Transfer History Payment History

Property

Tax District: 15-DOVER MUNI TWP - DOVER CORPORATION  
 Class: 500-RESIDENTIAL VACANT LAND  
 Neighborhood:  
 Subdivision:  
 Lot #: CD Year: Map #:

Deed

Acres:  
 Volume: 1321 Page: 2416  
 Sold: 12/28/2009 Price:

Values

	Appraised	Assessed
Land:	31,770	11,120
Improvements:		
<b>Total:</b>	<b>31,770</b>	<b>11,120</b>

CAUV:

Nonresidential:

Ownership Info

Name: ACKERMAN CHERYL LYNN  
 GATEMAN KENNETH ALLEN  
 Address: 131 PINEDALE DR  
 DOVER OH 44622

Taxpayer Information - Last Modified 01/05/2010

Name: ACKERMAN CHERYL LYNN  
 Address: 131 PINEDALE DR  
 DOVER OH 44622

Tax Rates

Whole: 77.52 Effective: 48.587257

Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	243.18	243.18	243.18	486.36
Specials:	0.00	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>0.00</b>	<b>243.18</b>	<b>243.18</b>	<b>243.18</b>	<b>486.36</b>
<b>Paid:</b>	<b>0.00</b>	<b>243.18</b>	<b>243.18</b>	<b>243.18</b>	<b>486.36</b>
<b>Due:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Escrow:					0.00



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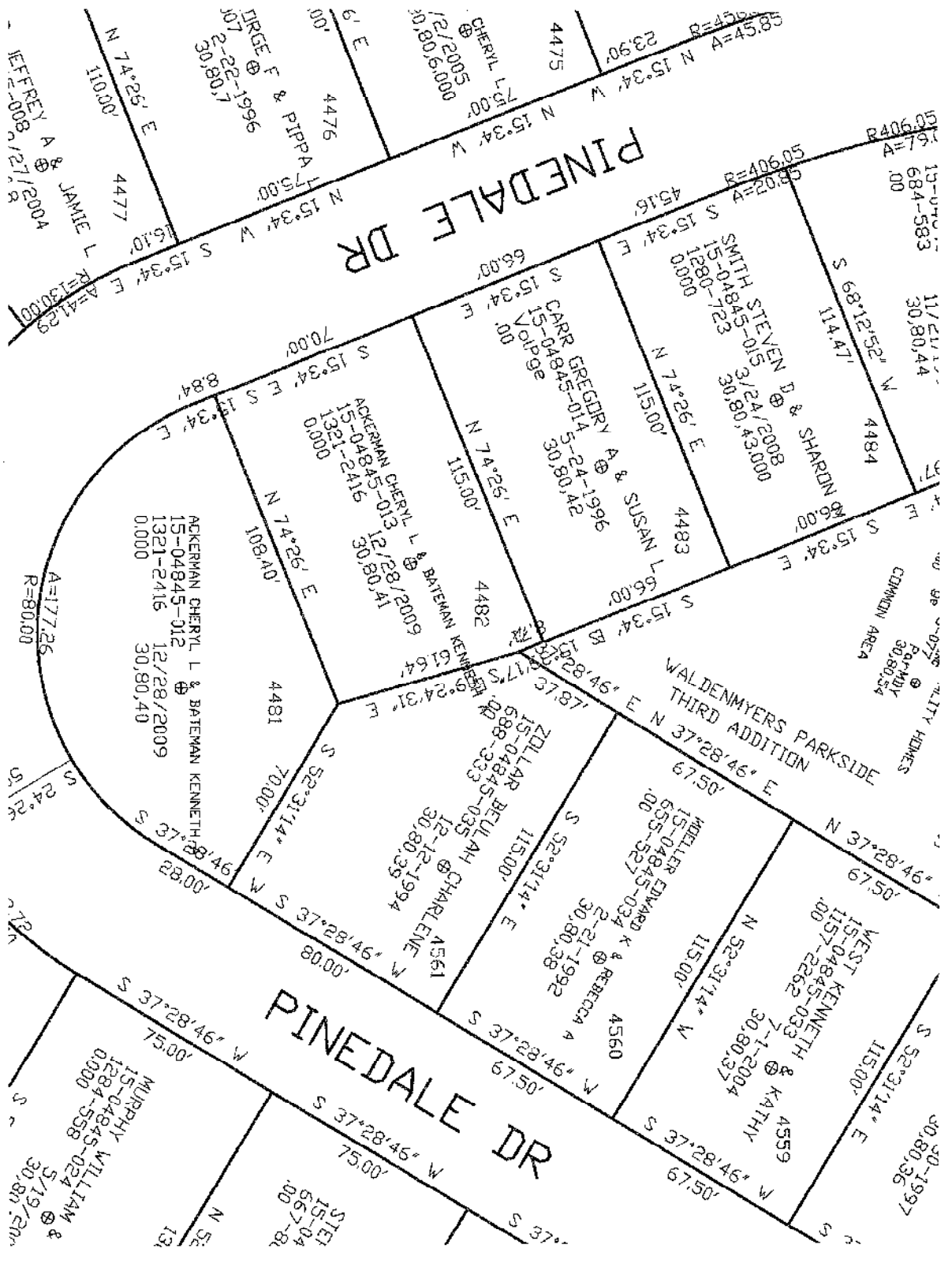
Summary Tax Transfer History Payment History

Current Charges

	Pror	1st Half	Sub-Total	2nd Half	Total
REAL PROPERTY 2009	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	243.18	243.18	243.18	486.36
GROSS	0.00	431.01	431.01	431.01	862.02
CREDIT	0.00	-160.81	-160.81	-160.81	-321.62
ROLLBACK	0.00	-27.02	-27.02	-27.02	-54.04
HOMESTEAD	0.00	0.00	0.00	0.00	0.00
2.12%	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
PAID	0.00	243.18	243.18	243.18	486.36
07/13/2010	0.00	0.00	0.00	243.18	243.18
02/22/2010	0.00	243.18	243.18	0.00	243.18
SURPLUS	0.00	0.00	0.00	0.00	0.00

Charge Totals

	Pror	1st Half	Sub-Total	2nd Half	Total
TAXES	0.00	0.00	0.00	0.00	0.00
SPECIALS	0.00	0.00	0.00	0.00	0.00
REFUNDOS	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00



JEFFREY A & JAMIE L  
12/1/2004  
R=45.85  
A=45.85

PINEDALE DR

R406.05  
A=79.99

4477  
16.10'  
S 15°34' E  
K=130.00  
A=41.29

4476  
175.00'  
N 15°34' W  
S 15°34' E  
70.00'

4475  
75.00'  
N 15°34' W  
S 15°34' E  
66.00'

4484  
114.47'  
S 68°12'52" N  
N 74°26' E  
115.00'

4483  
66.00'  
S 15°34' E  
N 74°26' E  
115.00'

4482  
61.64'  
S 15°34' E  
N 74°26' E  
115.00'

4481  
70.00'  
S 52°31'14" E  
N 74°26' E  
108.40'

4561  
30.80,39  
12-12-1994  
CHARLENE

4562  
99.17'  
S 37°28'46" E  
N 37°28'46" E  
75.00'

4563  
115.00'  
S 52°31'14" E  
N 37°28'46" E  
75.00'

4564  
115.00'  
S 52°31'14" E  
N 37°28'46" E  
75.00'

4565  
115.00'  
S 52°31'14" E  
N 37°28'46" E  
75.00'

4566  
115.00'  
S 52°31'14" E  
N 37°28'46" E  
75.00'

4567  
133'  
S 37°28'46" W  
N 52°31'14" E  
75.00'

MURPHY WILLIAM &  
15-04845-024  
5/19/2004  
1384-558

4568  
133'  
S 37°28'46" W  
N 52°31'14" E  
75.00'

4569  
133'  
S 37°28'46" W  
N 52°31'14" E  
75.00'

4570  
133'  
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N 52°31'14" E  
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4573  
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4574  
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4577  
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4578  
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S 37°28'46" W  
N 52°31'14" E  
75.00'

4579  
133'  
S 37°28'46" W  
N 52°31'14" E  
75.00'

4580  
133'  
S 37°28'46" W  
N 52°31'14" E  
75.00'

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

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