

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

208 Fair Avenue NE - P. O. Box 348
New Philadelphia OH 44663
Phone: (330) 364-4420 Fax: (330) 348-2278
Email: tuscotitle@tuscotitle.com

TAX AND LEGAL REPORT

DATE: April 4, 2011

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 510 Betscher Ave. Dover Ohio

PRESENT OWNER: Evelyn R. Johnson

VOLUME: 852

PAGE: 863

TRANSFER: October 9, 1992

PARCEL NO.: 15-05228-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE NAME OF

Evelyn R. Johnson

PARCEL NO.: 15-05228-000

DESC: Whole 4254

VALUATIONS

LAND:	12240
BUILDING:	21582
TOTAL:	43822
AUV:	

TAXES:

GENERAL TAXES:	\$	1714.00
TAX REDUCTION:	\$	- 605.06
10% ROLLBACK:	\$	- 110.49
2.12% REDUCTION:	\$	- 27.02
HOMESTEAD CREDIT:	\$	- 199.29
TOTAL PER 12 YEAR:	\$	866.76
UNPAID REAL:	\$	
CURRENT SA:	\$	6.50
PENALTY:	\$	
PRIOR DEL:	\$	
TOTAL DUE:	\$	0

Special Assessments: MWCD

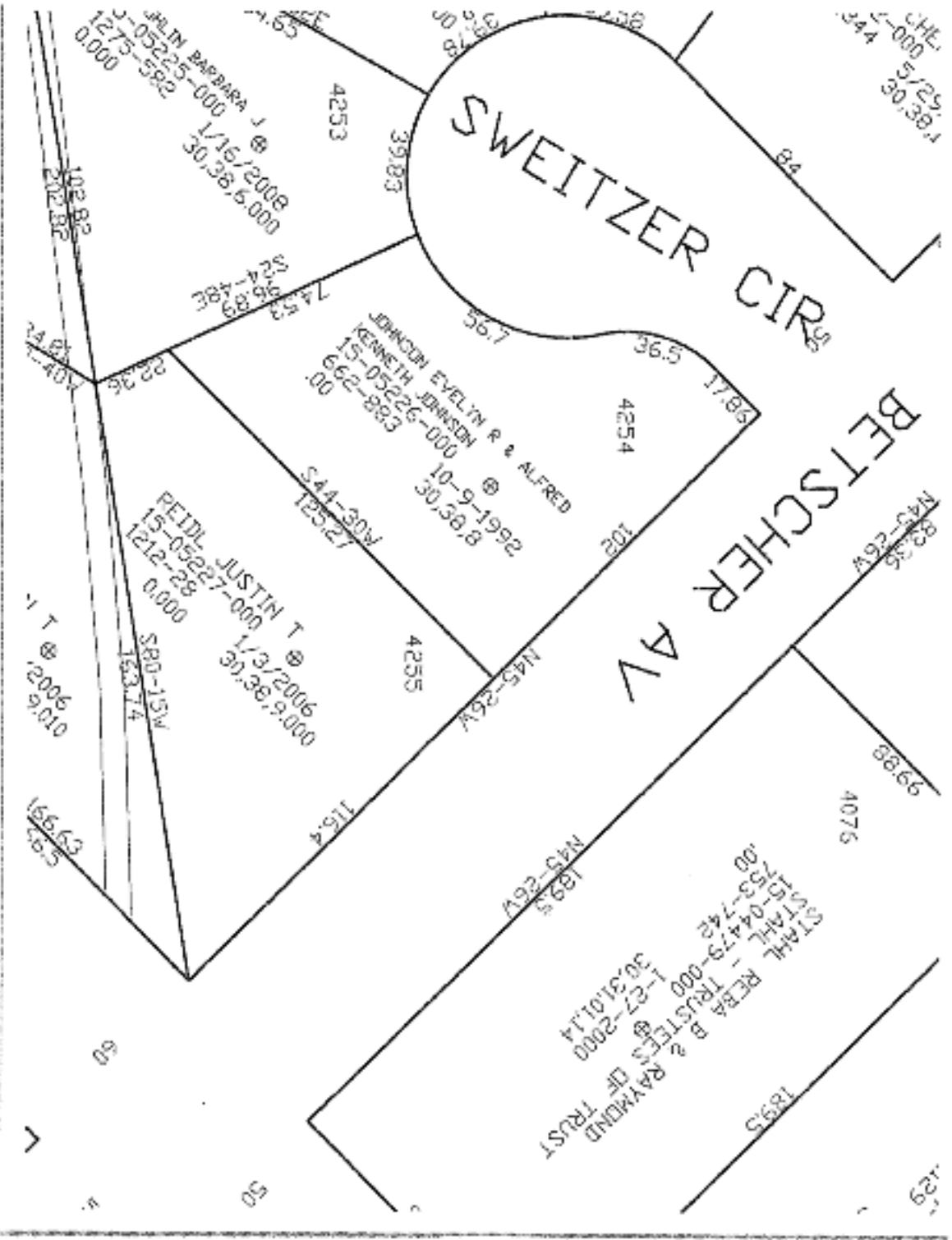
Taxes for the first half year 2010 are paid.

Taxes for the second 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.



SWEITZER CIR

BETSCHER AV

JULIE BARBARA J
1/15/2008
30.38,5.000
1275-582
0.000

JOHNSON EVELYN R & ALFRED
10-9-1992
30.38,8
8962-200
00
662-883

REID JUSTIN T
1/3/2006
9007.9276
15-05227-000
1212-28
0.000

STAHL REBA B & RAYMOND
1-27-2000
30.51,01.14
153-742
153-4479-000

4253

4254

4255

4075

1895

CHE
2-000
5/25
30.38,1
344

10288
20282
10288
24.87
11407

11 T
1/2006
0109.010

166.63
56.5

60

50

129



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: 510 Betscher Ave

Buyer(s): _____

Seller(s): JOHNSON ESTATE

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) Wallick Auctions and real estate brokerage P. SSCONA 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 interests. 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 _____

Amelia S. Miller
SELLER/LANDLORD _____ 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

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