



Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT

Date: July 7, 2011

Property Address: 609 Trenton Avenue, Uhrichsville, Ohio 44683

Vested in: Virginia D. Scott by virtue of Certificate of Transfer September 6, 2000 at Volume 762, Page 583 - 584 Deed Records of Tuscarawas County, Ohio.

Parcel No.: 41-01886-000

Legal Description: O L 57 .16A

Real Estate Taxes are currently listed on the 2010 Tax Duplicate in the name(s) of:
Virginia D. Scott, 609 Trenton Avenue, Uhrichsville, Ohio 44683
(Name & Address)

Parcel No. 41-01886-000;

Description O L 57 .16A;

Assessed Valuations: Land 1910 Improvements 9280 Total 11,190;

Appraised Valuations: Land 5450 Improvements 28,500 Total 31,950;

Taxes per half are \$55.87 including Special Assessments, if any; after a Homestead Reduction of \$178.86 per 1/2.

Taxes and Special Assessments for the first half of the year of 2010 are delinquent in the amount of \$61.46;

Taxes and Special Assessments for the second half of the year of 2010 are lien on said premises and due July 22, 2010 in the amount of \$55.87;

Taxes and Special Assessments for the year of 2011 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statutes for insured premises.

Map File: Mill Township

The description was reviewed on September 8, 2000 by the Tuscarawas County Map/G.I.S. Office and determined to be **INADEQUATE**.

Connolly, Hillyer & Welch Title Services, Inc.

Brad L. Hillyer

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

"Complete Real Estate Title and Escrow Services"

Agents for Commonwealth Land Title Insurance Company

109 Front Ave SE • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44683 • (740) 922-4161 • Fax (740) 922-1473
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5195 • Fax (740) 498-5197

TOPOGRAPHY	UTILITIES	STREETS/ROADS	NEIGHBORHOOD	ASSESSMENT	2008	2010
LEVEL	WATER	PAVING	APPROPRIATING	IMPROVEMENT	5,418	5,458
ROLLING	SEWER	PROPOSED	STATION	LAND	26,128	26,500
LOW	ELECTRIC	STIPPLE	BLDG	TOTAL	31,546	31,958
HIGH	MELL	ALLEY	ASSESSED	LAND	1,899	1,918
			MARK	TOTAL	33,445	33,876

LAND USE	SOIL TO/ACTUAL FR	ACREAGE/EFEC FR	SO ₂ FOOT/DEPTH	BASE RATE	FCR	BASE VALUE	ADJUST REASON	ADJUST FACTR	BOR	MARKET VALUE
FR	33	1.95		358	118	5,445				5,450
TOTAL										5,450

CONSTRUCTION DATA	LEVEL	BASE AREA	LEVEL	FIN AREA	VALUE
GEOMETRY	1	688	4	688	58,756
# OF UNITS	2	688	4	688	16,567
STORY HEIGHT	3	688	4	688	
ATTIC	4	688	4	688	
BASEMENT	5	688	4	688	
CRANL/FB	6	688	4	688	
BASES	7	688	4	688	
FULL BATHS	8	688	4	688	
HALL BATHS	9	688	4	688	
OTHER FEATURES	10	688	4	688	
NO PLUMBING	11	688	4	688	
ROOFS	12	688	4	688	
BEDROOMS	13	688	4	688	
FAMILY ROOMS	14	688	4	688	
DINING ROOMS	15	688	4	688	
REC ROOM TYPE	16	688	4	688	
PREP/PLACE STG	17	688	4	688	
LINEAL BK HOT	18	688	4	688	
LINEAL BK LOT	19	688	4	688	
NO HEATING	20	688	4	688	
BAR COMB	21	688	4	688	
TOTAL					2,668

DESCRIPTION	AREA
1. SSER/B	688
2. OFF	128
3. STBA/C	48
TOTAL	864

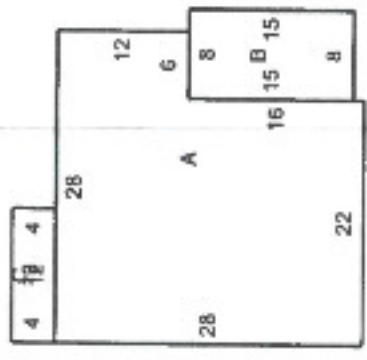
REPRODUCTION COST	YEAR BUILT	YEAR REMOD	MIL DEP	BOR	TRUE CASH VALUE
82,295	1878	1979	F 78		24,698
2,419	1989		G 25		1,810
TOTAL					26,508

DEED TYPE	SALES AMOUNT	DATE	NAME OF PREVIOUS OWNER
			SCOTT BURTON G & VIRGINIA D

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			SCOTT BURTON G & VIRGINIA D

APPRASR	DATE	REVIEWED

APPRASR	DATE	REVIEWED





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: 609 Trenton Ave. Uhrichsville, Ohio

Buyer(s): _____

Seller(s): Virginia Scott Estate

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENTS BROKERAGE

The seller will be represented by _____, and _____
AGENTS 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. Wellick Auctioneer and real estate brokerage Assacera Mathias 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 _____

SELLER/LANDLORD Don Wellick 6-28-11 DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address 609 Trenton Ave Uhrichsville, Ohio

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) BRW 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 they have provided is true and accurate.

[Signature] 6-20-11
Seller Date Seller Date

Purchaser Date Purchaser Date

Brennan R. Wallcut 6-20-11
Agent Date Agent Date



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

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