

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

Auction



11/6/08

STATE OF OHIO DEPARTMENT OF COMMERCE

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: 413 S. CHURCH ST. BEACH CITY, OH 44608

Owners Name(s): SHIRLA J. SPANGLER

Date: AUG 17, 2011, 20 11

Owner is 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 in 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 SS / _____ Date 8-17-2011

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 413 S CHURCH ST.

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

- Public Sewer Private Sewer Septic Tank
- Leach Field Aeration Tank Filtration Bed
- Unknown 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 to 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" 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 SPJ / _____ Date 8/10/11

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 413 S. CHURCH ST.

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Asbestos | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Radon Gas | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. If "Yes", indicate level of gas if known _____ | | | |
| 5) Other toxic or hazardous substances | <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, remediation or mitigation to the property: _____

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

- | | Yes | No | Unknown |
|--|--------------------------|--------------------------|--------------------------|
| Is the property located in a designated flood plain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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: NO

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 DS / Date 8/17/21

Purchaser's Initials _____ / Date _____

Property Address _____

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 checked="" 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: NO

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: Shirley J Spangler

DATE: 8/17/11

OWNER: _____

DATE: _____

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: 413 Church Ave S. Beach City, Ohio

Buyer(s): _____

Seller(s): SHIRLA J. SPANGLER

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 Auctions and real estate brokerage Pissocra-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 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 _____

X Shirle J Spangler _____
SELLER/LANDLORD DATE

BUYER/tenant _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 413 Church Ave S Beach City, 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) DW 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.

X Shirley J Spangler
Seller

Date

Seller Date

Purchaser

Don R Wallis 8-16-11

Date

Purchaser

Date

Agent

Date Agent

Date



THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: September 2, 2011

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 413 S Church Ave S Beach City Ohio

PRESENT OWNER: Doyle R. Spangler and Shirla J. Spangler

VOLUME: 2824 **PAGE:** 297 **TRANSFER:** September 28, 1961

PARCEL NO: 69000493

=====

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

Doyle R. Spangler and Shirla J. Spangler

PARCEL NO.: 69000493

DESC. 380

VALUATIONS:

LAND: 3430
BUILDING: 16520
TOTAL: 19950
AUV:

TAXES:

GENERAL TAXES: \$
TAX REDUCTION: \$
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 274.02
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$.44

Special Assessments: None

Taxes for the year 2010 are due in the amount of \$.44.
Taxes for the first half year 2011 are undetermined 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.

Data For Parcel 6900493

Base Land Valuation Sales Tax Building Improvements Pictometry

Base Data

Parcel: 6900493
 Owner: SPANGLER SHIRLA J
 Site Address: 413 CHURCH AVE S
 Map Routing Number: 69 004 09 0900
 Tax Map: [BC_004.pdf](#)



[+] Map this property.

Tax Mailing Address

Address: SPANGLER SHIRLA J
 413 S CHURCH ST
 BEACH CITY OH 44608

Geographic Information

Tax District: 00660 SUGARCREEK TOWNSHIP-BEACH CITY VILLAGE-FAIRLESS LSD
 School District: 7604 FAIRLESS LSD
 City/Village: BEACH CITY VILLAGE
 Township: SUGARCREEK TOWNSHIP
 Neighborhood ID: 069-00-00-01

Legal

Legal Description:	380-105' WS	Property Class:	RESIDENTIAL
DTE Classification:	510 - 1-FAMILY DWELLING	Listed By:	BJB
Last Inspected:	06/29/2009	Source of Information:	PICTOMETRY
Reviewed By:	BJB	Total Tax Rate (in Mills):	77.400
Reviewed Date:	06/29/2009	Effective Tax Rate (in Mills):	55.921216

Allotments

No allotment data found for this parcel.

Parcel History

No history data found for this parcel.

Property Record Card - Alan Harold, Stark County Auditor

Generated: 8/9/2011 9:11:54 AM

Subject Property	
Parcel	6900493
Owner	SPANGLER SHIRLA J
Address	413 CHURCH AVE S
Mailing Address Line 1	SPANGLER SHIRLA J
Mailing Address Line 2	
Mailing Address Line 3	413 S CHURCH ST
Legal Description	390-106' WS
Last Inspected	08/29/2009
Property Class	RESIDENTIAL
DTE Classification	510 - 1-FAMILY DWELLING
Tax District	00660 SUGARCREEK TOWNSHIP-BEACH CITY VILLAGE-FAIRLESS LSD
School District	7604 FAIRLESS LSD
Township	SUGARCREEK TOWNSHIP
City	BEACH CITY VILLAGE
Neighborhood	069-00-00-01
Map Routing Number	69 004 09 0900

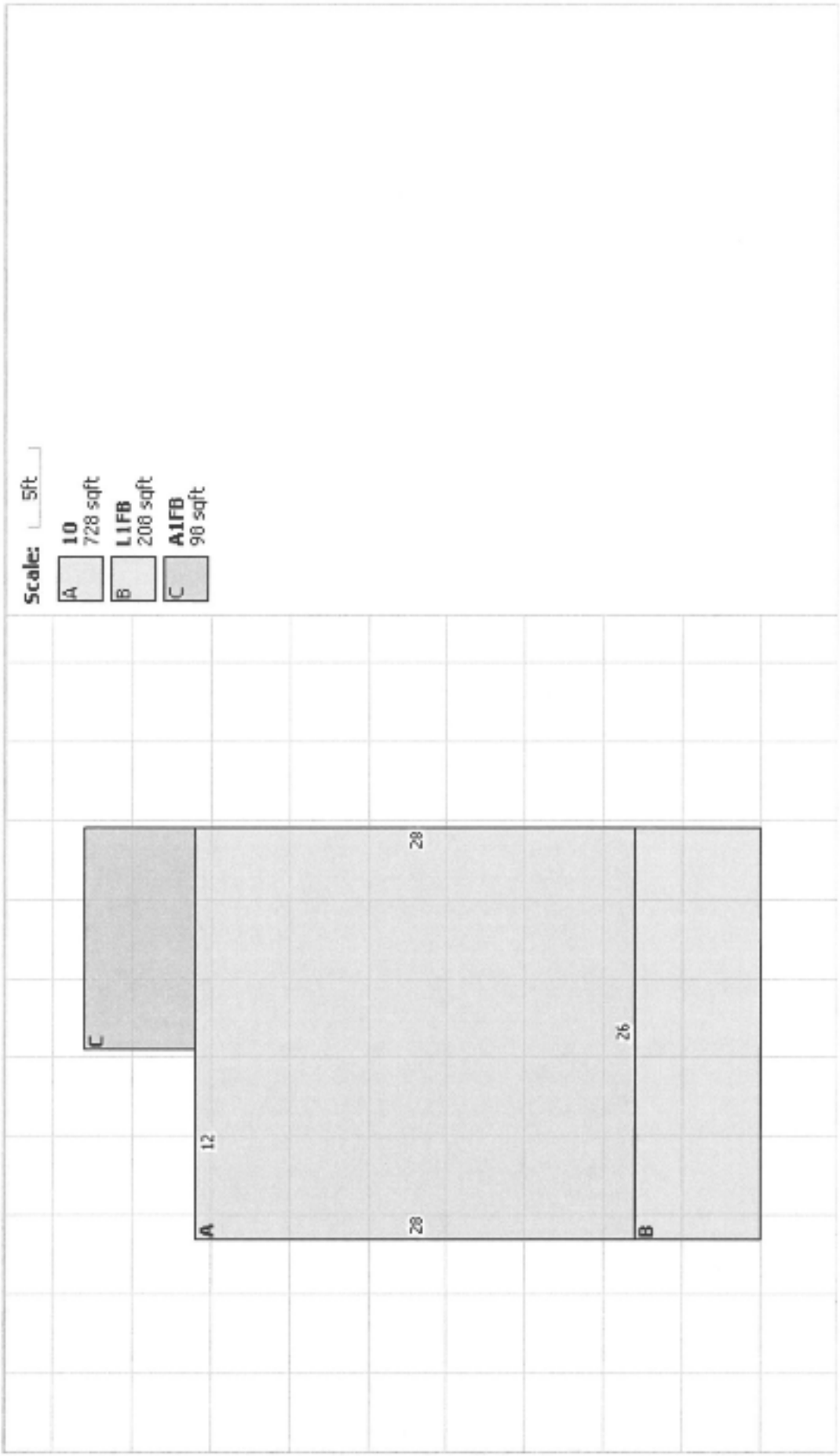
Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2010	\$9,800	\$3,430	\$47,200	\$18,520	\$57,000	\$19,950
2009	\$9,800	\$3,430	\$47,200	\$18,520	\$57,000	\$19,950
2008	\$9,800		\$47,500		\$57,300	\$20,060

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
HOUSE LOT		50	105	5,250	FF	\$180.00	0	\$9,800

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
No Sales Information Available						

Details for Primary Building 7795481					
Building Type	10 - SINGLE FAMILY	Construction Type	1 - WOOD FRAME	Full Baths	1
Year Built	1927	Quality Basement Finish	0 - NONE	Half Baths	1
Number Of Stories	2.00	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	GAS	Number Of Fireplaces	0
Living Area	1554	Central Air	YES	Family Room	NO
Quality Grade	100	Number Of Bedrooms	3	Primary Value	\$47,200



6900493 Building ID 7795481

Data For Parcel 6900493

[Base](#)
[Land](#)
[Valuation](#)
[Sales](#)
[Tax](#)
[Building](#)
[Improvements](#)
[Pictometry](#)

Land Data

Parcel:	6900493
Owner:	SPANGLER SHIRLA J
Site Address:	413 CHURCH AVE S
Map Routing Number:	69 004 09 0900
Tax Map:	BC_004.pdf



[+] Map this property.

Land Detail

Code	Description	Acreage	Frontage	Depth	SF Area	Method	Rate	Adj Reason	Adj Percent	Market Value	Override Value
01	HOUSE LOT		50	105	5,250	FF	\$180.00		0	\$9,600	

CAUV

Year	Deferred Land Value	Deferred Assessed Value	Tax Savings
2010	\$0	\$0	\$0
2009	\$0	\$0	\$0

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Data For Parcel 6900493

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[Pictometry](#)

Valuation Data

Parcel: 6900493
Owner: SPANGLER SHIRLA J
Site Address: 413 CHURCH AVE S
Map Routing Number: 69 004 09 0900
Tax Map: [BC_004.pdf](#)



[+] Map this property.

Valuation

Year	Appraised Land Value	Assessed (35%) Land Value	Appraised Building Value	Assessed (35%) Building Value	Appraised Total Value	Assessed (35%) Total Value
2010	\$9,800	\$3,430	\$47,200	\$16,520	\$57,000	\$19,950
2009	\$9,800	\$3,430	\$47,200	\$16,520	\$57,000	\$19,950
2008	\$9,800		\$47,500		\$57,300	\$20,060

Appeals

No appeals found for this parcel.

Value Change Reason

Change Reason	Change Date
12 - REAPPRAISAL, UPDATE OR ANNUAL EQUALIZATION	01/09/2001

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Data For Parcel 6900493

[Base](#)
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[Pictometry](#)

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:	6900493
Owner:	SPANGLER SHIRLA J
Site Address:	413 CHURCH AVE S
Map Routing Number:	69 004 09 0900
Tax Map:	BC_004.pdf



[+] Map this property.

Tax Information

Bill Number:	20107041428	Installment Number:	2
Taxable Land Value:	\$3,430	Taxable Building Value:	\$16,520
Residential Discount (2.5%):	YES	Homestead Reduction:	YES
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:	\$25,000	Tax Abatement:	NO
TPF Qualified Value:	\$19,950	Property Destruction:	NO
Homestead Deduction Year:	2009	Agricultural Use Value:	NO
Tax Year:	2010		

Tax Billing

Label	Amount
DELQ. REAL ESTATE TAX	\$0.42
TOTAL TAX:	\$0.42
AMOUNT DUE:	\$0.40

Tax Payments

Payment Date	Payment Half	Payment Amount
02/09/2011	1	\$274.02
07/14/2011	2	\$273.62

Special Assessments

No data found for this parcel.

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Data For Parcel 6900493

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[Building](#)
[Improvements](#)
[Pictometry](#)

Building Data

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Owner:	SPANGLER SHIRLA J
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[+] Map this property.

Buildings

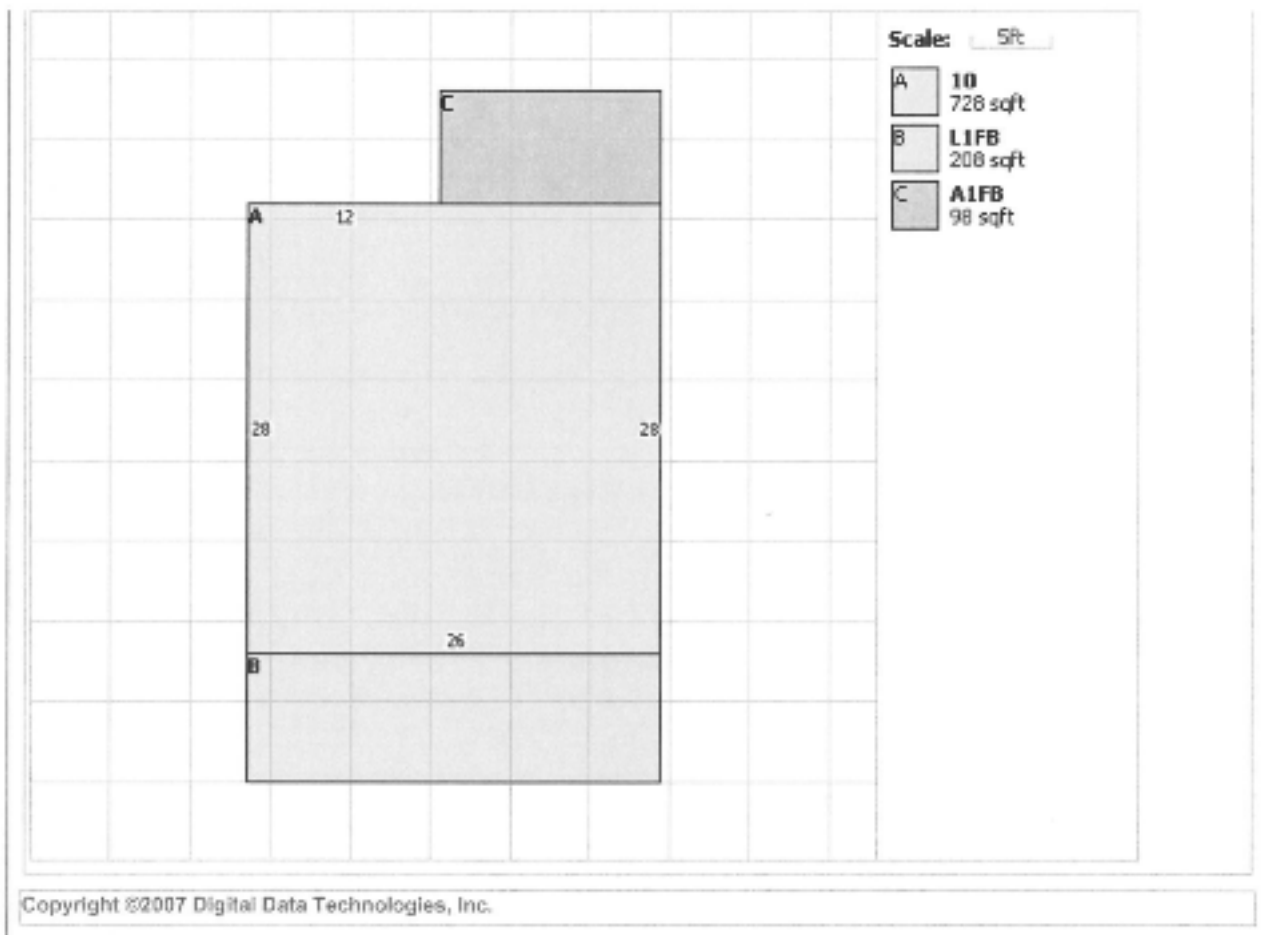
	Building ID	Is Primary	Description	Year Built	Living Area	Bedrooms	Full Baths	Half Baths	Primary Value
Select	7795481	TRUE	10 - SINGLE FAMILY	1927	1,554	3	1	1	\$47,200

Building Detail

Building ID:	7795481	Actual Year Built:	1927
Building Type:	10 - SINGLE FAMILY	Effective Year Built:	1927
No. Stories:	2.00	Condition:	3 - AVERAGE
Living Area (sqft):	1,554	Quality Grade:	100
No. Bedrooms:	3	Construction Type:	1 - WOOD FRAME
Quality Basement Finish:	0 - NONE	Central Air:	YES
Heat Type:	GAS	Half Baths:	1
Full Baths:	1	No. Fireplaces:	0
Basement:	1 - FULL	Primary Value:	\$47,200
Family Room:	NO	Override Value:	NOT AVAILABLE
Percent Complete:	100		

Sketch

For a list of sketch codes and descriptions, download [this list](#).





Data For Parcel 6900493

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Pictometry Data

Parcel:	6900493
Owner:	SPANGLER SHIRLA J
Site Address:	413 CHURCH AVE S
Map Routing Number:	69 004 09 0900
Tax Map:	BC_004.pdf



[+] Map this property.

Direction: [North](#) [East](#) [South](#) [West](#) Zoom: [In](#) [Out](#)



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THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: September 2, 2011

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Church Ave S Beach City Ohio

PRESENT OWNER: Shirla J. Spangler

VOLUME: 3404 **PAGE:** 671 **TRANSFER:** August 12, 1969

PARCEL NO: 69000494

=====

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

Doyle R. Spangler and Shirla J. Spangler

PARCEL NO.: 69000494
DESC. 380 45X50' EE

VALUATIONS:

LAND: 700
BUILDING: 1510
TOTAL: 2210
AUV:

TAXES:

GENERAL TAXES: \$
TAX REDUCTION: \$
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 61.62
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: None

Taxes for the year 2010 are paid.
Taxes for the first half year 2011 are undetermined 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.

Data For Parcel 6900494

Base Land Valuation Sales Tax Building Improvements Pictometry

Base Data

Parcel:	6900494
Owner:	SPANGLER SHIRLA J
Site Address:	CHURCH AVE S
Map Routing Number:	69 004 09 1000
Tax Map:	BC_001.pdf



[+] Map this property.

Tax Mailing Address

Address:	SPANGLER SHIRLA J
	413 S CHURCH ST
	BEACH CITY OH 44608

Geographic Information

Tax District:	00660 SUGARCREEK TOWNSHIP-BEACH CITY VILLAGE-FAIRLESS LSD
School District:	7604 FAIRLESS LSD
City/Village:	BEACH CITY VILLAGE
Township:	SUGARCREEK TOWNSHIP
Neighborhood ID:	069-00-00-01

Legal

Legal Description:	380 45 X 50'EE	Property Class:	RESIDENTIAL
DTE Classification:	599 - OTHER RESIDENTIAL STRUCTURES	Listed By:	BJB
Last Inspected:	06/29/2009	Source of Information:	PICTOMETRY
Reviewed By:	BJB	Total Tax Rate (in Mills):	77.400
Reviewed Date:	06/29/2009	Effective Tax Rate (in Mills):	55.921216

Allotments

No allotment data found for this parcel.

Parcel History

No history data found for this parcel.

Property Record Card - Alan Harold, Stark County Auditor

Generated: 8/9/2011 9:14:01 AM

Subject Property	
Parcel	6900494
Owner	SPANGLER SHIRLA J
Address	CHURCH AVE S
Mailing Address Line 1	SPANGLER SHIRLA J
Mailing Address Line 2	
Mailing Address Line 3	413 S CHURCH ST
Legal Description	360 45 X 50'EE
Last Inspected	06/29/2009
Property Class	RESIDENTIAL
DTE Classification	099 - OTHER RESIDENTIAL STRUCTURES
Tax District	00660 SUGARCREEK TOWNSHIP-BEACH CITY VILLAGE-FAIRLESS LSD
School District	7604 FAIRLESS LSD
Township	SUGARCREEK TOWNSHIP
City	BEACH CITY VILLAGE
Neighborhood	009-00-00-01
Map Routing Number	09 004 09 1000

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2010	\$2,000	\$700	\$4,300	\$1,510	\$6,300	\$2,210
2009	\$2,000	\$700	\$4,300	\$1,510	\$6,300	\$2,210
2008	\$2,400		\$5,400		\$7,800	\$2,730

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
EXCESS LAND		45	50	2,250	FF	\$180.00	60	\$2,000

Sales Details							
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value	
No Sales Information Available							

Details for Improvement 6380697					
Building Type	140 - GARAGE	Adjustment Percent	0	Year Built	1941
Number Of Stories	1.75	Value	4,300	Reason	NONE
Frontage	26.00	Common Walls	0	Condition	AVERAGE
Depth	32	Construction Type	TILE	Grade	100
Area (sqft)	832	Height	0	Value	4,300

Data For Parcel 6900494

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[Pictometry](#)

Land Data

Parcel:	6900494
Owner:	SPANGLER SHIRLA J
Site Address:	CHURCH AVE S
Map Routing Number:	69 004 09 1000
Tax Map:	BC_004.pdf



[+] Map this property.

Land Detail

Code	Description	Acreage	Frontage	Depth	SF Area	Method	Rate	Adj Reason	Adj Percent	Market Value	Override Value
10	EXCESS LAND		45	50	2,250	FF	\$180.00	NOT HIGHEST AND BEST USE USE	60	\$2,000	

CAUV

Year	Deferred Land Value	Deferred Assessed Value	Tax Savings
2010	\$0	\$0	\$0
2009	\$0	\$0	\$0

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Valuation Data

Parcel:	6900494
Owner:	SPANGLER SHIRLA J
Site Address:	CHURCH AVE S
Map Routing Number:	69 004 09 1000
Tax Map:	BC_004.pdf



[+] Map this property.

Valuation

Year	Appraised Land Value	Assessed (35%) Land Value	Appraised Building Value	Assessed (35%) Building Value	Appraised Total Value	Assessed (35%) Total Value
2010	\$2,000	\$700	\$4,300	\$1,510	\$6,300	\$2,210
2009	\$2,000	\$700	\$4,300	\$1,510	\$6,300	\$2,210
2008	\$2,400		\$5,400		\$7,800	\$2,730

Appeals

No appeals found for this parcel.

Value Change Reason

Change Reason	Change Date
12 -REAPPRAISAL, UPDATE OR ANNUAL EQUALIZATION	01/09/2001

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Data For Parcel 6900494

Base Land Valuation Sales Tax Building Improvements Pictometry

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: 6900494
 Owner: SPANGLER SHIRLA J
 Site Address: CHURCH AVE S
 Map Routing Number: 69 004 09 1000
 Tax Map: BC_004.pdf



[+] Map this property.

Tax Information

Bill Number:	20107150903	Installment Number:	2
Taxable Land Value:	\$700	Taxable Building Value:	\$1,510
Residential Discount (2.5%):	NO	Homestead Reduction:	NO
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:		Tax Abatement:	NO
TPF Qualified Value:		Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2010		

Tax Billing

Label	Amount
TOTAL TAX:	\$0.00
AMOUNT DUE:	\$0.00

Tax Payments

Payment Date	Payment Half	Payment Amount
02/09/2011	1	\$61.62
07/14/2011	2	\$61.62

Special Assessments

Agency	Code	StandardAmount	Status	Type	Balance
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$6.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00

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Data For Parcel 6900494

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[Pictometry](#)

Improvement Data

Parcel: 6900494
Owner: SPANGLER SHIRLA J
Site Address: CHURCH AVE S
Map Routing Number: 69 004 09 1000
Tax Map: [BC_004.pdf](#)



[+] Map this property.

Improvements

	Improvement ID	Description	Year Built	Area	Grade	Condition	Value
Select	6380697	140 - GARAGE	1941	832	100	AVERAGE	4,300

Improvement Detail

Improvement ID:	6380697	Percent Complete:	100
Building Type:	140 - GARAGE	Common Walls:	0
Number of Stories:	1.75	Construction Type:	TILE
Frontage:	26.00	Depth:	32
Area:	832	Year Built:	1941
Height:	0	Condition:	AVERAGE
Function Adj Percent:	0	Economic Adj Percent:	0
Function Adj Reason:	NONE	Economic Adj Reason:	0 - LEGACY
Value:	4,300	Grade:	100
Override Value:			

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Data For Parcel 6900494

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Pictometry Data

Parcel:	6900494
Owner:	SPANGLER SHIRLA J
Site Address:	CHURCH AVE S
Map Routing Number:	69 004 09 1000
Tax Map:	BC_004.pdf



[+] Map this property.

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



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Brennan R. Wallick
Ryan W. Wallick

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