

KPLD Kyler, Pringle, Lundholm & Durmann

A Legal Professional Association

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TAX AND LEGAL REPORT

Date: October 11, 2011

Our File #: MIZEGI-2

For The Exclusive Use Of:

Don R. Wallick Auctions, Inc.

Property Address:

180 Stonecreek Rd, SW, New Philadelphia, OH 44663

Present Owner:

Patty McMillen, Anne Mizer, William Mizer, & Charles Mizer

Deed Volume/Page:
Records

Vol. 1359 Page 2051, Tuscarawas County Official

Transfer Date:

July 14, 2011

Real Estate Taxes Are
Currently Listed On The
2010 Tax Duplicate In The
Name Of:

Patty McMillen

Parcel No.:

71-00473.000

Desc.:

3-8-2 Horsefield 413A, 207A

Valuations:

Land:	\$20,050.00
Building:	\$62,640.00
Total:	\$80,690.00
Aux:	\$0.00

Taxes:

General Taxes:	\$1,076.77
Tax Reduction:	-\$359.91
10% Rollback:	-\$71.69
2½% Reduction:	-\$17.82
Homestead Credit:	-\$172.54
Total Per ½ Year:	\$454.71
Unpaid Real:	\$0.00
Current Sec:	\$6.00 Per 1/2
Penalty:	\$0.00
Prior Del:	\$0.00
Total Due:	\$0.00

Special Assessments: MWCD

\$12.00 per Year

Taxes For The First Half Year 2010 Are \$450.71.

Taxes For The Second Half Year 2010 Are \$460.71.

Taxes For The Year 2011 Are Undetermined But Not Yet Due.

Map Office Approval:

In Compliance

New Description Required

This information, including any lot dimensions, is derived solely from public records. While the information is usually reliable, certainty cannot be assured without a full title examination, title insurance, and a current survey.

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: 71-00473-000 Address: 180 SW STONECREEK RD Owner: PATTY MCWILLEN Legal: 3 0 2 HORSEFIELD .413A .207A

Summary Tax Transfer History Payment History Land Debt Audits Search

Current Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
▼ REAL PROPERTY 2011	0.00	0.00	0.00	0.00	0.00
▼ TAXES	0.00	454.71	454.71	454.71	909.42
GROSS	0.00	1,076.77	1,076.77	1,076.77	2,153.54
CREDIT	0.00	-359.91	-359.91	-359.91	-719.82
ROLLBACK	0.00	-71.66	-71.66	-71.66	-143.38
HOMESTEAD	0.00	-172.54	-172.54	-172.54	-345.08
2 LTR	0.00	-17.02	-17.02	-17.02	-35.84
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	454.71	454.71	454.71	909.42
06/15/2011	0.00	0.00	0.00	454.71	454.71
01/20/2011	0.00	454.71	454.71	0.00	454.71
SURPLUS	0.00	0.00	0.00	0.00	0.00
▼ CR00000000 MWCO	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	6.00	6.00	6.00	12.00
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	6.00	6.00	6.00	12.00
06/15/2011	0.00	0.00	0.00	6.00	6.00
01/20/2011	0.00	6.00	6.00	0.00	6.00
SURPLUS	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

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: 71-00473-000 Address: 182 SW STONECREEK RD Owner: PATTY MCMILLEN Legal: 3 & 2 HORSEFIELD 413A .257A

Summary Tax Transfer History Payment History Land Deed AssBuild Sketch

Property

Tax District: 71-YORK TWP-NEW PHILADELPHIA SD
 Class: S10-SINGLE FAMILY OWNER OCCUPIED
 Neighborhood:
 Subdivision:
 Lot #: CD Year: Map #:

Ownership Info

Name: MCMILLEN PATTY
 MIZER ANNE
 MIZER WILLIAM
 MIZER CHARLES
 Address: 1734 CIRCLE DRIVE SW
 NEW PHILADELPHIA OH 44663

Deed

Acres: 0.820
 Volume: 1353 Page: 2001
 Sold: 07/14/2011 Price:

Taxpayer Information - Last Modified 07/15/2011

Name: MCMILLEN PATTY
 Address: 1734 CIRCLE DRIVE SW
 NEW PHILADELPHIA OH 44663

Values

	Appraised	Assessed
Land:	28,000	3,000
Improvements:	62,840	21,500
Total:	90,840	31,510

CADN:
 Homestead: 30,000 34,510 HOMESTEAD GRANTED

Tax Rates

Whole: 67.70 Effective: 45.071523

Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Doc:	0.00	454.71	454.71	454.71	909.42
Special:	0.00	5.00	5.00	5.00	10.00
Total:	0.00	480.71	454.71	460.71	921.42
Paid:	0.00	480.71	480.71	460.71	921.42
Due:	0.00	0.00	0.00	0.00	0.00
Escrow:					0.00



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 STONE CREEK ROAD SW NEW PHILADELPHIA, OHIO

Buyer(s): _____

Seller(s): GILBERT A. MIZER 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) Don R. Wallich and real estate brokerage Assoc. Matthew 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 _____

Charles E. Mizer
SELLER/LANDLORD EXEC. DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address _____

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) DMW 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 Charles E Meyer
Seller EXCC.

Date _____ Seller _____ Date _____

Purchaser _____
Don R Wallis 8-25-11
Agent _____

Date _____ Purchaser _____ Date _____

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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