

ENTRUST TITLE AGENCY, LLC
117 East Third Street
Dover, OH 44622
Phone: 330-364-4414 Fax: 330-364-4472

TAX & LEGAL REPORT

REQUESTED BY: Brooke @ Wallick Auctions DATE: 01/18/12

PROPERTY ADDRESS: Lot 4481 Pinedale Drive, Dover, OH 44622

PRESENT OWNER: SELMO, LLC

DEED VOLUME: 1345 PAGE: 2052 TRANSFER DATE: 12/10/10

DESCRIPTION: Whole 4481

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PERMANENT PARCEL NO: 15-04845.012

CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE NAME OF:
SELMO LLC

ASSESSED VALUATIONS

LAND	\$10,750	GENERAL TAXES	\$427.69
BUILDING	\$ -0-	TAX REDUCTION	-\$148.49
TOTAL	\$10,750	10% ROLLBACK	-\$ 27.92
HOMESTEAD	\$	2.5% REDUCTION	-\$
AUV VALUE	\$	HOMESTEAD CREDIT	-\$
		MWCD ASSESSMENT	\$ 6.00
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$257.28

REAL ESTATE TAXES FOR THE YEAR 2010 ARE PAID. REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2011 ARE A LIEN, NOW DUE AND PAYABLE.

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LOT SIZE ATTACHED
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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.

OWNER SELMO LLC COMMENTS/ MEMO

PARCEL 15-04845-012
 DISTRICT 15-DOVER MUNI IMP - DOVER CORPC
 MAP NUMBER 80
 SECTION & PLAT
 ROUTING NUMBER 40.000
 PROPERTY CLASS 500-RESIDENTIAL VACANT LAND

WHOLE 4481

PROPERTY ADD PINEDALE DR
 NEIGHBORHOOD 03033
 LIVING AREA

SITE CHARACTERISTICS		ASSESSMENT		VALUATIONS	
TOPOGRAPHY	UTILITIES	STREET/ROAD	NEIGHBORHOOD	2008	2010
LEVEL	PAVED	IMPROVING	MARKET	31,780	30,710
ROLLING	UNPAVED	STATIC	LAND		
LOW	ELECTRIC	DECLINING	IMPR	0	0
HIGH	GAS		TOTAL	31,780	30,710
	WELL	BLIGHTED	LAND	11,120	10,750
	ALLEY		IMPR	0	0
			TOTAL	11,120	10,750

LAND DATA									
LAND USE	SOIL ID/ACREAGE/ EFFEC FR	SO. FOOT/DEPTH	BASE RATE	FCIR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOR	MARKET VALUE
FR	107	100	500	82	43,870		12	70	30,710
TOTAL									

CONSTRUCTION DATA					
LEVEL	LEVEL	FIN AREA	FIN AREA	VALUE	VALUE
1	2	3	4		
EXTERIOR					
ATTIC					
BASEMENT					
CRAWL/HB					
PLUMBING					
BASES					
FULL BATHS					
HALF BATHS					
OTHER FIXTURES					
NO PLUMBING					
ACCOMODATIONS					
ROOMS					
BEDROOMS					
FAMILY ROOMS					
DINING ROOMS					
REC ROOM TYPE					
REC ROOM AREA					
FIREPLACE STK					
FIREPLACE OPN					
LINEAL BR HGT					
LINEAL BR LGT					
HEAT/AC	1	2	3	4	
NO HEATING					
AIR COND					

SUMMARY OF IMPROVEMENTS															
ID	USE	ST HT	SIZE	AREA	ADD-ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REMOD	COND	NML DEP	OBS DEP	BOR	TRUE CASH VALUE
													TOTAL		
													LO	CONVEYANCE	
													N	1495	
													N	9001530	
													N	9001419	

TRANSFER DATE 12/10/10 ACKERMAN CHERYL LYNN NAME OF PREVIOUS OWNER 15,000 SALES AMOUNT WARRANTY DEED

12/28/09 SCOTT HOMER TRUSTEE DEED

12/07/09 SCOTT MARILYN R TRUSTEE-MARILYN R SCOTT REV LIV TRUST TRUSTEE DEED AFFIDAVIT

APPRaiser: DATE: CONTACT: LISTED: REVIEWED: