

Data For Parcel 6900094

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Base Data

Parcel:	6900094
Owner:	CARR LOIS J
Site Address:	430 2ND AVE SE OH
Map Routing Number:	69 004 09 0100
Tax Map:	BK_004.pdf



[+] Map this property.

Tax Mailing Address

Address:	CARR LOIS J
	PO BOX 248
	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:	328 WH	Property Class:	RESIDENTIAL
DTE Classification:	510 - 1-FAMILY DWELLING	Listed By:	BJB
Last Inspected:	05/29/2009	Source of Information:	PICTOMETRY
Reviewed By:	BJB	Total Tax Rate (in Mills):	77.100
Reviewed Date:	05/29/2009	Effective Tax Rate (in Mills):	55.461337

Allotments

No allotment data found for this parcel.

Parcel History

No history data found for this parcel.

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Land Data

Parcel:	6900094
Owner:	CARR LOIS J
Site Address:	430 2ND AVE SE OH
Map Routing Number:	69 004 09 0100
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	150	7,500	FF	\$180.00		0	\$12,200	

CAUV

Year	Deferred Land Value	Deferred Assessed Value	Tax Savings
2011	\$0	\$0	\$0
2010	\$0	\$0	\$0
2009	\$0	\$0	\$0

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Valuation Data

Parcel:	6900094
Owner:	CARR LOIS J
Site Address:	430 2ND AVE SE OH
Map Routing Number:	69 004 09 0100
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
2011	\$12,200	\$4,270	\$63,300	\$22,160	\$75,500	\$26,430
2010	\$12,200	\$4,270	\$63,300	\$22,160	\$75,500	\$26,430
2009	\$12,200	\$4,270	\$63,300	\$22,160	\$75,500	\$26,430
2008	\$12,200		\$63,400		\$75,600	\$26,460

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 6900094

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:	6900094
Owner:	CARR LOIS J
Site Address:	430 2ND AVE SE OH
Map Routing Number:	69 004 09 0100
Tax Map:	BC_004.pdf



[+] Map this property.

Tax Information

Bill Number:	20117292631	Instalment Number:	2
Taxable Land Value:	\$4,270	Taxable Building Value:	\$22,160
Residential Discount (2.5%):	YES	Homestead Reduction:	YES
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:	\$8,750	Tax Abatement:	NO
TPF Qualified Value:	\$26,430	Property Destruction:	NO
Homestead Deduction Year:	2009	Agricultural Use Value:	NO
Tax Year:	2011		

Tax Billing

Label	Amount
REAL ESTATE TAX	\$1,018.88
TAX REDUCTION	(\$285.69)
10% ROLLBACK	(\$73.32)
2.5% DISCOUNT	(\$18.33)
HOMESTEAD REDUCTION	(\$212.39)
CURRENT HALF TAX:	\$429.15
27 MUSKINGUM WATERSHED	\$6.00
TOTAL TAX:	\$435.15
AMOUNT DUE:	\$435.15

Tax Payments

Payment Date	Payment Half	Payment Amount
02/09/2012	1	\$435.15

Special Assessments

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

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Building Data

Parcel:	6900094
Owner:	CARR LOIS J
Site Address:	430 2ND AVE SE OH
Map Routing Number:	69 004 09 0100
Tax Map:	BC_004.pdf



[+] Map this property.

Buildings

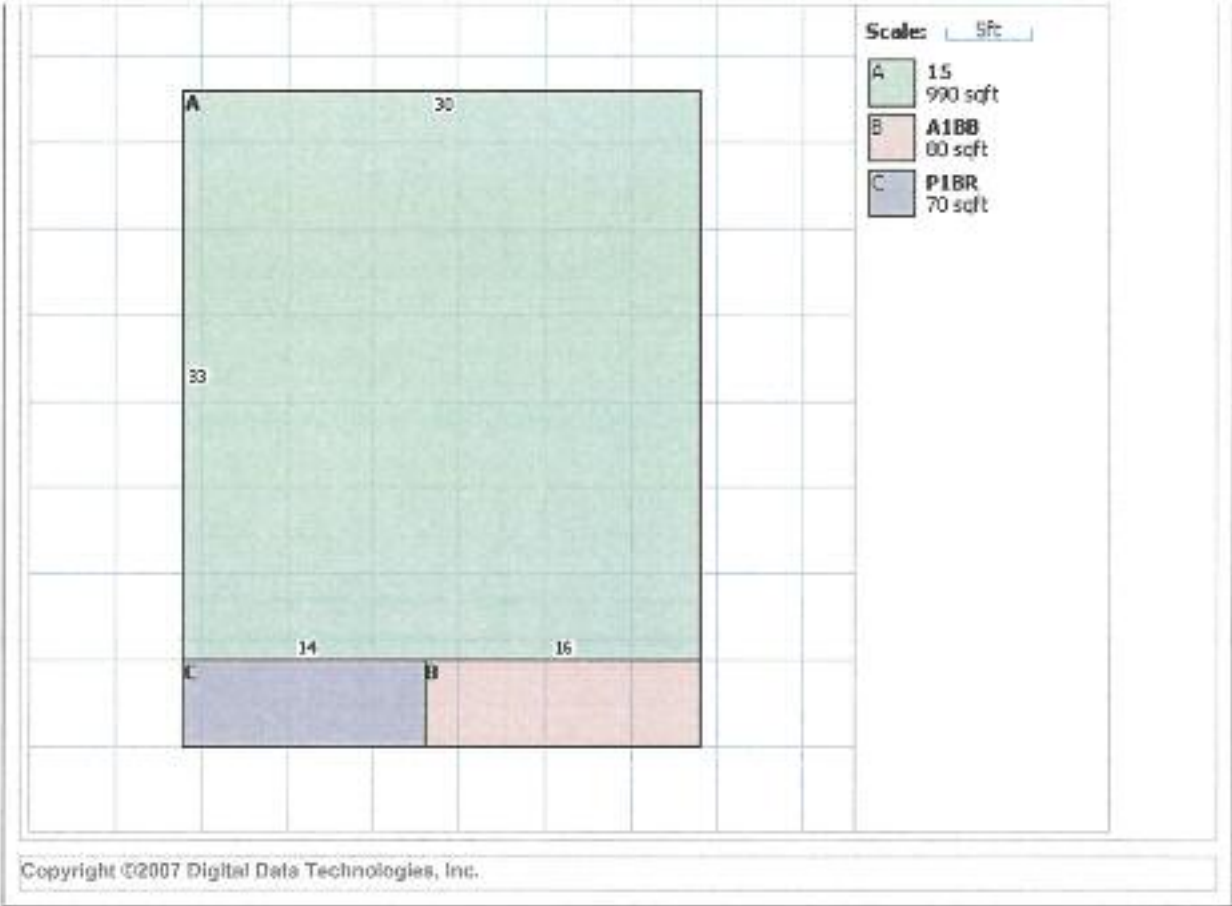
	Building ID	Is Primary	Description	Year Built	Living Area	Bedrooms	Full Baths	Half Baths	Primary Value
Select	7778835	TRUE	15 - BUNGALOW	1946	1,565	3	1	0	\$60,500

Building Detail

Building ID:	7778835	Actual Year Built:	1946
Building Type:	15 - BUNGALOW	Effective Year Built:	1946
No. Stories:	1.50	Condition:	3 - AVERAGE
Living Area (sqft):	1,565	Quality Grade:	100
No. Bedrooms:	3	Construction Type:	2 - BRICK
Quality Basement Finish:	0 - NONE	Central Air:	YES
Heat Type:	GAS	Half Baths:	0
Full Baths:	1	No. Fireplaces:	1
Basement:	1 - FULL	Primary Value:	\$60,500
Family Room:	NO	Override Value:	NOT AVAILABLE
Percent Complete:	100		

Sketch

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



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Improvement Data

Parcel:	6900094
Owner:	CARR LOIS J
Site Address:	430 2ND AVE SE OH
Map Routing Number:	69 004 09 0100
Tax Map:	BC_004.pdf



[+] Map this property.

Improvements

Select	Improvement ID	Description	Year Built	Area	Grade	Condition	Value
<input type="checkbox"/>	6357502	140 - GARAGE	1950	520	100	AVERAGE	2,600

Improvement Detail

Improvement ID:	6357502	Percent Complete:	100
Building Type:	140 - GARAGE	Common Walls:	0
Number of Stories:	1.0	Construction Type:	WOOD FRAME
Frontage:	20.00	Depth:	25
Area:	520	Year Built:	1950
Height:	0	Condition:	AVERAGE
Function Adj Percent:	0	Economic Adj Percent:	0
Function Adj Reason:	-	Economic Adj Reason:	0 - LEGACY
Value:	2,800	Grade:	100
Override Value:			

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Property Record Card - Alan Harold, Stark County Auditor

Generated: 5/8/2017 12:07:42 PM

Subject Property	
Parcel	6800094
Owner	CARR LOIS J
Address	430 2ND AVE SE OH
Mailing Address Line 1	CARR LOIS J
Mailing Address Line 2	PO BOX 248
Mailing Address Line 3	BEACH CITY OH 44608
Legal Description	328 WH
Last Inspected	06/29/2009
Property Class	RESIDENTIAL
DTE Classification	510 - 1-FAMILY DWELLING
Tax District	00560 SUGARCREEK TOWNSHIP-BEACH CITY VILLAGE-FAIRLESS LSD
School District	7804 FAIRLESS LSD
Township	SUGARCREEK TOWNSHIP
City	BEACH CITY VILLAGE
Neighborhood	089-00-00-01
Map Routing Number	89 004 08 0100

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
2011	\$12,200	\$4,270	\$63,300	\$22,160	\$75,500	\$26,430
2010	\$12,200	\$4,270	\$63,300	\$22,160	\$75,500	\$26,430
2009	\$12,200	\$4,270	\$63,300	\$22,160	\$75,500	\$26,430
2008	\$12,200		\$63,400		\$75,600	\$26,460

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
HOUSE LOT		50	150	7,500	FF	\$180.00	0	\$12,200

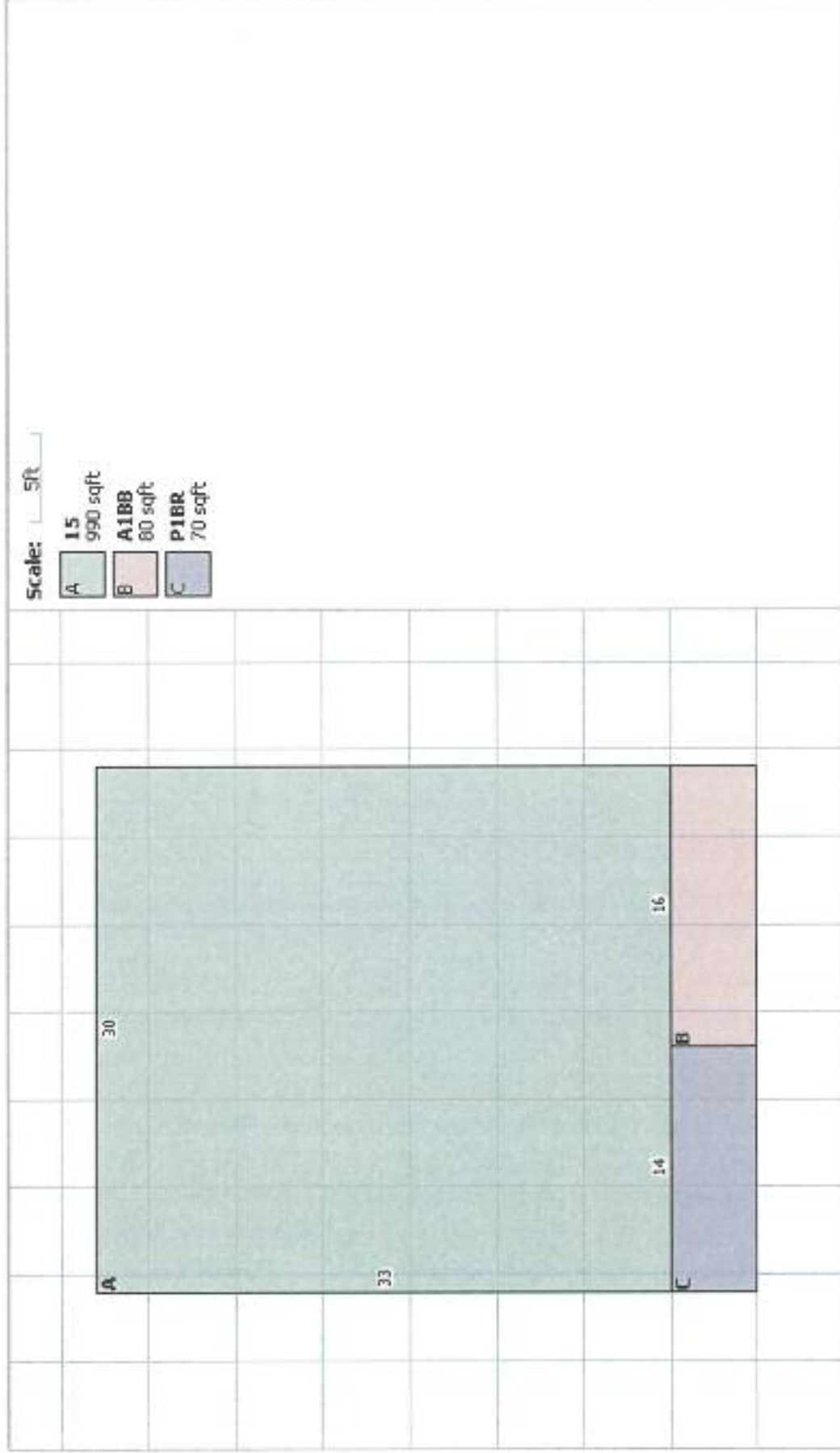
Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
1/8/1998	85	1998	0	NO	\$0	\$14,900

Details for Primary Building 7778535					
Building Type	15 - BUNGALOW	Construction Type	2 - BRICK	Full Baths	1
Year Built	1946	Quality Basement Finish	0 - NONE	Half Baths	0
Number Of Stories	1.50	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	GAS	Number Of Fireplaces	1
Living Area	1565	Central Air	YES	Family Room	NO
Quality Grade	100	Number Of Bedrooms	3	Primary Value	\$60,500

Details for Improvement 6357502

Building Type	140 - GARAGE	Adjustment Percent	0	Year Built	1950
Number Of Stories	1.0	Value	2,800	Reason	-
Frontage	20.00	Common Walls	0	Condition	AVERAGE
Depth	26	Construction Type	WOOD FRAME	Grade	100
Area (sqft)	520	Height	0	Value	2,800





6900094 Building ID 7778835

Data For Parcel 6900095

Base Land Valuation Sales Tax Building Improvements Pictometry

Base Data

Parcel:	6900095
Owner:	CARR LOIS J
Site Address:	2ND AVE SE OH
Map Routing Number:	69 004 09 0200
Tax Map:	BC_004.pdf



[+] Map this property.

Tax Mailing Address

Address:	CARR LOIS J
	PO BOX 248
	BEACH CITY OH 44608

Geographic Information

Tax District:	00560 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:	329 WH	Property Class:	RESIDENTIAL
DTE Classification:	500 - RESIDENTIAL VACANT LAND	Listed By:	BJB
Last Inspected:	06/29/2009	Source of Information:	PICTOMETRY
Reviewed By:	BJB	Total Tax Rate (in Mills):	77.100
Reviewed Date:	06/29/2009	Effective Tax Rate (in Mills):	55.481337

Allotments

No allotment data found for this parcel.

Parcel History

No history data found for this parcel.

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Land Data

Parcel:	6900095
Owner:	CARR LOIS J
Site Address:	2ND AVE SE OH
Map Routing Number:	69 004 09 0200
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		50	150	7,500	FF	\$180.00	VACANT LAND	60	\$4,900	

CAUV

Year	Deferred Land Value	Deferred Assessed Value	Tax Savings
2011	\$0	\$0	\$0
2010	\$0	\$0	\$0
2009	\$0	\$0	\$0

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Valuation Data

Parcel:	6900095
Owner:	CARR LOIS J
Site Address:	2ND AVE SE OH
Map Routing Number:	69 004 09 0200
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
2011	\$4,900	\$1,720	\$0	\$0	\$4,900	\$1,720
2010	\$4,900	\$1,720	\$0	\$0	\$4,900	\$1,720
2009	\$4,900	\$1,720	\$0	\$0	\$4,900	\$1,720
2008	\$4,900	\$1,720	\$0	\$0	\$4,900	\$1,720

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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During construction, see Recorder's Site for Instrument Number: www.recorder.co.stark.oh.us

Sales Data

Parcel:	6900095
Owner:	CARR LOIS J
Site Address:	2ND AVE SE OH
Map Routing Number:	69 004 09 0200
Tax Map:	BC_001.pdf



[+] Map this property.

Sales

	Transfer Date	Previous Owner	Work Order Number	Work Order Year	Number of Parcels	Arms Length	Sale Price	Taxable Value	Workflow ID
Select:	1/6/1998		87	1998	0	NO	\$0	\$980	199887

Previous Owners

No previous owners found for this sale.

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Data For Parcel 6900095

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: 6900095
 Owner: CARR LOIS J
 Site Address: 2ND AVE SE OH
 Map Routing Number: 69 004 09 0200
 Tax Map: BC_004.pdf



[+] Map this property.

Tax Information

Bill Number:	20117382312	Installment Number:	2
Taxable Land Value:	\$1,720	Taxable Building Value:	\$0
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:	2011		

Tax Billing

Label	Amount
REAL ESTATE TAX	\$66.31
TAX REDUCTION	(\$18.59)
10% ROLLBACK	(\$4.77)
CURRENT HALF TAX:	\$42.95
TOTAL TAX:	\$42.95
AMOUNT DUE:	\$42.95

Tax Payments

Payment Date	Payment Half	Payment Amount
02/09/2012	1	\$42.95

Special Assessments

No data found for this parcel.

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Property Record Card - Alan Harold, Stark County Auditor

Generated: 5/3/2012 12:03:40 PM

Subject Property	
Parcel	8900096
Owner	CARR LOIS J
Address	2ND AVE SE OH
Mailing Address Line 1	CARR LOIS J
Mailing Address Line 2	PO BOX 248
Mailing Address Line 3	BEACH CITY OH 44608
Legal Description	329 WH
Last Inspected	08/29/2008
Property Class	RESIDENTIAL
DTE Classification	500 - RESIDENTIAL VACANT LAND
Tax District	00880 SUGARCREEK TOWNSHIP-BEACH CITY VILLAGE-FAIRLESS LSD
School District	7604 FAIRLESS LSD
Township	SUGARCREEK TOWNSHIP
City	BEACH CITY VILLAGE
Neighborhood	089-00-00-01
Map Routing Number	89 004 09 0200

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
2011	\$4,900	\$1,720	\$0	\$0	\$4,900	\$1,720
2010	\$4,900	\$1,720	\$0	\$0	\$4,900	\$1,720
2009	\$4,900	\$1,720	\$0	\$0	\$4,900	\$1,720
2008	\$4,900		\$0		\$4,900	\$1,720

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
EXCESS LAND		50	150	7,500	FF	\$180.00	60	\$4,900

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
1/6/1998	87	1999	0	NO	\$0	\$800





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: 430 2nd Ave SE B City

Buyer(s): _____

Seller(s): Call 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) Walker Anderson and real estate brokerage Pessica Mathias Leiby 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/TEENANT _____ DATE _____

Nancy D. Dottavio 09-17-12
SELLER/LANDLORD _____ DATE _____

BUYER/TEENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 430 2nd Ave SE B. City

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) 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.

Nancy A. Dottavio 4-17-12
Seller Ext. Date Seller Date

Purchaser [Signature] 4-17-12 Date Purchaser Date

Agent [Signature] 4-17-12 Date Agent Date



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

Don R. Wallick Auctions, Inc.
865 N. Wooster Avenue
Strasburg, Ohio 44880
Info@WallickAuctions.com
<http://www.WallickAuctions.com>



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