

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



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: 08/14/12

PROPERTY ADDRESS: 729 S. Broadway, New Philadelphia, OH 44663

PRESENT OWNER: L & S Beverage, Ltd.

DEED VOLUME: 718 PAGE: 717 TRANSFER DATE: 05/30/97

DESCRIPTION: FRONT 1155

PERMANENT PARCEL NO: 43-07870.000

CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE NAME OF:
L. & S Beverage

ASSESSED VALUATIONS

LAND	\$ 5,040	GENERAL TAXES	\$2119.85
BUILDING	\$60,590	TAX REDUCTION	-\$ 596.85
TOTAL	\$65,630	10% ROLLBACK	-\$
HOMESTEAD	\$	2.5% REDUCTION	-\$
AUV VALUE	\$	HOMESTEAD CREDIT	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$1523.00
		MWCD ASSESSMENT	\$ 12.00
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$1535.00

REAL ESTATE TAXES FOR THE YEAR 2011 ARE PAID. REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2012 AND THEREAFTER ARE A LIEN, NOT YET DUE OR DETERMINED.

LOT SIZE ATTACHED

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.

NOTE: SEE HT 22

PARCEL	43-07870-880
DISTRICT	43-NW PHILA MUNI TWP - NW PH
PAP NUMBER	138.84
SECTION & PLAT	
ROUTING NUMBER	20-888
PROPERTY CLASS	479-OTHER RETAIL STRUCTURES
PROPERTY ADDR	775 S BRIDGEMAN
APR/08/08/00	82467
LIVING AREA	

TOPOGRAPHY	UTILITIES	STREET/ROAD	MEASUREMENT	ASSESSMENT	2010	2011
LEVEL	WATER	PAVED	APPROVING	MARKET	14,488	14,488
ROLLING	SEWER	UNPAVED	STATIC	LAND	14,488	14,488
LOW	ELECTRIC	PROPOSED	DECLINING	IMPR	173,118	173,118
HIGH	GAS	STONABLE	BLIGHTED	TOTAL	187,606	187,606
	BELL			LAND	5,898	5,898
				IMPR	40,538	40,538
				TOTAL	65,618	65,618

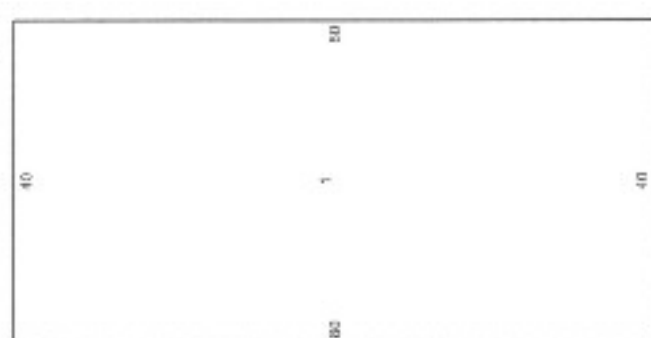
LAND USE	SQ. FT	ACREAGE/EFEC FR	SQ. FOOT/DEPTH	BASE RATE	PCTR	BASE VALUE	ADJUST REASON	ADJUST FACTR	BOB	MARKET VALUE
PC	50	136		388	56	34,480				14,488
TOTAL										

OCCUPANCY	CONSTRUCTION DATA			PRICING LADDER		
	LEVEL	BASE AREA	LEVEL	FTM AREA	VALUE	VALUE
4 OF UNITS	EXTERIOR	1121314				14,488
STORY HEIGHT						
ATTIC						
BASEMENT						
CRACK/CH	PLUMBING					
BASES						
FULL BATHS						
HALF BATHS						
OTHER FIXTURES						
NO PLUMBING						
ROOMS	ACCOMMODATIONS					
BEDROOMS						
FAMILY ROOMS						
KITCHEN ROOMS						
REC ROOM TYPE						
REC ROOM AREA						
FIREPLACE						
EXTERIOR						
LINEAR BR HT						
LINEAR BR LGT						
HEAT/AC	LEVEL	1 2 3 4				
NO HEATING						
AIR COND						

SUMMARY OF IMPROVEMENTS																
ID	USE	SI	HI	SIZE	AREA	ADD-ONS	RATE	GRD	REPRODUCTION COST	YEAR RUTIL	YEAR REMOO	COMD	NVL DEP	OBS DEP	BOB	TRUE CASH VALUE
1	DRIVE/PAV			0.0000	3,208		60.80	C	197,880	1997		6	28			117,680
2	PAV/BLT				6,368		1.80	C+S	12,265	1997		6	18			11,860
3	PAV/BLT				3,088		3.13	C+S	9,760	1997		6	18			8,050
TOTAL																172,110

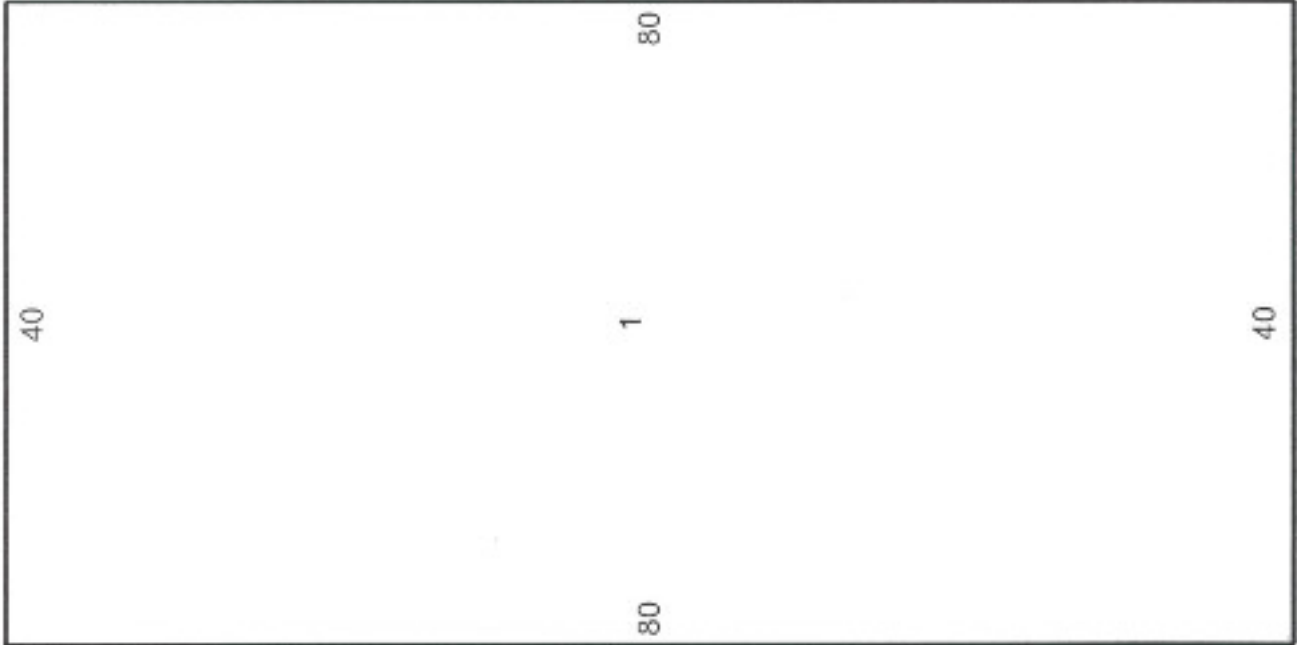
TRANSFER DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT
05/30/97	KELLY BECCA R & WILLIAM D	89,000 WARRANTY DEED
10/31/96	CLAYBORN LEASING COMPANY	65,000 WARRANTY DEED
07/25/92	JALESON BRVLT J	41,000 SHERIFF DEED

APPRASER:	DATE:	LISTED:	REVIEWED:



[2]

[3]



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REQUESTED BY: Brooke @ Wallick Auctions DATE: 08/14/12

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PRESENT OWNER: L & S Beverage, Ltd.

DEED VOLUME: 718 PAGE: 717 TRANSFER DATE: 05/30/97

DESCRIPTION: REAR 1155

.....
PERMANENT PARCEL NO: 43-07871.000

CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE NAME OF:
L & S Beverage

ASSESSED VALUATIONS

LAND	\$5,040	GENERAL TAXES	\$305.88
BUILDING	\$4,430	TAX REDUCTION	-\$ 86.12
TOTAL	\$9,470	10% ROLLBACK	-\$
HOMESTEAD	\$	2.5% REDUCTION	-\$
AUV VALUE	\$	HOMESTEAD CREDIT	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$219.76
		MWCD ASSESSMENT	\$ 12.00
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$231.76

REAL ESTATE TAXES FOR THE YEAR 2011 ARE PAID. REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2012 AND THEREAFTER ARE A LIEN, NOT YET DUE OR DETERMINED.

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LOT SIZE ATTACHED
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PERMIT #	DATE	CD	DESCRIPTION	%	AMOUNT

TOPOGRAPHY		UTILITIES		STREET/ROAD		NEIGHBORHOOD		ASSESSMENT		VALUATIONS	
LEVEL		WATER	PAVED	IMPROVING		2008			2010		
ROLLING		SEWER	UNPAVED	STATIC				MARKET	LAND		14,488
HIGH		ELECTRIC	PROPOSED	DECLINING				TOTAL	IMPR		12,658
		WELL	ALLEY	BLIGHTED				ASSESSED	LAND		27,658
								TOTAL	IMPR		5,848
								TOTAL	IMPR		5,438
								TOTAL	IMPR		9,478

LAND DATA			
LAND USE ACRES	SOIL TOV EFFEC FR	ACREAGE/DEPTH	SQ FOOT/DEPTH
PC	50	136	
	BASE RATE	380	96
	FCTR	34,080	
	ADJUSTED REASON		
	ADJUST FCTR		
	GOR		
	MARKET VALUE		14,488

CONSTRUCTION DATA				
	LEVEL	BASE AREA	PRICING	ORDER
TOTAL	3 2 3 4		AREA	VALUE
	EXTERIOR			
	ATTIC			
	BASEMENT			
	CRAM./IB			
	PLUMBING			
	ROOFING			
	FULL BATHS			
	HALL BATHS			
	OTHER FEATURES			
	NO PLUMBING			
	ACCENTRATIONS			
	BEDROOMS			
	FAMILY ROOMS			
	DINING ROOMS			
	KIC ROOM TYPE			
	REC ROOM AREA			
	UTILITIES			
	REPLACE OPN			
	LUMBAR BR HT			
	LUMBAR BR LG			

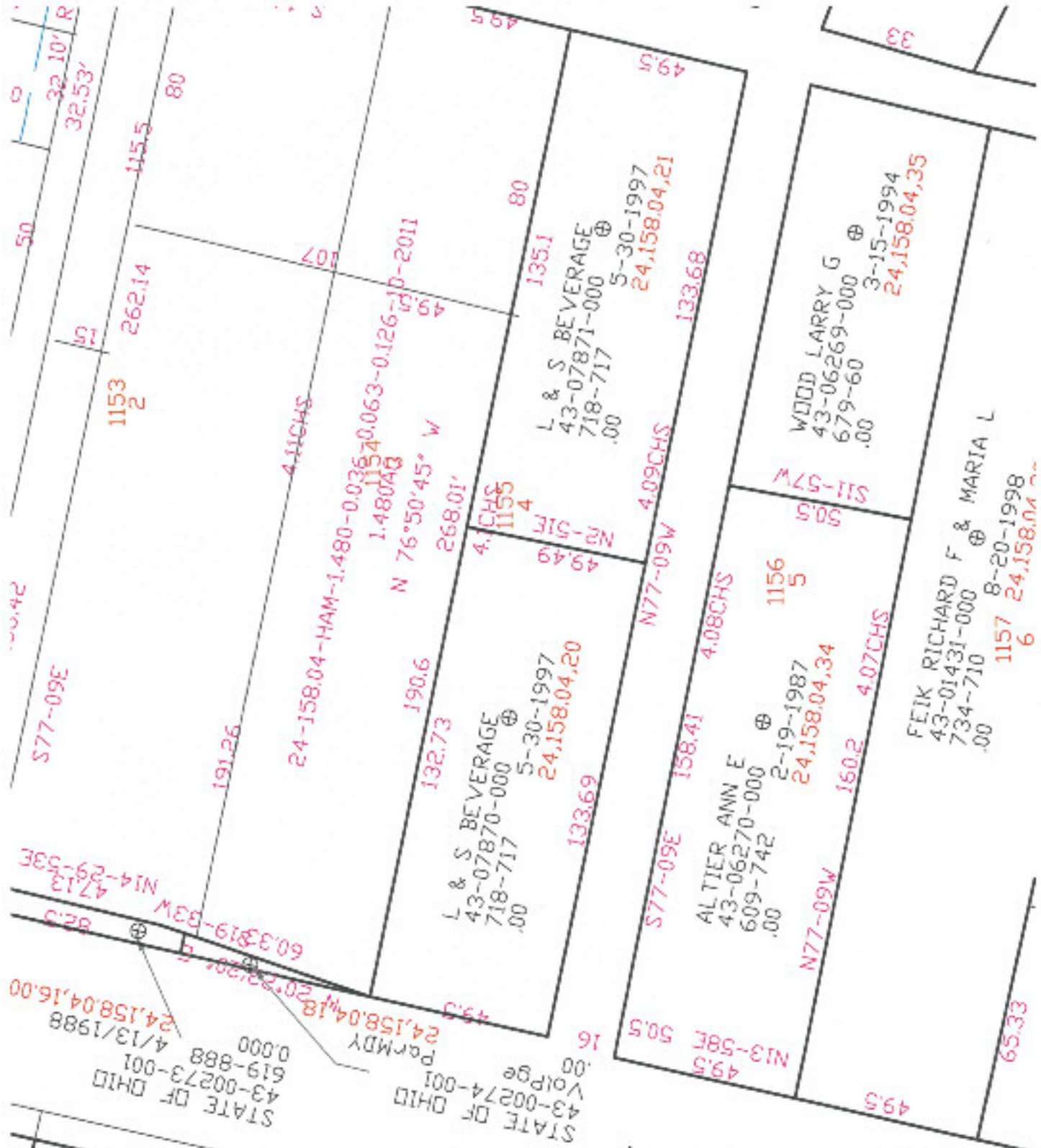
SUMMARY OF IMPROVEMENTS				
ID	USE	ST HT	SIZE	AREA
1	PAVING		2,888	
2	PAVING		2,888	
	ACC-ONS			
	RATE			
	GRID			
	REPRODUCTION COST			
	YEAR BUILT			
	YEAR REWOD			
	COND			
	MPD DEP			
	ONS DEP			
	GOR			
	TRUE CASH VALUE			

TRANSFER			
DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT	DEED TYPE
05/28/97	KELLEY, REBECCA R & WILLIAM D	85,000	MORTGAGE DEED
03/04/97	CLAYBORN LEASING COMPANY AN OH	18,000	MORTGAGE DEED
06/09/85	LORENZ, GEORGE B & 2 OTHERS	18,000	MORTGAGE DEED

APPRAISER:		DATE:	REVIEWED:

[1]

[2]



24,359,*
 JTH BROADWAY
 24,158.04,*
 48
 48
 50
 50
 50
 50

STATE OF OHIO
 43-00274-001
 Volpe
 .00
 STATE OF OHIO
 43-00273-001
 ParMDY
 0.000
 619-888 4/13/1988
 24,158.04,18
 STATE OF OHIO
 43-00273-001
 ParMDY
 0.000
 619-888 4/13/1988
 24,158.04,16.00
 60.3819-33W
 47.13
 N14-29-53E
 82.3

LINDA K
 1982
 1.5
 50

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

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