

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: 114 W. McCauley Drive, Uhrichsville, OH 44683

PRESENT OWNER: L & S Beverage, Ltd., a limited liability company

DEED VOLUME: 703 PAGE: 313 TRANSFER DATE: 03/26/96

DESCRIPTION: PR 1995

.....
PERMANENT PARCEL NO: 41-02433.000

CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE NAME OF:
L & S Beverage Company a limited liability co.

ASSESSED VALUATIONS

LAND	\$ 4,180	GENERAL TAXES	\$1052.06
BUILDING	\$32,490	TAX REDUCTION	-\$ 124.09
TOTAL	\$36,670	10% ROLLBACK	-\$
HOMESTEAD	\$	2.5% REDUCTION	-\$
AUV VALUE	\$	HOMESTEAD CREDIT	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$ 927.97
		MWCD ASSESSMENT	\$ 12.00
		SPECIAL ASSESSMENTS	\$ 22.89
		TOTAL PER HALF	\$ 962.86

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.

2811
 PARCEL 41-02433-000
 DISTRICT 41-NELL TWP-ORCHESVILLE CORP
 MAP NUMBER 57-05
 SECTION & PLAT
 BOUNDING NUMBER 41-000
 PROPERTY CLASS 429-OTHER RETAIL STRUCTURES
 PROPERTY ADDRESS 314 W MCCALEY DR
 NEIGHBORHOOD 01823
 LIVING AREA

TUSCARAWAS COUNTY - LARRY LINGBERG
 OWNER L & S BEVERAGE COMPANY A LIMITED LIABILITY CO
 COMMENTS/NOTE
 MOT: SITE RIG 4R

41-02433-000
 CARD 1 OF 1

PERMIT # DATE CD PERMITS DESCRIPTION 3 AMOUNT

PR 1995

VALUATIONS 2018 2811

TOPOGRAPHY	UTILITIES	STREETS/ROADS	NEIGHBORHOOD	ASSESSMENT	MARKET VALUE
LEVEL	SEWER	IMPAVED	STALIC	POINSET	31,938
LEVELING	SEWER	IMPAVED	STALIC	POINSET	11,938
LOD	ELECTRIC	PROPPOSED	DECLINING		92,828
PLUG	GAS	STRETABLE			185,758
	WELL	ALLEY	BLIGHTED	ASSESSED	9,188
				TRER	32,488
				TOTAL	36,678

LAND DATA

LAND USE	SOIL ID/	ACREAGE/	NO. FOOT/	BASE RATE	FCTR	BASE VALUE	ADJUSTED	ADJUST	RUR	MARKET
USE	ACTUAL FR	EFFEC FR	DEPTH				REASON	FACTOR		VALUE
K	58	174		225	185	11,925				11,938
TOTAL										

CONSTRUCTION DATA

LEVEL	BASE AREA	LEVEL	FM AREA	VALUE
EXTERIOR	1 2 3 4			
TOTAL				

PRICING LASSER

LEVEL	FM AREA	VALUE
ATTIC		
BSMT		
CEMENT		
CONCRETE		
FOUNDATION		
FRAMING		
INSULATION		
MECHANICAL		
PLUMBING		
ROOFING		
WALLS		
WINDOWS		
WOODWORK		
ZONING		

REPRODUCTION COST

REPRODUCTION COST	YEAR BUILT	YEAR REPROD	REPRODUCTION COST	GRD	RATE	ADJ-ONS	ADDITIONAL COST
122,400	1985		122,400	C-2	68.00		
11,907	1987		11,907	C+5	1.89		
TOTAL							

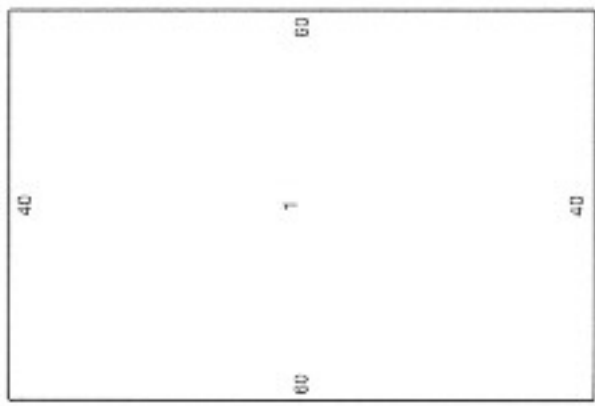
SURVEY OF IMPROVEMENTS

ID	USE	ST	HT	SIZE	AREA	ADDITIONAL COST	ADDITIONAL COST	REPRODUCTION COST	YEAR BUILT	YEAR REPROD	REPRODUCTION COST	GRD	RATE	ADJ-ONS	ADDITIONAL COST
1	DRIVE THRU			40X60	2,400			122,400	1985		122,400	C-2	68.00		
2	PAVEMENT				6,289			11,907	1987		11,907	C+5	1.89		
TOTAL															

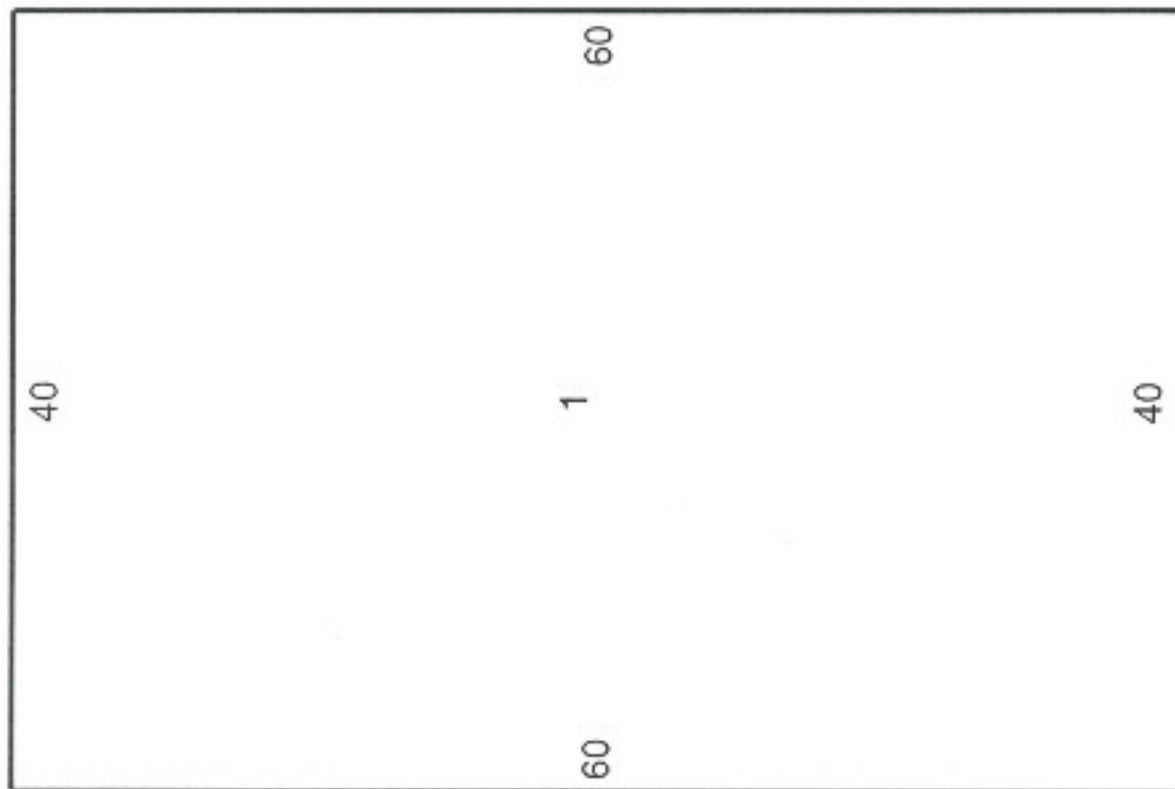
TRANSFER DATE

TRANSFER DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT	DEED TYPE	DEED NUMBER	REVIEWED
11/21/08	L & S BEVERAGE COMPANY A LTD	133,588	MISCELLANEOUS	92799	
01/26/08	DOUGLASS DALE A		M Y	822	
08/12/02	DOUGLASS DALE A & DEBORAH S		M Y	685	

APPRASER: DATE: CONTACT: LISTED: REVIEWED:



[2]



[2]

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: W. McCauley Drive, Uhrichsville, OH 44683

PRESENT OWNER: L & S Beverage, Ltd., a limited liability company

DEED VOLUME: 703 PAGE: 313 TRANSFER DATE: 03/26/96

DESCRIPTION: PR 1996

PERMANENT PARCEL NO: 41-00376.000

CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE NAME OF:
L & S Beverage Ltd. a limited liability co.

ASSESSED VALUATIONS

LAND	\$4,180	GENERAL TAXES	\$218.90
BUILDING	\$3,450	TAX REDUCTION	-\$ 25.82
TOTAL	\$7,630	10% ROLLBACK	-\$
HOMESTEAD	\$	2.5% REDUCTION	-\$
AUV VALUE	\$	HOMESTEAD CREDIT	-\$
		10% PENALTY	\$
		TAXES PER HALF	\$193.08
		MWCD ASSESSMENT	\$ 12.00
		SPECIAL ASSESSMENTS	\$ 22.10
		TOTAL PER HALF	\$227.18

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.

W/ PARTNER ΔV/

50	1993 381 11	A LAMBOS ENTERPRISES 41-00536-000 ⊕ VolPge 12/9/1996 .00 18,57.05,42	195
50	1994 382 12	STATE OF OHIO DEPARTMENT OF TRANSPORTATION 41-02433-001 VolPge ParMDY .00 18,57.05,41.01	
50	1995 383 13	L & S BEVERAGE COMPANY A LIMITED LIABILITY CO 41-02433-000 ⊕ VolPge 3/26/1996 .00 18,57.05,41	⊕
50	1996 384 14	L & S BEVERAGE LTD A LIMITED LIABILITY COMPANY 41-00376-000 ⊕ 656-90 3/12/1992 .00 18,57.05,40	
50	1997 385 15	STATE OF OHIO 41-00329-001 VolPge ParMDY .00 18,57.05,39.01	⊕

11

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



Toll Free: 1-888-348-9448 - Tel: 330-878-0075 - Fax: 330-878-7318