

# 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



## Data For Parcel 4317374

Please click here to go to the 2012 Informal Review for Parcel 4317374

[Base](#) [Land](#) [Valuation](#) [Sales](#) [Tax](#) [Building](#) [Improvements](#) [Pictometry](#)

### Base Data

Parcel:	4317374
Owner:	BROADWATER ARLENE
Site Address:	636 EDGEWOOD AVE SW MASSILLON OH 44646-3912
Map Routing Number:	43 015NW 04 6500
Tax Map:	PER_15_MW.pdf



[+] Map this property.

### Tax Mailing Address - Data as of 11/3/2012

Address:	BROADWATER ARLENE
	109 CAYUGA AVE NW
	CANTON OH 44705

### Geographic Information - Data as of 11/3/2012

Tax District:	00400 PERRY TOWNSHIP-PERRY LSD
School District:	7614 PERRY LSD
City/Village:	UNINCORPORATED
Township:	PERRY TOWNSHIP
Neighborhood ID:	043-02-03-05

### Legal - Data as of 11/3/2012

Legal Description:	95-50'55;96-25'NE PINE HILLS 2
DTE Classification:	510 - 1-FAMILY DWELLING
Last Inspected:	02/18/2010
Reviewed By:	MTB
Reviewed Date:	02/18/2010

Property Class:	RESIDENTIAL
Listed By:	MTB
Source of Information:	PICTOMETRY
Total Tax Rate (in Mills):	73.550
Effective Tax Rate (in Mills):	55.224257

### Allotments - Data as of 11/3/2012

Allotment	Lot
PINE HILLS ALLT 2	95

### Parcel History - Data as of 11/3/2012

Date	Activity
01/26/2011	TRANSFER FR. BROADWATER ARLENE & MARTIN CHARLES

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[Base](#)
[Land](#)
[Valuation](#)
[Sales](#)
[Tax](#)
[Building](#)
[Improvements](#)
[Pictometry](#)

### Land Data

Parcel:	4317374
Owner:	BROADWATER ARLENE
Site Address:	636 EDGEWOOD AVE SW MASSILLON OH 44646-3912
Map Routing Number:	43 015NW 04 6500
Tax Map:	PER 15 NW.pdf



[+] Map this property.

### Land Detail - Data as of 11/3/2012

Code	Description	Acreage	Frontage	Depth	SF Area	Method	Rate	Adj Reason	Adj Percent	Market Value	Override Value
01	HOUSE LOT		115	120	13,800	FF	\$450.00	EXCESS FRONTAGE	20	\$22,600	

### CAUV - Data as of 11/3/2012

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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[Base](#)
[Land](#)
[Valuation](#)
[Sales](#)
[Tax](#)
[Building](#)
[Improvements](#)
[Pictometry](#)

### Valuation Data

**Parcel:** 4317374  
**Owner:** BROADWATER ARLENE  
**Site Address:** 636 EDGEWOOD AVE SW MASSILLON OH 44646-3912  
**Map Routing Number:** 43 015NW 04 6500  
**Tax Map:** PER\_15\_NW.pdf



[+] Map this property.

### Valuation - Data as of 11/3/2012

Year	Appraised Land Value	Assessed (35%) Land Value	Appraised Building Value	Assessed (35%) Building Value	Appraised Total Value	Assessed (35%) Total Value
2011	\$30,400	\$10,640	\$73,400	\$25,690	\$103,800	\$36,330
2010	\$30,400	\$10,640	\$73,400	\$25,690	\$103,800	\$36,330
2009	\$30,400	\$10,640	\$73,400	\$25,690	\$103,800	\$36,330
2008	\$30,400		\$82,200		\$112,600	\$39,410

### Appeals - Data as of 11/3/2012

No appeals found for this parcel.

### Value Change Reason - Data as of 11/3/2012

Change Reason	Change Date
12 -REAPPRAISAL, UPDATE OR ANNUAL EQUALIZATION	01/09/2001

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Base Land Valuation Sales Tax Building Improvements Pictometry

During construction, see Recorder's Site for Instrument Number: [www.recorder.co.stark.oh.us](http://www.recorder.co.stark.oh.us)

### Sales Data

Parcel: 4317374  
 Owner: BROADWATER ARLENE  
 Site Address: 636 EDGEWOOD AVE SW MASSILLON OH 44646-3912  
 Map Routing Number: 43 015NW 04 6500  
 Tax Map: PER\_15\_NW.pdf



[+] Map this property.

### Sales - Data as of 11/3/2012

	Transfer Date	Previous Owner	Work Order Number	Work Order Year	Number of Parcels	Arms Length	Sale Price	Taxable Value	Workflow ID
Select	1/26/2011		000683	2011	1	NO	\$0	\$39,410	2011000683
Select	11/10/1994		13180	1994	1	NO	\$5,000	\$25,420	199413180
Select	10/24/1994		12344	1994	0	NO	\$0	\$25,420	199412344
Select	9/30/1992		10725	1992	0	NO	\$0	\$25,800	199210725

### Previous Owners - Data as of 11/3/2012

Workflow ID	Previous Owner
2011000683	BROADWATER ARLENE & MARTIN CHARLES
2011000683	BROADWATER ARLENE & MARTIN CHARLES

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[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:** 4317374  
**Owner:** BROADWATER ARLENE  
**Site Address:** 636 EDGEWOOD AVE SW MASSILLON OH 44646-3912  
**Map Routing Number:** 43 015NW 04 6500  
**Tax Map:** PER\_15\_NW.pdf



(+) Map this property.

### Tax Information - Data as of 11/3/2012

<b>Bill Number:</b>	20117255102	<b>Installment Number:</b>	2
<b>Taxable Land Value:</b>	\$10,640	<b>Taxable Building Value:</b>	\$25,690
<b>Residential Discount (2.5%):</b>	NO	<b>Homestead Reduction:</b>	NO
<b>CAUV Recoupment:</b>	N/A	<b>Recoupment Amount:</b>	
<b>Homestead Deduction:</b>		<b>Tax Abatement:</b>	NO
<b>TPF Qualified Value:</b>		<b>Property Destruction:</b>	NO
<b>Homestead Deduction Year:</b>		<b>Agricultural Use Value:</b>	NO
<b>Tax Year:</b>	2011		

### Tax Billing - Data as of 11/3/2012

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	1,336.04			
	Tax Reduction	-332.89			
	10% Rollback	-100.32			
	_ Net Tax:	902.83	902.83	.00	
	27-MUSKINGUM WATERSHED	6.00	6.00	.00	
	_ Total 1st Half:	908.83	908.83	.00	
2nd Half:	Real Estate Tax	1,336.04			
	Tax Reduction	-332.89			
	10% Rollback	-100.32			
	_ Net Tax:	902.83	902.83	.00	
	27-MUSKINGUM WATERSHED	6.00	6.00	.00	
	_ Total 2nd Half:	908.83	908.83	.00	
<b>Total:</b>		1,817.66	1,817.66	.00	

### Tax Payments - Data as of 11/3/2012

Payment Date	Payment Half	Payment Amount
02/15/2012	1	\$908.83
07/18/2012	2	\$908.83

<b>Special Assessments - Data as of 11/3/2012</b>						
Agency	Code	StandardAmount	Status	Type	Balance	
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$6.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00	
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$6.00	ACTIVE	SEMI-ANNUAL FIXED	\$12.00	
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$6.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00	

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## Data For Parcel 4317374

Please click here to go to the 2012 Informal Review for Parcel 4317374

[Base](#)
[Land](#)
[Valuation](#)
[Sales](#)
[Tax](#)
[Building](#)
[Improvements](#)
[Pictometry](#)

### Building Data

Parcel:	4317374
Owner:	BROADWATER ARLENE
Site Address:	636 EDGEWOOD AVE SW MASSILLON OH 44646-3912
Map Routing Number:	43 015NW 04 6500
Tax Map:	PER_15_NW.pdf



[+] Map this property.

### Buildings - Data as of 11/3/2012

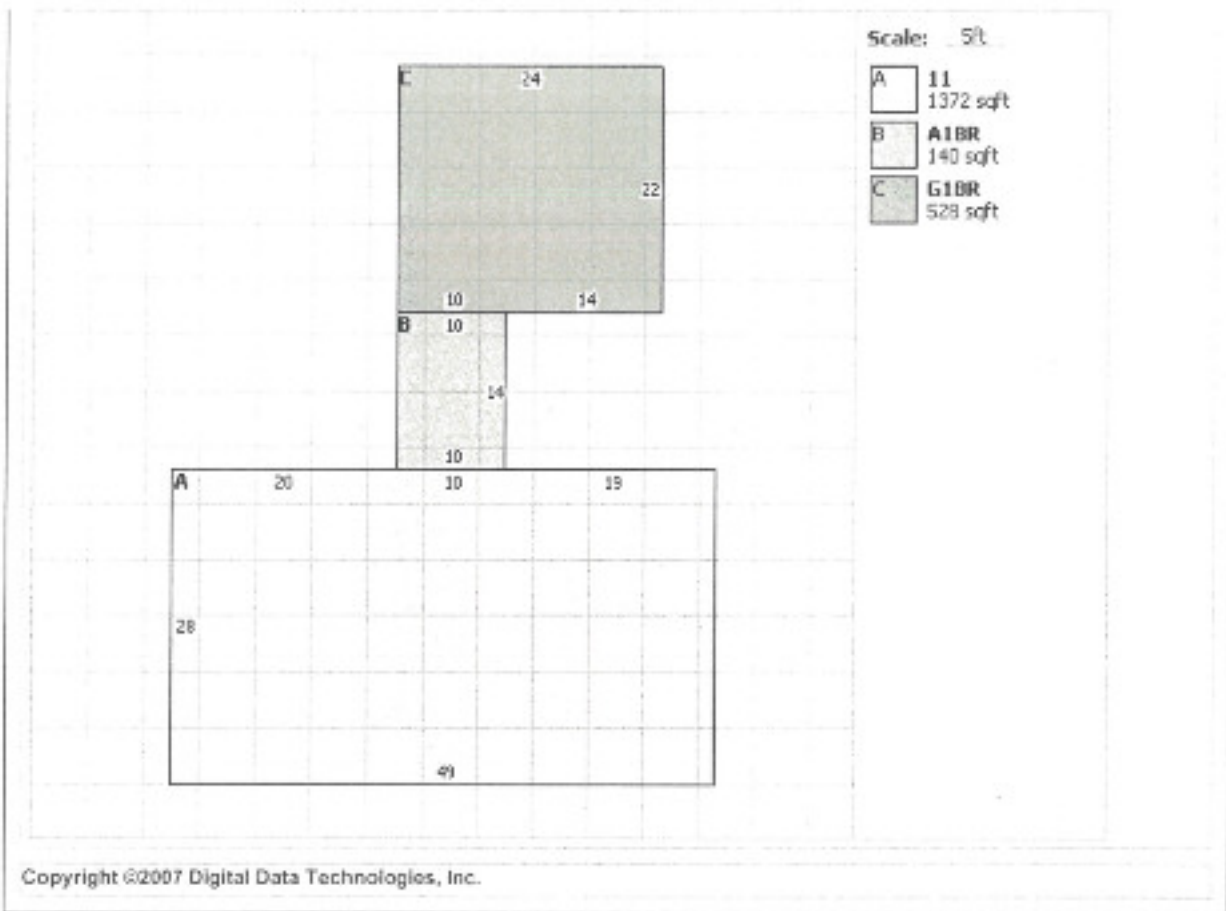
	Building ID	Is Primary	Description	Year Built	Living Area	Bedrooms	Full Baths	Half Baths	Primary Value
Select	7792705	TRUE	11 - RANCH	1959	1,512	3	1	1	\$71,400

### Building Detail - Data as of 11/3/2012

Building ID:	7792705	Actual Year Built:	1959
Building Type:	11 - RANCH	Effective Year Built:	1959
No. Stories:	1.00	Condition:	3 - AVERAGE
Living Area (sqft):	1,512	Quality Grade:	100
No. Bedrooms:	3	Construction Type:	2 - BRICK
Quality Basement Finish:	0 - NONE	Central Air:	YES
Heat Type:	GAS	Half Baths:	1
Full Baths:	1	No. Fireplaces:	1
Basement:	1 - FULL	Primary Value:	\$71,400
Family Room:	YES	Override Value:	NOT AVAILABLE
Percent Complete:	100		

### Sketch - Data as of 11/3/2012

For a list of sketch codes and descriptions, download this list.





## Data For Parcel 4317374

Please click here to go to the 2012 Informal Review for Parcel 4317374

[Base](#)
[Land](#)
[Valuation](#)
[Sales](#)
[Tax](#)
[Building](#)
[Improvements](#)
[Pictometry](#)

### Improvement Data

<b>Parcel:</b>	4317374
<b>Owner:</b>	BROADWATER ARLENE
<b>Site Address:</b>	636 EDGEWOOD AVE SW MASSILLON OH 44646-3912
<b>Map Routing Number:</b>	43 015NW 04 6500
<b>Tax Map:</b>	PER_15_NW.pdf



[+] Map this property.

### Improvements - Data as of 11/3/2012

	Improvement ID	Description	Year Built	Area	Grade	Condition	Value
Select	6377870	920 - PERSONAL PROPERTY BLDG	0	60	0	NOT AVAILABLE	0

### Improvement Detail - Data as of 11/3/2012

<b>Improvement ID:</b>	6377870	<b>Percent Complete:</b>	100
<b>Building Type:</b>	920 - PERSONAL PROPERTY BLDG	<b>Common Walls:</b>	0
<b>Number of Stories:</b>	0	<b>Construction Type:</b>	NOT AVAILABLE
<b>Frontage:</b>	6.00	<b>Depth:</b>	10
<b>Area:</b>	60	<b>Year Built:</b>	0
<b>Height:</b>	0	<b>Condition:</b>	NOT AVAILABLE
<b>Function Adj Percent:</b>	0	<b>Economic Adj Percent:</b>	0
<b>Function Adj Reason:</b>	-	<b>Economic Adj Reason:</b>	0 - LEGACY
<b>Value:</b>	0	<b>Grade:</b>	0
<b>Override Value:</b>			

Property Record Card - Alan Harold, Stark County Auditor

Generated 11/5/2012 1:27:02 PM

Subject Property	
Parcel	4317374
Owner	BROADWATER ARLENE
Address	535 EDGEWOOD AVE SW MASSILLON OH 44645-3912
Mailing Address Line 1	BROADWATER ARLENE
Mailing Address Line 2	169 CAYUGA AVE NW
Mailing Address Line 3	CANTON OH 44708
Legal Description	95-90'SS;96-25'NE PINE HILLS 2
Last Inspected	02/18/2010
Property Class	RESIDENTIAL
DTE Classification	610 - 1-FAMILY DWELLING
Tax District	00400 PERRY TOWNSHIP-PERRY LSD
School District	7614 PERRY LSD
Township	PERRY TOWNSHIP
City	UNINCORPORATED
Neighborhood	043-02-03-05
Map Routing Number	43 015NW 04 6500

Allotments	
Allotment	Lot
PINE HILLS ALLT 2	95

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2011	\$30,400	\$10,640	\$73,400	\$25,690	\$103,800	\$36,330
2010	\$30,400	\$10,640	\$73,400	\$25,690	\$103,800	\$36,330
2009	\$30,400	\$10,640	\$73,400	\$25,690	\$103,800	\$36,330
2008	\$30,400		\$82,200		\$112,600	\$39,410

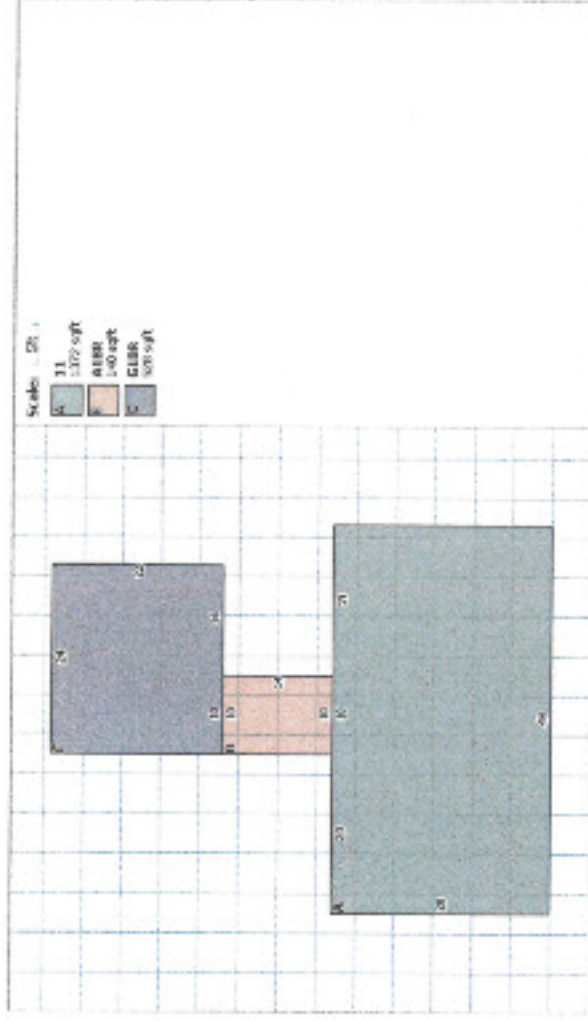
Land Details								
Description	Acreage	Frontage	Depth	Area (sq/ft)	Method	Rate	Adj %	Value
HOUSE LOT		115	120	13,800	FF	\$450.00	20	\$22,900

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
1/26/2011	000883	2011	1	NO	\$0	\$38,410
11/10/1994	13180	1994	1	NO	\$5,000	\$25,420
10/24/1994	12344	1994	0	NO	\$0	\$25,420
9/30/1992	10725	1992	0	NO	\$0	\$25,800

Details for Primary Building 7792705					
Building Type	11 - RANCH	Construction Type	2 - BRICK	Full Baths	1
Year Built	1959	Quality Basement Finish	0 - NONE	Half Baths	1
Number Of Stories	1.00	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	GAS	Number Of Fireplaces	1
Living Area	1512	Central Air	YES	Family Room	YES
Quality Grade	100	Number Of Bedrooms	3	Primary Value	\$71,400

**Details for Improvement 6377870**

Building Type	920 - PERSONAL PROPERTY BLDG	Adjustment Percent	0	Year Built	0
Number Of Stories	0	Value	0	Reason	-
Frontage	6.00	Common Walls	0	Condition	NOT AVAILABLE
Depth	10	Construction Type	NOT AVAILABLE	Grade	0
Area (sqft)	60	Height	0	Value	0



4317374 Building ID 7792705





STATE OF OHIO  
DEPARTMENT OF COMMERCE

11/6/08

**RESIDENTIAL PROPERTY DISCLOSURE FORM**

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

**TO BE COMPLETED BY OWNER (Please Print)**

Property Address:

636 Edgewood Ave. S.W., Massillon, OH 44646  
Arlene Broadwater

Owners Name(s):

Date: 10-12-12, 20

Owner is is not occupying the property. If owner is occupying the property, since what date: \_\_\_\_\_

**Purpose of Disclosure Form:** This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

**Owner's Statement:** The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

**Instructions to Owner:** (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

**THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE**

**A) WATER SUPPLY:** The source of water supply to the property is (check appropriate boxes):

- |  |                                       |                                      |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown     |
| <input type="checkbox"/> Private Water Service           | <input type="checkbox"/> Cistern      | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well                    | <input type="checkbox"/> Spring       | _____                                |
| <input type="checkbox"/> Shared Well                     | <input type="checkbox"/> Pond         | _____                                |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?  
 Yes  No If "Yes", please describe: \_\_\_\_\_

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household)  Yes  No  
If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

Owner's Initials ALB Date 10/12/12

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



Property Address 636 edgewood Ave SW Massillon OH 44646

**B) SEWER SYSTEM:** The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank    |
| <input type="checkbox"/> Leach Field             | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown                 | <input type="checkbox"/> Other _____   |   |

If not a public or private sewer, date of last inspection \_\_\_\_\_  
Do you know of any current leaks, backups or other material problems with the sewer system servicing the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

**C) ROOF:** Do you know of any current leaks or other material problems with the roof or rain gutters?  Yes  No

If "Yes", please describe: \_\_\_\_\_  
If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: \_\_\_\_\_

**D) WATER INTRUSION:** Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space?  Yes  No

If "Yes", please describe and indicate any repairs completed:  
\*leaked due to clogged gutters  
Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances?  Yes  No  
If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector?  Yes  No  
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: \_\_\_\_\_

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):**

Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?  Yes  No

If "Yes", please describe: \_\_\_\_\_  
If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: \_\_\_\_\_

Do you know of any previous or current fire or smoke damage to the property?  Yes  No  
If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

**F) MECHANICAL SYSTEMS:** Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years): \_\_\_\_\_

Owner's Initial PJB / Date 10/12/12 Purchaser's Initials \_\_\_\_\_ / Date \_\_\_\_\_

Property Address 636 Edgewood Ave SW Massillon, OH 44646

**G) WOOD BORING INSECTS/TERMITES:** Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites?  Yes  No

If "Yes", please describe: \_\_\_\_\_

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: \_\_\_\_\_

**H) PRESENCE OF HAZARDOUS MATERIALS:** Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- |   | Yes                      | No                       | Unknown                             |
|---|--------------------------|--------------------------|-------------------------------------|
| 1) Lead-Based Paint                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Asbestos                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Urea-Formaldehyde Foam Insulation              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Radon Gas                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If "Yes", indicate level of gas if known _____ |                          |                          |                                     |
| 5) Other toxic or hazardous substances            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: \_\_\_\_\_

**I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**

Is the property located in a designated flood plain?  Yes  No  Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?  Yes  No  Unknown

**J) DRAINAGE/EROSION:** Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: \_\_\_\_\_

**K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION:** Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property).  Yes  No

If "Yes", please describe: \_\_\_\_\_

Do you know of any recent or proposed assessments, which could affect the property?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association?  Yes  No

If "Yes", please describe: \_\_\_\_\_

Owner's Initials QAB Date 10/12/12 Purchaser's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_

Property Address 636 Edgewood Ave SW Massillon, OH 44646

L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: \_\_\_\_\_

M) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: \_\_\_\_\_  
\_\_\_\_\_

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Arlene Broadwater DATE: 10/12/12  
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS**

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_  
PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_



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

Property Address 636 Edgewood Ave SW Massillon, OH 44646

**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.

Arlene Z. Broshwitz

Seller

Date

Seller

Date

[Signature]

Purchaser

Date

Purchaser

Date

[Signature]

Date

Agent

Date





**Ohio Bar Title Insurance Company**  
*A First American Company*

**Commitment for Title Insurance**

ISSUED BY

**Ohio Bar Title Insurance Company**

**Commitment**

Ohio Bar Title Insurance Company, an Ohio corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

**This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.**

In Witness Whereof, Ohio Bar Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

**Ohio Bar Title Insurance Company**



*Kevin F. Eichner*

Kevin F. Eichner  
 President

*Michael J. Fromhold*

Michael J. Fromhold  
 Secretary

(This Commitment is valid only when Schedules A and B are attached)

**INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.**

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**Ohio Bar Title Insurance Company**  
A First American Company

**Commitment for Title Insurance**

BY  
**Ohio Bar Title Insurance Company**

**Schedule A**

File No.: 12-131

1. Effective Date: October 16, 2012
2. Policy (or Policies) to be issued: AMOUNT
  - a. X ALTA Owner's Policy of Title Insurance (6-17-06) To Be Determined  
Proposed Insured: To Be Determined
  - b. X ALTA Loan Policy of Title Insurance (6-17-06): To Be Determined  
Proposed Insured: To Be Determined

3. The estate or interest in the land described or referred to in this Commitment is fee simple.
4. Title to the fee simple estate or interest in the land is at the Effective Date vested in: Arlene Broadwater
5. The land referred to in this Commitment is described as follows:

Situated in the Township of Perry, County of Stark and State of Ohio; and known as and being Lot Number 95, excepting 5.86 feet off the entire north side thereof, and the north half of Lot Number 96 in Pine Hills Allotment Number 2.

Issuing Agent: Todd H. Bentzel  
Agent ID No.: 4039859  
Address: 105 N. Main St., P. O. Box 34  
City, State, Zip: Navarre, OH 44662  
Telephone: 330-879-2105

By: Todd H. Bentzel  
Authorized Countersignature  
(This Schedule A valid only when Schedule B is attached.)

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD

 <b>Ohio Bar Title Insurance Company</b> <i>A First American Company</i>	Commitment for Title Insurance
	<i>or</i> <b>Ohio Bar Title Insurance Company</b>
<b>Schedule BI</b>	

### REQUIREMENTS

File No.: 12-131

The following requirements must be satisfied:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.

Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:

**a)** Warranty Deed from Arlene Broadwater, married (husband, Wendell Broadwater to release dower interest), to the successful bidder(s), conveying premises described in Schedule "A" hereof.

**b)** The "Amount of Insurance" described in Schedule "A" of this Commitment cannot, as of the date of said Commitment, be determined and this has been so indicated by inserting the phrase "to be determined" following "Amount of Insurance". The actual value of the estate or interest to be insured must be disclosed to the Company and, subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined and entered as aforesaid, it is agreed that as between the Company, the applicant for this commitment, and every person relying on this commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000.00 and the total liability of the Company on account of this commitment shall not exceed said amount.

 <b>Ohio Bar Title Insurance Company</b> <i>A First American Company</i>	<b>Commitment for Title Insurance</b>
	<small>BY</small> <b>Ohio Bar Title Insurance Company</b>
<b>Schedule BII</b>	

### EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Subject to matters shown on the plat of Pine Hills Allotment No. 2 recorded in Plat Book 32, Page 59, Stark County, Ohio Records.
10. Conditions and Restrictive Covenants from Ray R. Wilson to Pine Hills Allotment No. 2 dated May 15, 1956 and recorded May 23, 1956 in volume 2448, Page 411, Stark County, Ohio Records.
11. Taxes: **Parcel No. 4317374** (RESIDENTIAL 95-90'SS; 96-25'NE PINE HILLS 2) Land Value \$10,640; Bldg. value \$25,690; Taxes \$908.83 per half year (which includes the assessment shown below) and paid through the second half 2011. Taxes for the first half 2012 are a lien, not yet due or payable. Assessments: Muskingum Watershed Conservancy District \$6.00 per half year.
12. Any federal tax liens or child support liens filed against the proposed insured.
13. Additions and abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

# PINE HILLS ALLOTMENT No 2

Approved by the Board of Directors of the Pine Hills  
Municipality on the 15th day of May 1955  
Scale 1" = 50'

May 1955

REVISIONS  
1. 5/15/55  
2. 5/15/55

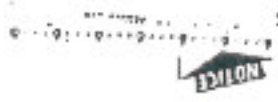


*[Handwritten signatures and notes, including names like 'J. H. ...' and '...']*

*[Additional handwritten notes and signatures, including '...']*

*[Further handwritten notes and signatures, including '...']*

*[Final handwritten notes and signatures, including '...']*





2448 411  
12921

MAY 22 1956

RECEIVED FOR RECORD	
FILED	23 1956
In Stark County Records	
Volume	2448 Page 411
Recorder	W. A. P.

Ray R. Wilson  
to  
Pine Hills Allotment No. 2.

Conditions and  
Restrictive Covenants.

Whereas, Ray R. Wilson is the owner of a tract of land in the Northwest Quarter of Section 15, Township 10, Range 9, Perry Township, Stark County, Ohio, which he acquired on July 14, 1950, and the deed for said tract of land is recorded in Volume 1848, Page 421 of the Stark County Deed Records, and.

Whereas, said Ray R. Wilson and his wife have dedicated a portion of said land and laid out an allotment containing lots numbers 66 through 138 inclusive out of the same, which allotment is known as "PINE HILLS ALLOTMENT NO. 2", the plat of said allotment having been filed for record on April 13, 1956, and recorded in Plat Book 32, Page 59 of the Stark County Plat Records, and.

Whereas, said Ray R. Wilson is contemplating the sale of the lots in said "PINE HILLS ALLOTMENT NO. 2", to the general public, and in order to protect himself and all future owners of the lots in said allotment and in consideration for the purchase of said lots by any and all future purchasers said Ray R. Wilson does hereby establish the following conditions and restrictions covering all of the lots as dedicated in the plat as aforesaid for the mutual benefit of himself and any future grantees, their heirs, successors, and assigns, and for the benefit and protection of all present and future owners of property in the "PINE HILLS ALLOTMENT NO. 2", said conditions and restrictions shall be determined as covenants running with the land.

The conditions, restrictions and protective covenants hereby, and by these presents established, are as follows:

1. No lot or any part thereof shall be used except for residential purposes only and there shall be not more than one residence with more than one garage placed or maintained on any one lot at any one time.

2. No building or structure of any kind shall ever be moved on any lot.

3. No residence or dwelling shall be placed on any lot, the site of which shall be less than 900 square feet of finished floor space above basement level for a one-floor plan house and less than 660 square feet of finished floor space above basement level for each floor of a full two-story house. Any house less than full two stories must have at least 500 square feet of finished floor space on the first floor or ground level floor. Outside house measurements are to be used to determine floor areas.

4. No building of any kind shall be erected on any lot described herein, the front line of which, including porches, steps excepted, is nearer to the front line thereof, than 35 feet and no building shall be erected nearer than 6 feet to the side lines of any adjoining lot (this building restriction being intended for the benefit of adjoining property owners and where a dwelling is built on a piece of land larger than a single platted lot, this restriction shall apply to the outside lines of said piece of land.)

5. The erection of any building on said premises must be completed within one (1) year from the beginning of building operations.



6. No dwelling shall be permitted to be erected on any lot, the cost of which is less than Fifteen Thousand (\$15,000.00) Dollars based upon costs prevailing on the date these covenants are recorded.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. No buildings of any kind may be erected or maintained on any of the lots in "PINK HILLS ALLOTMENT NO. 2" until the plans and specifications, elevation, location, materials and grade thereof, have been submitted to either Ray R. Wilson or the adjoining lot owners on each side, and such plans, specifications, etc. are approved in writing by either Ray R. Wilson or the owners of said adjoining lots.

10. The 35-foot front building line and the 5-foot side lines as set forth in Article 4 herein may be altered by Ray R. Wilson as to certain lots in this allotment if, in his opinion, he deems it necessary.

11. These conditions and restrictions may be altered and modified by the written consent of 51 per cent of all the lot owners of "PINK HILLS ALLOTMENT NO. 2".

NO. 2448 NR 414

In Witness Whereof, the said Ray R. Wilson has hereunto set his hand this 15th day of May, 1956.

Carl Shifman      Ray R. Wilson  
Barclay H. Long

STATE OF OHIO

STARK COUNTY

SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named Ray R. Wilson who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony, I have hereunto set my hand and official seal at Canton, Ohio, this 15th day of May, 1956.

Carl Shifman  
Carl Shifman - Notary Public.

This instrument prepared by  
Carl Shifman, Attorney.

## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.





Ohio Bar Title Insurance Company

*A First American Company*

ISSUED THROUGH THE OFFICE OF:



OHIO BAR TITLE INSURANCE  
COMPANY, A  
FIRST AMERICAN  
COMPANY

Corporate Office  
1 First American Way  
Santa Ana, CA 92707  
(800) 854-3643

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**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  
Sresburg, Ohio 44880  
Info@WallickAuctions.com  
<http://www.WallickAuctions.com>



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