

# Don R. Wallick Auctions, Inc.

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MR LARRY LINDBERG

TUSCARAWAS COUNTY AUD TOR

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Currently Viewing

<b>Number:</b>	<b>Address:</b>	<b>Owner:</b>	<b>Legal:</b>
23-00373-000	328 SW BOOMER AVE	LONGFELLOW ELIZABETH L	PR 109 110 111

Summary Tax Transfer History Payment History Land Deed Assessed 5/1/2011

Property

**Tax District:** 23-FRANKLIN TWP-STRASBURG CORP  
**Class:** 510-SINGLE FAMILY OWNER OCCUPIED  
**Neighborhood:** 04000 STRASBURG CORPORATION  
**Subdivision:**

**Lot #:** **CD Year:** **Map #:** **02**

Good

**Acres:**  
**Volume:** **Page:**  
**Sold:** 05/01/2011 **Price:**

Values

	Appraised	Assessed
Land:	22,540	7,390
Improvements:	96,900	13,320
<b>Total:</b>	<b>79,440</b>	<b>27,810</b>
<b>CAUV:</b>		
Homestead:	79,440	27,800 HOMESTEAD GRANTED

Ownership Info

**Name:** LONGFELLOW ELIZABETH L  
**Address:** 328 SW BOOMER AVE  
 STRASBURG OH 44680

Taxpayer Information - Last Modified 5/1/2011

**Name:** LONGFELLOW ELIZABETH L  
**Address:** 328 SW BOOMER AVE  
 STRASBURG OH 44680

Tax Rates

**Wholesale:** 01.85 **Effective:** 47,150,279

Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	369.62	369.62	369.62	739.24
Specialty:	0.00	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>0.00</b>	<b>369.62</b>	<b>369.62</b>	<b>369.62</b>	<b>739.24</b>
<b>Paid:</b>	<b>0.00</b>	<b>369.62</b>	<b>369.62</b>	<b>0.00</b>	<b>369.62</b>
<b>Due:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>369.62</b>	<b>369.62</b>
<b>Escrow:</b>					<b>0.00</b>

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## Currently Viewing

<b>Number:</b>	<b>Address:</b>	<b>Owner:</b>	<b>Legal:</b>
23-00373-000	329 SW BODMER AVE	LONGFELLOW ELIZABETH L	PR 109 110 111

[Summary](#) [Tax](#) [Transfer History](#) [Payment History](#) [Land](#) [Dwell](#) [Assault](#) [Seeds](#)

Type	Units/Of FR	Area/Depth FR	90 FT/Depth R
FR FRONT LOT		103	144

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<b>Number:</b>	<b>Address:</b>	<b>Owner:</b>	<b>Legal:</b>
23-00373-000	329 SW BODMER AVE	LONGFELLOW ELIZABETH L	PR 109 110 111

Summary Tax Transfer History Payment History Land Drill AuxBuild Section

Card	Style	Year Built	Year Renov	Grade	AC	Floor	Firespace	Total Stories	Total Rooms	Bedrooms	Half Baths	Full Baths	Total Area	Basement	Crawl
1	01 SINGLE FAMILY	1915		C-5	FULL	FULL	/	2	8	4	1		1552	780	

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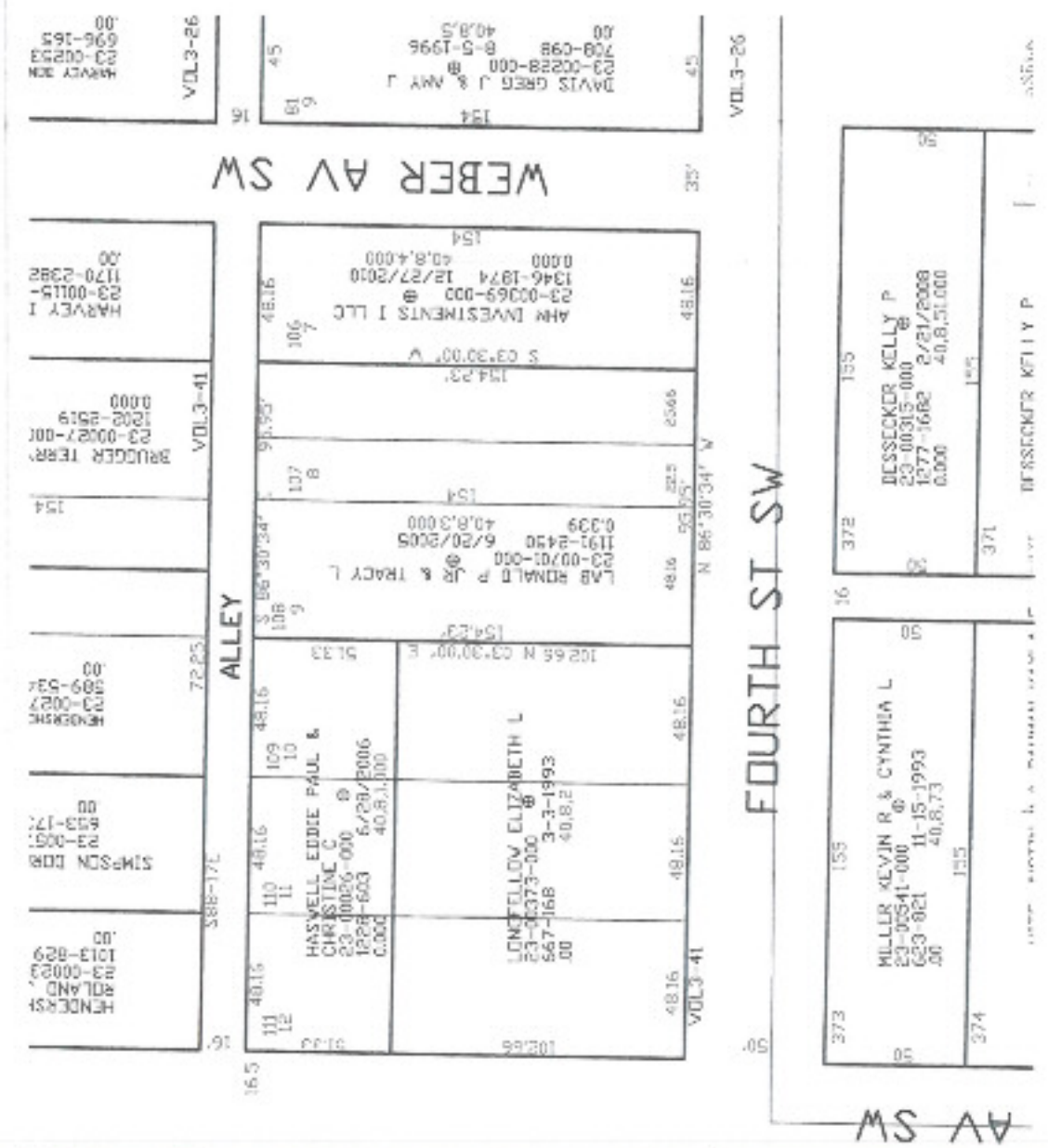
## Currently Viewing

<b>Number:</b>	<b>23-00373-000</b>	<b>Address:</b>	<b>328 SW BODMER AVE</b>	<b>Owner:</b>	<b>LONGFELLOW ELIZABETH L</b>	<b>Legal:</b>	<b>PR 109 110 111</b>
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Summary Tax Transfer History Payment History Land Dwell AssBuild Sketch

Card	Type	Condition	Year Built	Year Renod	Size
1	ORG-DETACHED FRAME GARAGE	G	1915	1999	216
1	SHED-SHED	A	1900		48





329 SW Bodmer Ave.









# 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: 329 S. Badmer Strasburg, OH 44680

Buyer(s): \_\_\_\_\_

Seller(s): Longfellow 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) Don R. Wallick and real estate brokerage Piscataway Matthews Realty 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/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

Erudyn M. Smith 6-11-13  
SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

329 S. Badmer Strasburg, OH 44680

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

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 (initials)

(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 (initials)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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.

<u>Evelyn M. Smith</u>	<u>6-11-13</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>6-11-13</u>	_____	_____
Agent	Date	Agent	Date

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

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