

Don R. Wallick Auctions, Inc.

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From: 00000000000000000000000000000000

To: 00000000000000000000000000000000

TAX AND LEGAL REPORT

DATE: July 9, 2013

REQUESTED BY: Wallick

PROPERTY ADDRESS: 491 Lockport Ave SW New Philadelphia OH 44663

PRESENT OWNER: Betty J. Hooker

VOL: 580 **PAGE:** 306 **TRANSFER:** 01-03-1984

PARCEL NO: 43-06854.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2012 TAX
DUPLICATE IN Betty J. Hooker

PARCEL NO: 43-06854.000

DESC: Whold 5416

VALUATIONS:

LAND: 6770
BUILDINGS: 28470
TOTAL: 35240
HOMESTEAD:
AVU:

TAXES:

GENERAL TAXES: \$1134.73
REDUCTION: 389.81
10% ROLLBACK: 74.49
2 1/2% REDUCTION: 18.62
HOMESTEAD CREDIT: 166.05
TOTAL PER ½ YEAR: 485.76
UNPAID REAL:
CURRENT SA: 6.00
CURRENT SA:
Map No.:
PENALTY:
PRIOR DEL.R.E:
PARTIAL PAID: 491.76
TOTAL DUE:

Taxes for the first half year 2012 are paid.

Taxes for the second half year 2012 are not paid.

This information, including any log dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

LOCKPORT AV

24,365.4	FRUN Aiban little 000-043-0001	.00001	E 79.70 N 22.50	6018
	0.2744AC	STILLION JOE L & PATRICIA L	43-08364-018	VolPge 3-29-1990 27 24,365,78
	3 24.36	MARJ HOLLY	43-08364-017	1364-1047 9/16/2001 0.270 24,365,76
	3 24.36	REINOLIC CHRISTOPHER A & LORI K	43-08364-016	765-718 10-27-2000 27 24,365,75
	3 24.36	STINGEL LEONARD C & FAYE E	43-08364-015	VolPge 9-1-1998 27 24,365,74
	3 24.36	DENHAM KIMBERLY A	43-08364-014	VolPge 5-14-1999 31 24,365,73
	3 24.36	MS FIFTH ST SW		150.00
	321AC	KAISER GEDRUE M & BRIGITTE	43-08364-013	VolPge 10-9-1998 32 24,364,64
	3 24.36	JAMES ROWLES R & STEPHANIE L	43-08364-001	706-363 6-25-1996 .00 24,364,53
	3 24.36	MERRITTA JOHN H & MARY	43-08364-000	10-14-1996 4-24-2001 .06 24,364,53
	3 24.36	LOCKPORT AV		150.00

24,365.4	2000-07-08 2013 10:00/0111 10:00/012 7381228787 P Z	.00001	E 79.70 N 22.50	5413
	KOTT RAYMILL L & MICHELLE M	43-06851-000	634-320 11-16-1989 .00 24,365,38	
	STANLIGHT ENTERPRISES INC	43-06852-000	1040-2077 12-12-2001 20 24,365,38	
	CURRIN EDWARD & CHRISTOPHER D	43-06853-000	1154-610 6-1-2004 .00 24,365,38	
	HOOKE BETTY J	43-06854-000	300-306 1-3-1984 20 24,365,38	
	HELBING MARY THERESE	43-06855-000	VolPge 5-14-1990 .00 24,365,29	
	WILSON RICHARD L & DEBORAH L	43-06869-000	1293-1366 10-8-2008 .00 24,365,47.00	
	CALAMBOS BRUCE & MARY	43-06868-000	1293-1366 10-8-2008 .00 24,365,49.00	
	LOCKPORT AV			150.00

24,365.4	.00001	E 79.70 N 22.50	5429
	MERRITTA JOHN H & MARY	43-08364-000	10-14-1996 4-24-2001 .06 24,364,53
	LOCKPORT AV		150.00



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: 491 Lockport Ave SW - New Phila, OH

Buyer(s): _____

Seller(s): Betty Hooker 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 _____ 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) Douglas A. Purdy Auctions and real estate brokerage Pissoca 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.

John A. Purdy, Exec. 8-8-13

DATE

DATE

SELLER/LANDLORD

DATE

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

Property Address _____

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

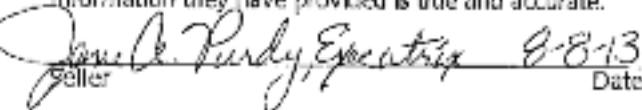
(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.

 Seller	Date: 8-8-13	Seller	Date
Purchaser		Purchaser	Date
Agent		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.

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