

# 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



## 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: 3814 Southway St SW Massillon, OH

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

Seller(s): Peggy Rowan Estate

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_

### 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) Ryan Wallick and real estate brokerage Fissola Madaris 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.

AGENT(S) \_\_\_\_\_ DATE \_\_\_\_\_

[Signature] \_\_\_\_\_ DATE 5/1/12

BUYER(S) \_\_\_\_\_ DATE \_\_\_\_\_

SELLER(S) \_\_\_\_\_ DATE \_\_\_\_\_

Data For Parcel 4306490

Base Data

Parcel: 4306490  
 Owner: ROWAN PEGGY  
 Site Address: 3814 SOUTHWAY ST SW MASSILLON OH 44645-9497  
 Map Routing Number: 43 014NN 04 0200  
 Tax Map: [PER\\_14\\_NW.pdf](#)



© Massillon property

Tax Mailing Address - Data as of 8/13/2013

Address: ROWAN PEGGY  
 3814 SOUTHWAY ST SW  
 MASSILLON OH 44645

Geographic Information - Data as of 8/13/2013

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

Legal - Data as of 8/13/2013

Legal Description:	11 WH GENOA HOMESITES	Property Class:	RESIDENTIAL
DTE Classification:	610 - 1-FAMILY DWELLING	Listed By:	MTB
Last Inspected:	08/28/2009	Source of Information:	PICTOMETRY
Reviewed By:	MTB	Total Tax Rate (in Mills):	75.550
Reviewed Date:	08/28/2009	Effective Tax Rate (in Mills):	60.103325

Allotments - Data as of 8/13/2013

Allotment	Lot
GENOA HOMESITES	11

Parcel History - Data as of 8/13/2013

Date	Activity
04/18/2010	TRANSFER FR. FROELICH KENNETH & ROWAN PEGGY

Data For Parcel 4306490

Land Data

Parcel: 4306490  
 Owner: ROWAN PEGGY  
 Site Address: 3814 SOUTHWAY ST SW MASSILLON OH 44640-9497  
 Map Routing Number: 43 014NW 04 0200  
 Tax Map: [PER\\_14\\_NW.pdf](#)



[Click here to view this property.](#)

Land Detail - Data as of 8/13/2013

Code	Description	Acreage	Frontage	Depth	SF Area	Method	Rate	Adj Reason	Adj Percent	Market Value	Override Value
01	HOUSE LOT		100	221	22,100	FF	\$250.00		0	\$22,400	

CAUV - Data as of 8/13/2013

Year	Deferred Land Value	Deferred Assessed Value	Tax Savings
2012	\$0	\$0	\$0
2011	\$0	\$0	\$0
2010	\$0	\$0	\$0

Data For Parcel 4306490

If you have any questions regarding the actual payments on this parcel, please call the Treasurer's office at 330-451-7314. Check previous years' taxes on the [Stark County Treasurer's site](#). [View the Stark County Tax Estimator](#).

Tax Data

Parcel: 4306490  
 Owner: ROWAN PEGGY  
 Site Address: 3814 SOUTHWAY ST SW MASSILLON OH 44848-9407  
 Map Routing Number: 43-014NW D4 0300  
 Tax Map: [PER 14 NW.pdf](#)



Click to enlarge

Tax Information - Data as of 8/13/2013

Bill Number:	20127518744	Installment Number:	2
Taxable Land Value:	\$7,840	Taxable Building Value:	\$20,450
Residential Discount (2.0%):	YES	Homestead Reduction:	YES
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:	\$8,750	Tax Abatement:	NO
2.0% Qualified Value:	\$26,990	Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2012		

Tax Billing - Data as of 8/13/2013

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	1,066.85			
	Tax Reduction	-218.48			
	10% Rollback	-85.02			
	2.0% Discount	-20.28			
	Homestead Reduction	-230.00			
	_ Net Tax:	514.75	514.75	.00	
	27-MUSKINGUM WATERSHED	8.00	8.00	.00	
50-SEWER	118.09	118.09	.00		
_ Total 1st Half:	636.87	636.87	.00		
2nd Half:	Real Estate Tax	1,066.85			
	Tax Reduction	-218.48			
	10% Rollback	-85.02			
	2.0% Discount	-20.28			
	Homestead Reduction	-230.00			
	_ Net Tax:	514.75	514.75	.00	
	50-SEWER	118.09	118.09	.00	
27-MUSKINGUM WATERSHED	8.00	8.00	.00		
Tax Per 1st Half	10.00	10.00	.00		
_ Total 2nd Half:	645.87	645.87	.00		
Total:	1,283.74	1,283.74	.00		

Tax Payments - Data as of 8/13/2013

Payment Date	Payment Half	Payment Amount
02/20/2013	1	\$536.87
07/17/2013	2	\$746.87

Special Assessments - Data as of 8/13/2013

Agency	Code	Standard Amount	Status	Type	Balance
COUNTY	50 - SEWER	\$118.09	ACTIVE	SEMI-ANNUAL FIXED	\$1,825.22
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$8.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$8.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$8.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00

### Data For Parcel 4306490

#### Building Data

**Parcel:** 4306490  
**Owner:** ROWAN PEGGY  
**Site Address:** 3814 SOUTHWAY ST SW MASSILLON OH 44846-9497  
**Map Routing Number:** 43 014NW 04 0200  
**Tax Map:** [PER\\_14\\_MW.pdf](#)



[Click to Map this property.](#)

#### Buildings - Data as of 8/13/2013

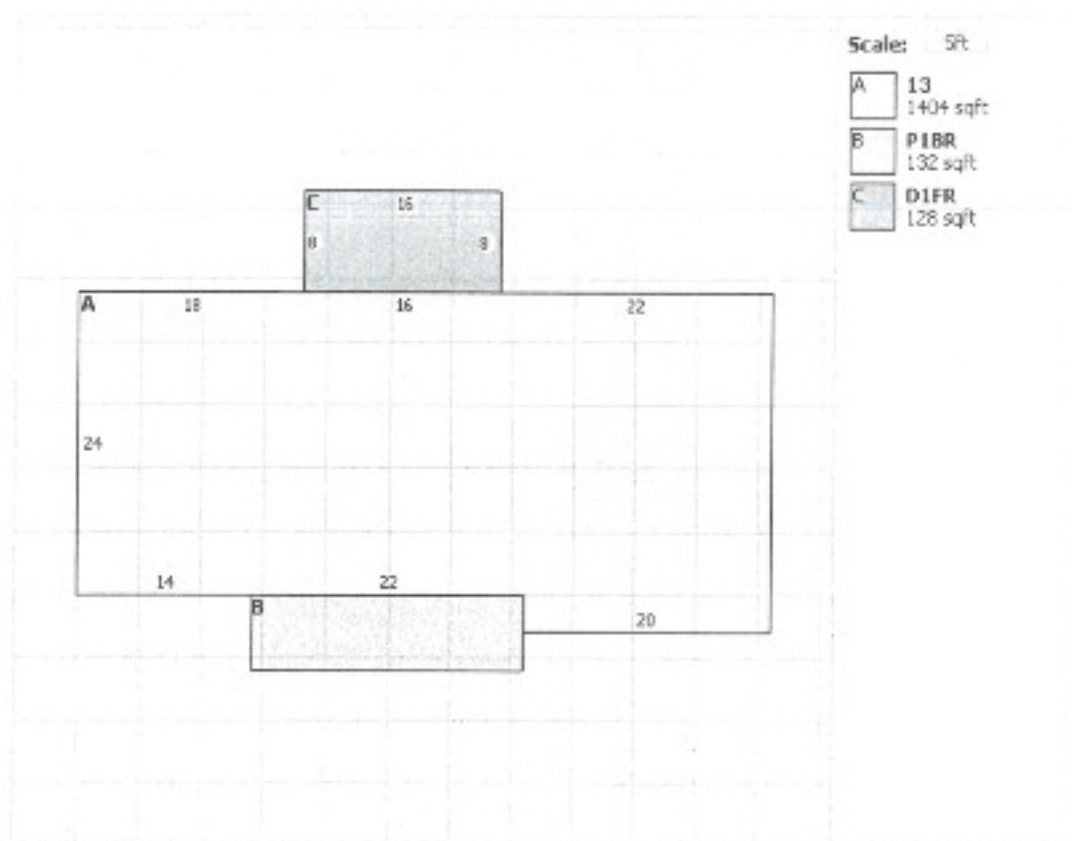
	Building ID	Is Primary	Description	Year Built	Living Area	Bedrooms	Full Baths	Half Baths	Primary Value
<a href="#">Select</a>	7795311	TRUE	13 - SPLIT-LEVEL	1952	1,404	4	2	0	\$54,700

#### Building Detail - Data as of 8/13/2013

<b>Building ID:</b>	7795311	<b>Actual Year Built:</b>	1952
<b>Building Type:</b>	13 - SPLIT-LEVEL	<b>Effective Year Built:</b>	1952
<b>No. Stories:</b>	1.00	<b>Condition:</b>	3 - AVERAGE
<b>Living Area (sqft):</b>	1,404	<b>Quality Grade:</b>	95
<b>No. Bedrooms:</b>	4	<b>Construction Type:</b>	1 - WOOD FRAME
<b>Quality Basement Finish:</b>	0 - NONE	<b>Central Air:</b>	YES
<b>Heat Type:</b>	GAS	<b>Half Baths:</b>	0
<b>Full Baths:</b>	2	<b>No. Fireplaces:</b>	0
<b>Basement:</b>	1 - FULL	<b>Primary Value:</b>	\$54,700
<b>Family Room:</b>	NO	<b>Override Value:</b>	NOT AVAILABLE
<b>Percent Complete:</b>	100		

#### Sketch - Data as of 8/13/2013

For a list of sketch codes and descriptions, [download this list.](#)





### Data For Parcel 4306490

#### Improvement Data

Parcel: 4306490  
 Owner: RONAN PEGGY  
 Site Address: 3814 SOUTHWAY ST SW MASSILLON OH 44640 9497  
 Map Routing Number: 43 014NW 04 0201  
 Tax Map: [PER\\_14\\_MN.pdf](#)



[Click to map this property.](#)

#### Improvements - Data as of 8/13/2013

	Improvement ID	Description	Year Built	Area	Grade	Condition	Value
<a href="#">Select</a>	6481623	920 - PERSONAL PROPERTY BLDG		80		NOT AVAILABLE	
<a href="#">Select</a>	6330565	140 - GARAGE	1951	512	100	AVERAGE	3,400
<a href="#">Select</a>	6481624	161 - LEAN TO	2005	95	80	AVERAGE	900

#### Improvement Detail - Data as of 8/13/2013

Improvement ID:	6481623	Percent Complete:	100
Building Type:	920 - PERSONAL PROPERTY BLDG	Common Walls:	NOT AVAILABLE
Number of Stories:	NOT AVAILABLE	Construction Type:	NOT AVAILABLE
Frontage:	8.00	Depth:	10
Area:	80	Year Built:	NOT AVAILABLE
Height:	NONE	Condition:	NOT AVAILABLE
Function Adj Percent:	0	Economic Adj Percent:	0
Function Adj Reason:	-	Economic Adj Reason:	-
Value:	NOT AVAILABLE	Grade:	NOT AVAILABLE
Override Value:			

### Data For Parcel 4306490

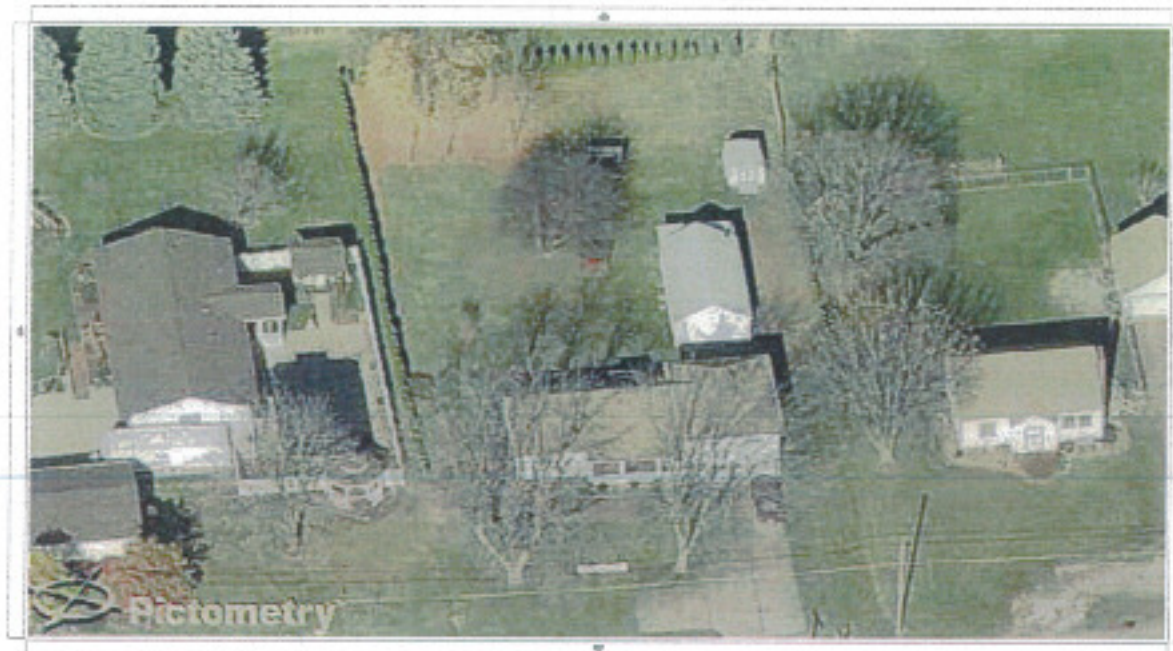
#### Pictometry Data

Parcel:	4306490
Owner:	ROWAN, PEGGY
Site Address:	3514 SOUTHWAY ST SW MASSILLON OH 44646-5497
Map Routing Number:	43 314NW 04 3223
Tax Map:	<a href="#">EES_14_NW.pdf</a>



Map Data courtesy

Direction: North East South West Zoom: In Out





Property Record Card - Alan Harold, Stark County Auditor

Generated 6/13/2012 5:43:31 PM

Subject Property	
Parcel	4306490
Owner	ROWAN PEGGY
Address	3814 SOUTHWAY ST SW MASSILLON OH 44645-9497
Mailing Address Line 1	ROWAN PEGGY
Mailing Address Line 2	3814 SOUTHWAY ST SW
Mailing Address Line 3	MASSILLON OH 44646
Legal Description	11 WH GENOA HOMESITES
Last Inspected	08/26/2009
Property Class	RESIDENTIAL
DTE Classification	510 - 1-FAMILY DWELLING
Tax District	00400 PERRY TOWNSHIP-PERRY LSD
School District	7614 PERRY LSD
Township	PERRY TOWNSHIP
City	UNINCORPORATED
Neighborhood	043-02-05-03
Map Routing Number	43 014NW 04 C200

Allotments	
Allotment	Lot
GENOA HOMESITES	11

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2012	\$22,400	\$7,840	\$58,400	\$20,450	\$80,800	\$28,290
2011	\$23,700	\$8,300	\$70,200	\$24,580	\$93,900	\$32,880
2010	\$23,700	\$8,300	\$70,900	\$24,820	\$94,600	\$33,120
2009	\$23,700	\$8,300	\$69,000	\$24,150	\$92,700	\$32,450
2008	\$23,700		\$73,300		\$97,000	\$33,950

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
HOUSE LOT		100	221	22,100	FF	\$250.00	0	\$22,400

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
4/18/2010	003631	2010	1	NO	\$22,250	\$33,950
9/27/1999	12877	1999	1	YES	\$89,000	\$22,440

Details for Primary Building 7756311					
Building Type	13 - SPLIT-LEVEL	Construction Type	1 - WOOD FRAME	Full Baths	2
Year Built	1952	Quality Basement Finish	0 - NONE	Half Baths	0
Number Of Stories	1.00	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	GAS	Number Of Fireplaces	0
Living Area	1404	Central Air	YES	Family Room	NO
Quality Grade	95	Number Of Bedrooms	4	Primary Value	\$54,700

**Details for Improvement 6481623**

Building Type	320 - PERSONAL PROPERTY BLDG	Adjustment Percent	0	Year Built	NOT AVAILABLE
Number Of Stories	NOT AVAILABLE	Value	NOT AVAILABLE	Reason	-
Frontage	8.00	Common Walls	NOT AVAILABLE	Condition	NOT AVAILABLE
Depth	10	Construction Type	NOT AVAILABLE	Grade	NOT AVAILABLE
Area (sqft)	80	Height	NONE	Value	NOT AVAILABLE

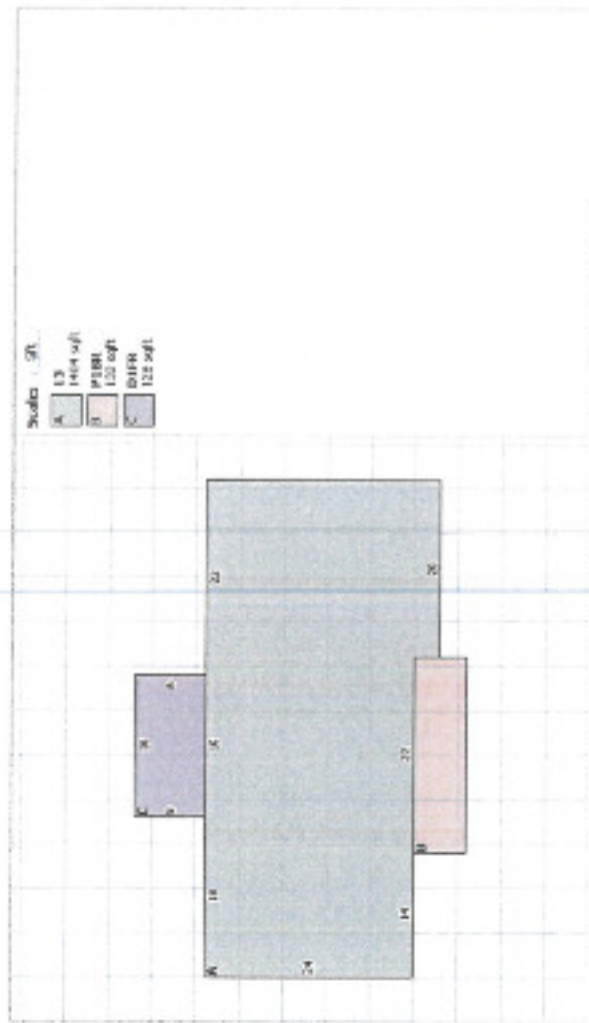
**Details for Improvement 6338565**

Building Type	140 - GARAGE	Adjustment Percent	0	Year Built	1951
Number Of Stories	1.0	Value	3,400	Reason	-
Frontage	16.00	Common Walls	0	Condition	AVERAGE
Depth	32	Construction Type	WOOD FRAME	Grade	100
Area (sqft)	512	Height	0	Value	3,400

**Details for Improvement 6481624**

Building Type	151 - LEAN TO	Adjustment Percent	0	Year Built	2005
Number Of Stories	1.0	Value	300	Reason	-
Frontage	15.00	Common Walls	0	Condition	AVERAGE
Depth	5	Construction Type	POLE	Grade	50
Area (sqft)	96	Height	NONE	Value	300





4306490 Building ID 7756311

---

**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