

# Don R. Wallick Auctions, Inc.

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8/7/2013

TUSCARAWAS County Online Property ...

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

**Number:** 43-08777-000 **Address:** 234 S BROADWAY **Owner:** FRAGASSE ORLANDO R **Legal:** PR 9 PR 9 PR 10

Summary Tax Transfer History Payment History Land Dwell Acre/Build  
Status

Property

**Tax District:** 45-N/NEW PHILA VILL TWP - NEW PHILA COH (NEW PHILA 04 D)  
**Class:** 510-SINGLE FAMILY OWNER OCCUPIED  
**Neighborhood:**  
**Subdivision:**  
**Lot #:** **CD Year:** **Map #:** 119 0021

Ownership Info

**Name:** FRAGASSE ORLANDO R  
**Address:** 115 3RD STREET NW  
NEW PHILA, OHIO OH 44660

Build

**Area:**  
**Volume:** **Page:**  
**Sold:** 06/21/1666 **Price:** \$1,000

Taxpayer Information - Last Modified 06/28/2013

**Name:** FRAGASSE ORLANDO R  
**Address:** 115 3RD ST NW  
NEW PHILA, OHIO OH 44660

Values

	Appraised	Assessed
Land:	16,000	6,500
Improvements:	42,070	15,070
<b>Total:</b>	<b>58,070</b>	<b>21,570</b>
<b>CALN:</b>		
Homestead:	28,000	21,070 HOMESTEAD GRANTED

Tax Rates

**Wrate:** 84.40 **Effective:** 42.270000

Charges

	Rate	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	224.17	224.17	224.17	448.34
Specials:	0.00	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>0.00</b>	<b>224.17</b>	<b>224.17</b>	<b>224.17</b>	<b>448.34</b>
<b>Paid:</b>	<b>0.00</b>	<b>224.17</b>	<b>224.17</b>	<b>224.17</b>	<b>448.34</b>
<b>Due:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Escrow:</b>					<b>0.00</b>

8/7/2013

TUSCARAWAS County Online Property ...

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: 43-06777-000 Address: 234 S BROADWAY Owner: FRAGASSE ORLANDO R Legal: PR 9 PR 9 PR 10

Summary Tax Transfer History Payment History Lend Dwell AuxBill Section

Date	Grantor(s) / Grantor(s)	Parcel(s)	Acres	Conveyance No.	Deed Type	Sale Type	Amount	Valid
6/1/1990	To: FRAGASSE ORLANDO R From: BENDON JERRY L	43-06777-000		004	WARRANTY DEED	Gift	\$10,000	

8/7/2013

TUSCARAWAS County Online Property ...

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TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: 43-06777-000 Address: 234 S BROADWAY Owner: FRAGASSE ORLANDO R Legal: PR 9 PR 9 PR 10

Summary Tax Transfer History Payment History Land Detail AuxBld

Sketch

Type	Units/Tot FR	Average/Depth FR	SQ. Feet/Depth FR	
FR-FRONT LOT			85	135

8/7/2013

TUSCARAWAS County Online Property ...

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: 43-06777-030 Address: 234 S BROADWAY Owner: FRAGASSE ORLANDO R Legal: PR 9 PR 9 PR 10

Summary Tax Transfer History Payment History Land Deal Auction  
Sketch

Card	Style	Year Built	Year Remod	Grade	AC	Heat	Fireplace	Total Baths	Total Rooms	Bedrooms	Full Baths	Half Baths	Total Area	Garment	Crawl
1	SI-SINGLE FAMILY	1912		OK	NONE	FULL	/	2	/	4			1470	720	

8/7/2013

TUSCARAWAS County Online Property ...

MR. LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: 43-06777-009 Address: 234 S BROADWAY Owner: FRAGASSE ORLANDO R Legal: PR 8 PR 9 PR 10

Summary Tax Transfer History Payment History Land Dev't AuxBuild

Search

Card	Type	Condition	Year Built	Year Remod	Size
1	DPO-DETACHED POLE GARAGE	A	1989		240

MR. LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: **43-02593-000** Address: **238 S BROADWAY** Owner: **FRAGASSE ORLANDO R** Legal: **PR 10**

Summary Tax Transfer History Payment History

Lead

Property

Tax District: **43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)**  
 Class: **500-RESIDENTIAL VACANT LAND**  
 Neighborhood:  
 Subdivision:  
 Lot #:                      CD Year:                      Map to:                      110 0319

Ownership Info

Name: **FRAGASSE ORLANDO R**  
 Address: **115 3RD STREET NW  
 NEW PHILADELPHIA OH 44868**

Taxpayer Information - Last Modified 06/13/2012

Name: **FRAGASSE ORLANDO R**  
 Address: **115 3RD ST NW  
 NEW PHILADELPHIA OH 44868**

Deed

Acres:  
 Volume:                      Page:  
 Sold: **03/13/1998**                      Price:

Tax Area

Whole: **64.40**                      Effective: **42.275008**

Values

	Appraised	Assessed
Land:	12,500	4,300
Improvements:		
<b>Total:</b>	<b>12,500</b>	<b>4,300</b>
CALV:		
Homestead:		

Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	83.33	83.33	83.33	166.66
Specials:	0.00	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>0.00</b>	<b>83.33</b>	<b>83.33</b>	<b>83.33</b>	<b>166.66</b>
Paid:	0.00	83.33	83.33	83.33	166.66
Due:	0.00	0.00	0.00	0.00	0.00
Recur:					0.00

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

## Currently Viewing

Number: **43-02393-000** Address: **238 S BROADWAY** Owner: **FRAGASSE ORLANDO R** Legal: **PR 10**

Summary Tax Transfer History Payment History

Land

Date	Grantor(s) / Grantor(s)	Parcel(s)	Acres	Conveyance No.	Deed Type	Sale Type	Amount	Val
5/13/1928	To: FRAGASSE ORLANDO R From: ESPENSCHEID TRUDY & GARY	43-02393-000		81201	WARRANTY DEED	Land	\$0	
1/11/1934	To: ESPENSCHEID TRUDY & GARY From: FRAGASSE ORLANDO R	43-02393-000		2303	JOINT SURVIVORSHIP	Land	\$0	
5/11/1994	To: FRAGASSE ORLANDO R From: FRAGASSE ORLANDO R & 7 OTHERS	43-02393-000		2303	QUIT CLAIM	Both	\$0	
8/11/1994	To: FRAGASSE ORLANDO R & 7 OTHERS From: FRAGASSE MARGARET C	43-02393-000		2302	CERTIFICATE OF TRANSFER	Both	\$0	
1/31/2002	To: FRAGASSE MARGARET C From: SMITH BARBARA	43-02393-000		65	CERTIFICATE OF TRANSFER	Both	\$54,000	

8/7/2013

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TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: 43-02360-000 Address: 238 S BROADWAY Owner: FRAGASSE ORLANDO R Legal: PR 10

Summary Tax Transfer History Payment History

Land

Type	UNITS/FT FR	Acreage/Depth FR	SQ. FT/Depth R
FR-FRONT LOT		55	204
RL-REAR LOT		3	135-129



MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

First < Previous 1 of 75 Results Next > Last >

Currently Viewing

Number: **43-0039-000** Address: **239 SW ST CLAIR AVE** Owner: **FRAGASSE ORLANDO** Legal: **E/2 18**

Summary Tax Total Val History Payment History Land Used Status

Property

Tax District: **43-NEW PHILA MUN TWI - NEW PHILA CORP (NEW PHILA C.S.D.)**

Class: **013-SINGLE FAMILY OWNER OCCUPIED**

Neighborhood:

Subdivision:

Lot #: **00** Year: **111.0936** Map #: **111.0936**

Deed

Area:

Volume:

Book: **00111899** Page: **22000** Price: **22000**

Values

	Appraised	Assessed
Land:	5,400	3,900
Improvements:	35,990	13,000
Total:	41,390	16,900

CAUV1

Homestead:

Ownership Info

Name: **FRAGASSE ORLANDO**  
 Address: **610 THOMAS FRAGASSE  
 1115 PARGLANE DR NW  
 NEW PHILADELPHIA OH 44663**

Taxpayer Information - Last Mod/Het 06/27/2012

Name: **FRAGASSE ORLANDO**  
 Address: **610 THOMAS FRAGASSE  
 1115 PARGLANE DR NW  
 NEW PHILADELPHIA OH 44663**

Tax Rates

Whole: **04.40** Effective: **42.270006**

Charges

	Price	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	320.52	320.52	320.52	641.12
Specials:	0.00	6.00	6.00	6.00	12.00
Total:	0.00	326.52	326.52	326.52	653.12
Paid:	0.00	326.52	326.52	326.52	653.12
Due:	0.00	0.00	0.00	0.00	0.00
Escrow:					0.00

MR. LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

1 of 75 Results

Currently Viewing

Number:	43-00139-001	Address:	239 SW ST CLAIR AVE	Owner:	FRAGASSE ORLANDO	Legal:	E/2 18
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Summary	Tab	Transfer History	Payment History	Land	Deed	Notes		
Date	Contract / Recording	Parcel#	Notes	Consignor No.	Deed Type	File Type	Amount	Value
2/11/1914	To: FRAGASSE ORLANDO From: ALEXANDER EDWARD FRANK	43-00035-000		154	ESCROWED DEED	Deed	125,000	

MR. LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

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Currently Viewing

**Number:** 43-00133-000      **Address:** 259 SW ST CLAIR AVE      **Owner:** FRAGASSE ORLANDO      **Legal:** E2 18

Summary	Tax	Transfer History	Payment History	Land	Dist	Sketch
	Type			UNIMPT 78		
FR-160X LOT					Area: 35	Sq. Ft: 364

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

First Previous 1 of 25 Results Next Last

Currently Viewing

Number: **43-00039-000** Address: **209 SW ST CLAIR AVE** Owner: **FRAGASSE ORLANDO** Legal: **0/2 18**

Summary		Tax	Transfer History		Payment History		Land	Dwell	Sketch						
Card	Style	Year Built	Year Renov	Grade	AC	Heat	Firesprink	Terr. Surface	Total Rooms	Bedrooms	Full Bath	Full Baths	Total Area	Basement	Garage
1	01-010018 FAMILY	1994	2007	C-0	Full	PUL	/	2	6	1			895	448	

**FILED**

JUL 16 2013

PROBATE COURT  
TUSCARAWAS COUNTY, OHIO

**EXHIBIT "A"**

**PARCEL ONE: (234 South Broadway, New Phila, OH)**

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being a part of Lot Number 9 in the City of New Philadelphia, Ohio and being 43 feet, extending from front to rear, off the North side of said Lot Number 9 (9) the said front being on South Broadway Street, in said City.

Also a part of Lot Number nine (9) in the City of New Philadelphia and described as follows: Commencing at the southeast corner of said Lot Numbered 9, thence West along the line of said lot to the southwest corner thereof, thence North 23 feet, thence east by a line parallel with the South line to a point on the east line of said lot, 23 feet north of the southeast corner of said lot, thence South along said line 23 feet to the place of beginning, with the appurtenances.

Also being a strip of ground three (3) feet in width and 135 feet in length off the North side of the front end of Lot Number Ten (10) in the City of New Philadelphia and lying immediately South of and adjoining Lot Number nine (9) in said City and extending westwardly from the west line of the sidewalk in front of said Lot Number 10, a distance of 135 feet, but the main portion of any house or other structure shall not be erected on the premises herein conveyed, or on the 23 feet off the South portion of Lot No. 9 in the City of New Philadelphia, Ohio, adjoining the strip herein conveyed on the north side thereof, nearer to South Broadway Street on which said premises abut, than the main portion of the house now erected on Lot No. 10 aforesaid. But if at any time in the future any house or other structure shall be erected on said Lot No. 10, nearer to said Street than the one now located thereon, then the owner or owners of the premises herein conveyed, and of said portion of said Lot No. 9 may also build a house or other structure the same distance from said Street.

**SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:**

**FILED**

JUL 16 2013

PROBATE COURT  
TUSCARAWAS COUNTY, OHIO

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being a part of Lot No. Nine (9) in the City of New Philadelphia, and being more fully described as follows:

Beginning at an iron pin at the Northwest corner of Lot No. Nine (9); thence with the North line of Lot No. Nine (9), South 74° 21' East, 129.64 feet to a point, said point being North 74°-21' West, 135.00 feet from an iron pin at the Northeast corner of Lot No. Nine (9); thence parallel with the East line of Lot No. Nine (9), South 15°-43' West, 66.0 feet to an iron pin on the South line of Lot No. Nine (9); thence with the South line of Lot No. Nine (9), North 74° 21' West, 129.64 feet to an iron pin at the Southwest corner of Lot No. Nine (9); thence North 15°-43' East, 66.0 feet to the place of beginning, containing 0.195 of an acre, more or less, but subject to all legal highways.

The above description prepared by Frank E. Bair, #5918.

Subject to easements, leases, conditions, restrictions and any other matters of record.

Address of Property: 234 South Broadway, New Philadelphia, Ohio 44663

Permanent Parcel No.: 43-06777.000

PARCEL TWO: ( 238 South Broadway, New Philadelphia, OH)

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being known as Lot Number Ten in the City of New Philadelphia, Ohio and excepting therefrom a strip of land five feet in width off of the south side of said lot heretofore sold to Frank Grimm and also excepting therefrom a strip of land three feet in width off of the north side of said lot, beginning at the west side of the sidewalk and extending westerly a distance of 135 feet, heretofore conveyed to Charles W. Espich.

Excepting the sale, release and conveyance to the State of Ohio, its successors and assigns any and all right or easement of direct access to and from State Route 800, Section 18.42 (South Broadway, City of New Philadelphia) and subject to the rights and reservations set forth at Vol. 401 at Page 914 Deed Records, of Tuscarawas county, a conveyance of Charles S. Hummel, et al to the State of Ohio.

Tax Parcel No. 43-02393.000

**FILED**

JUL 16 2013

PROBATE COURT  
TUSCARAWAS COUNTY, OHIO

**PARCEL THREE: (209 St. Clair Ave SW New Phila, OH)**

Situated in the City of New Philadelphia, County of Tuscarawas  
and State of Ohio:

Being and known as the East half of Lot Number Eighteen (18)  
in the original plat of the City of New Philadelphia, Ohio as will more  
fully appear on the records of said County.

Said Lot being further known as Lot Number Eighteen (18) in  
said City, as renumbered.

Being Permanent Parcel Number 43-00039.000.

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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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