

Don R. Wallick Auctions, Inc.

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Property Record Card - Alan Harold, Stark County Auditor

Generated 7/1/2014 10:01:45 AM

Subject Property	
Parcel	7100144
Owner	SHOWALTER JOAN
Address	WINEBURG ST OH
Mailing Address Line 1	SHOWALTER JOAN
Mailing Address Line 2	813 WINEBURG ST
Mailing Address Line 3	WILMOT OH 44889
Legal Description	65 W/H
Last Inspected	05/19/2009
Property Class	RESIDENTIAL
DTE Classification	510 - 1 FAMILY DWELLING
Tax District	00880 SUGARCREEK TOWNSHIP-WILMOT VILLAGE-FAIRLESS LSD
School District	7004 FAIRLESS LSD
Township	SUGARCREEK TOWNSHIP
City	WILMOT VILLAGE
Neighborhood	071 00 00 01
Map Routing Number	71 001 06 0400

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2013	\$12,500	\$4,390	\$27,400	\$9,590	\$39,900	\$13,970
2012	\$12,500	\$4,390	\$27,400	\$9,590	\$39,900	\$13,970
2011	\$9,900	\$3,390	\$38,000	\$13,310	\$47,900	\$16,670
2010	\$9,900	\$3,390	\$38,000	\$13,310	\$47,900	\$16,670
2009	\$9,900	\$3,390	\$38,000	\$13,310	\$47,900	\$16,670
2008	\$9,900		\$38,000		\$47,900	\$16,660

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
HOUSE LOT		90	150	7,500	FF	\$210.00	0	\$12,500

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
8/14/2008	10565	2008	0	NO	\$0	\$13,000

Details for Primary Building 7795406					
Building Type	10 - SINGLE FAMILY	Construction Type	1 - WOOD FRAME	Full Baths	1
Year Built	1990	Quality Basement Finish	0 - NONE	Half Baths	0
Number Of Stories	2.00	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	GAS	Number Of Fireplaces	0
Living Area	1536	Central Air	NO	Family Room	NO
Quality Grade	100	Number Of Bedrooms	3	Primary Value	\$25,600

Details for Improvement 6382122

Building Type	140 - GARAGE	Adjustment Percent	0	Year Built	1946
Number Of Stories	1.0	Value	1,800	Reason	-
Frontage	22.00	Common Walls	0	Condition	FAIR
Depth	32	Construction Type	TILE	Grade	90
Area (sqft)	704	Height	0	Value	1,800

Data For Parcel 7100144

If you have any questions regarding the actual payments on this parcel, please call the Treasurer's office at 330-451-7614.
[Check previous years' taxes on the Stark County Treasurer's site.](#)
[Use the Stark County Tax Estimator.](#)

Tax Data

Parcel:	7100144
Owner:	SHOWALTER JOAN
Site Address:	WINESBURG ST OH
Map Routing Number:	71 001 05 0400
Tax Map:	WAL_001.pdf



[-] Map this property.

Tax Information - Data as of 7/1/2014 3:43:33 AM

Bill Number:	20137794753	Installment Number:	2
Taxable Land Value:	\$4,360	Taxable Building Value:	\$9,590
Owner Occupancy Discount:	YES	Homestead Reduction:	YES
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:	\$8,750	Tax Abatement:	NO
Owner Occupancy Qualified Value:	\$13,970	Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2013		

Tax Billing - Data as of 7/1/2014 3:43:33 AM

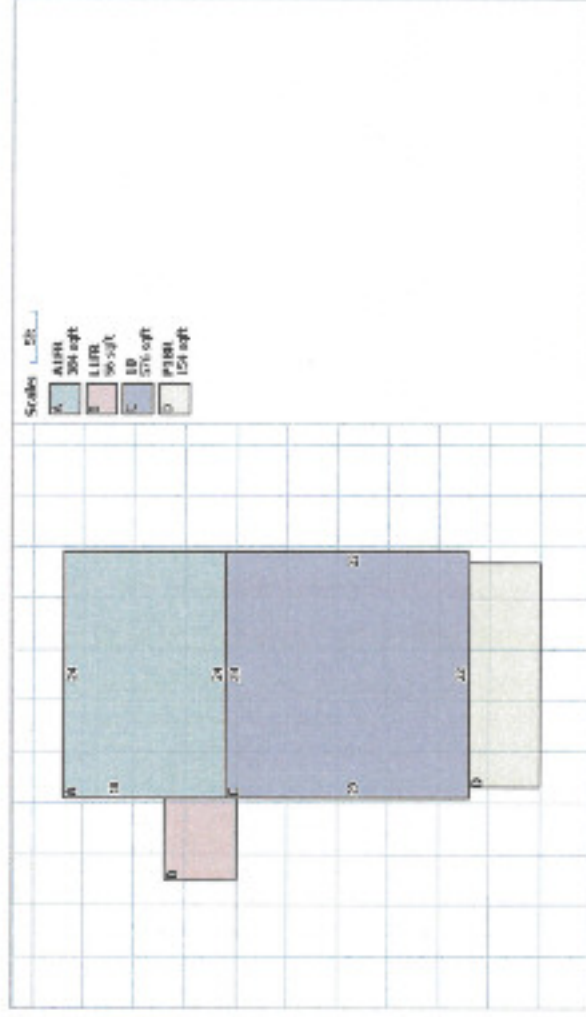
Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	488.95			
	Tax Reduction	-118.25			
	Non-Business Credit (1)	-37.07			
	Owner Occupancy Credit (.025)	-9.27			
	Homestead Reduction	-203.15			
	_ Net Tax	121.20	121.20	.00	
	27-MUSKINGUM WATERSHED	6.00	6.00	.00	
	_ Total 1st Half:	127.20	127.20	.00	
2nd Half:	Real Estate Tax	488.95			
	Tax Reduction	-118.25			
	Non-Business Credit (1)	-37.07			
	Owner Occupancy Credit (.025)	-9.27			
	Homestead Reduction	-203.15			
	_ Net Tax	121.20	.00	121.20	
	27-MUSKINGUM WATERSHED	6.00	.00	6.00	
	_ Total 2nd Half:	127.20	.00	127.20	
	Total:	254.40	127.20	127.20	

Tax Payments - Data as of 7/1/2014 3:43:33 AM

Payment Date	Payment Half	Payment Amount
01/28/2014	1	\$127.20

Special Assessments - Data as of 7/1/2014 2:52:40 AM

Agency	Code	Standard Amount	Status	Type	Balance
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$6.00	ACTIVE	SEMI-ANNUAL FIXED	\$6.00



7100144 Building ID 7795406



Data For Parcel 7100144

Pictometry Data

Parcel:	7100144
Owner:	SHO, WALTER JOAN
Site Address:	WINDSBURG ST OH
Map Routing Number:	T1 001 05 0430
Tax Map:	V8_001.pdf



Directions: North East South West Zoom: In Out



Property Record Card - Alan Harold, Stark County Auditor

Generated: 7/1/2014 9:49:39 AM

Subject Property	
Parcel	7100143
Owner	SHOWALTER JOAN
Address	WINESBURG ST OH
Mailing Address Line 1	SHOWALTER JOAN
Mailing Address Line 2	813 WINESBURG ST
Mailing Address Line 3	WILMOT OH 44689
Legal Description	67 WH
Last Inspected	08/18/2009
Property Class	RESIDENTIAL
DTE Classification	500 - RESIDENTIAL VACANT LAND
Tax District	00890 SUGARCREEK TOWNSHIP-WILMOT VILLAGE-FAIRLESS LSD
School District	7804 FAIRLESS LSD
Township	SUGARCREEK TOWNSHIP
City	WILMOT VILLAGE
Neighborhood	071-00-00-01
Map Routing Number	71 001 05 0500

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2013	\$5,000	\$1,750	\$0	\$0	\$5,000	\$1,750
2012	\$5,000	\$1,750	\$0	\$0	\$5,000	\$1,750
2011	\$3,800	\$1,330	\$0	\$0	\$3,800	\$1,330
2010	\$3,800	\$1,330	\$0	\$0	\$3,800	\$1,330
2009	\$3,800	\$1,330	\$0	\$0	\$3,800	\$1,330
2008	\$3,800		\$0		\$3,800	\$1,330

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
EXCESS LAND		50	150	7,500	FF	\$210.00	60	\$5,000

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
8/14/2008	10988	2006	0	NO	\$0	\$880

Data For Parcel 7100143

Base Data

Parcel:	7100143
Owner:	SHOWALTER JOAN
Site Address:	WINESBURG ST OH
Map Routing Number:	71 001 05 0500
Tax Map:	WIL_001.pdf



Click to zoom in on this property.

Tax Mailing Address - Data as of 7/1/2014 1:54:14 AM

Address:	SHOWALTER JOAN
	813 WINESBURG ST
	WLMOT OH 44889

Geographic Information - Data as of 7/1/2014 1:54:14 AM

Tax District:	00660 SUGARCREEK TOWNSHIP- WLMOT VILLAGE FAIRLESS LSD
School District:	7904 FAIRLESS LSD
City/Village:	WLMOT VILLAGE
Township:	SUGARCREEK TOWNSHIP
Neighborhood ID:	071-00-00-01

Legal - Data as of 7/1/2014 1:54:14 AM

Legal Description:	67 WH	Property Class:	RESIDENTIAL
DTE Classification:	500 - RESIDENTIAL VACANT LAND	Listed By:	BJB
Last Inspected:	05/19/2009	Source of Information:	PICTOMETRY
Reviewed By:	BJB	Total Tax Rate (In Mills):	70.000
Reviewed Date:	05/19/2009	Effective Tax Rate (In Mills):	53.06880

Allotments - Data as of 7/1/2014 1:54:14 AM

No allotment data found for this parcel.

Parcel History - Data as of 7/1/2014 2:52:58 AM

No history data found for this parcel.

Data For Parcel 7100143

Land Data

Parcel:	7100143
Owner:	SHOWALTER JOAN
Site Address:	WINESBURG ST OH
Map Routing Number:	71 001 05 0500
Tax Map:	WI_001.pdf



[+] Map this property.

Land Detail - Data as of 7/1/2014 2:26:01 AM

Code	Description	Acres	Frontage	Depth	SF Area	Method	Rate	Adj Reason	Adj Percent	Market Value	Override Value
10	EXCESS LAND		60	160	7,500	FF	\$210.00	VACANT LAND	60	\$5,000	

CAUV - Data as of 7/1/2014 2:26:01 AM

Year	Deferred Land Value	Deferred Assessed Value	Tax Savings
2013	\$0	50	\$0
2012	\$0	50	\$0
2011	\$0	50	\$0

Data For Parcel 7100143

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:	7100143
Owner:	SHOWALTER JOAN
Site Address:	WINESBURG ST OH
Map Routing Number:	71 001 05 0000
Tax Map:	VAL_001.pdf



Map this property.

Tax Information - Data as of 7/1/2014 3:43:33 AM

Bill Number:	20137803400	Installment Number:	2
Taxable Land Value:	\$1,750	Taxable Building Value:	80
Owner Occupancy Discount:	NO	Homestead Reduction:	NO
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:		Tax Abatement:	NO
Owner Occupancy Qualified Value:		Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2013		

Tax Billing - Data as of 7/1/2014 3:43:33 AM

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	61.25			
	Tax Reduction	-14.81			
	Non-Business Credit (.1)	-4.64			
	_ Net Tax:	41.80	41.80	.00	
	_ Total 1st Half:	41.80	41.80	.00	
2nd Half:	Real Estate Tax	61.25			
	Tax Reduction	-14.81			
	Non-Business Credit (.1)	-4.64			
	_ Net Tax:	41.80	.00	41.80	
	_ Total 2nd Half:	41.80	.00	41.80	
Total:		83.60	41.80	41.80	

Tax Payments - Data as of 7/1/2014 3:43:33 AM

Payment Date	Payment Half	Payment Amount
01/28/2014	1	\$41.80

Special Assessments - Data as of 7/1/2014 2:52:40 AM

No data found for this parcel.

Data For Parcel 7100143

Pictometry Data

Parcel:	7100143
Owner:	SHOWALTER JOHN
Site Address:	WINEBURG ST OH
Map Routing Number:	71 001 05 0000
Tax Map:	WV_001.ppt



Direction: North East South West Zoom:





STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for 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.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (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.

Owner's Initials JAS Date 6-13-11
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



2013

STATE OF OHIO
DEPARTMENT OF COMMERCE

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: X 813 Winesburg St. WilmaT, Ohio, 44689

Owners Name(s): X Mrs. Joan June Shewalter

Date: 2013

Owner X is is not occupying the property. If owner is occupying the property, since what date: 1956
If owner is not occupying the property, since what date: _____

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 X If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) X Yes No

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: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
Yes No X If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

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 previous or current leaks or other material problems with the roof or rain gutters? Yes X No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

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 X
If "Yes", please describe and indicate any repairs completed: _____

Owner's Initials JJS Date 6-13-14
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 813 Winesburg St Wilmet

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: _____

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: _____

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.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current 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 and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

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) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing 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		X		8) Water softener			X
2) Plumbing (pipes)		X		a. Is water softener leased?			X
3) Central heating		X		9) Security System			X
4) Central Air conditioning			X	a. Is security system leased?			X
5) Sump pump			X	10) Central vacuum			X
6) Fireplace/chimney			X	11) Built in appliances			X
7) Lawn sprinkler			X	12) Other mechanical systems			X

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

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			X
2) Asbestos			X
3) Urea-Formaldehyde Foam Insulation			X
4) Radon Gas			X
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances			X

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

Owner's Initials JJS Date 6-13-14
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 813 Winesbury St Wilmet

D) 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: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes No Unknown
Is the property located in a designated flood plain?
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' 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, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes
1) Boundary Agreement 4) Shared Driveway
2) Boundary Dispute 5) Party Walls
3) Recent Boundary Change 6) Encroachments From or on Adjacent Property
If the answer to any of the above questions is "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's Initials JJS Date 6-13-14
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 813 Winesburg St Wilmet

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and 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.

X OWNER: Mrs. Joan June Schwalter DATE: 6-13-14
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.

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.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

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.

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

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____



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: 813 Winesburg ST. WILMOT

Buyer(s): _____

Seller(s): SHOWALTER

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) JEFF SHEPARD / WALTER ROSS and real estate brokerage PISSOCKA MATHEWS 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.

SUPERVISANT DATE

BUYER/SELLER DATE

Ms. Jeanne Showalter 6-13-14
SELLER/LANDLORD DATE

SELLER/LANDLORD DATE

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

Property Address 813 WINESBURG ST. WILMOT OH. 44689

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.

<u>Mrs. Joan June Shavelton</u>	<u>6-13-14</u>	
Seller	Date Seller	Date
<u>Nya W. Wood</u>	<u>6-13-14</u>	
Purchaser	Date Purchaser	Date
<u>Nya W. Wood</u>	Date Agent	Date



Auction Conducted By:
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Auctioneers: Don R. Wallick
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