



Larry Lindberg Tuscarawas County Auditor

Parcel #: 43-00022-000
Owner: WILSON LESLIE ANN
Location: 152 SW 3RD ST
Legal: WHOLE 1703

Summary Tax Transfer History Payments Values Utilities Land Building Dwelling Other Improvement
Sketch

Property

Tax District: 43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)
School District: NEW PHIL. SD
Class: 510-SINGLE FAMILY OWNER OCCUPIED
Subdivision:
CD Year: **Map #:** 103.03 **Routing #:** 20000
Ag Year: **Ag District:**

Deed

Acres: 0.000
Volume: **Page:**
Sold: 08/30/2006 **Sales Amount:** 65,500

Value

	Appraised	Assessed
Land:	27,030	9,460
Improvement:	65,770	23,020
Total:	92,800	32,480
CAUV:	0	0
Homestead: N		
Owner-Occupancy Credit: Y	87,420	30,600

Owner

Name: WILSON LESLIE ANN
Address: 152 THIRD ST SW
NEW PHILADELPHIA OH 44663 USA

Taxpayer

Name: WILSON LESLIE ANN
Address: 152 THIRD ST SW
 NEW PHILADELPHIA OH 44663 USA

Charge

	Prior	1st Half	2nd Half	Total
Tax:	0.00	603.38	603.38	1,206.76
Special:	0.00	6.00	6.00	12.00
Total:	0.00	609.38	609.38	1,218.76
Paid:	0.00	609.38	609.38	1,218.76
Due:	0.00	0.00	0.00	0.00
Escrow:				0.00

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Tax			
	Prior	First Half	Second Half
Gross	0.00	1,044.23	1,044.23
Credit	0.00	(355.80)	(355.80)
Non-Business Credit	0.00	(68.84)	(68.84)
Homestead	0.00	0.00	0.00
Owner-Occupancy Credit	0.00	(16.21)	(16.21)
C980000000-MWCD	0.00	6.00	6.00
Tax & SA Penalties	0.00	0.00	0.00
Tax & SA Interest	0.00	0.00	0.00
Due	0.00	609.38	609.38
Unpaid	0.00	0.00	0.00
Collected	0.00	(609.38)	(609.38)
Refunded	0.00	0.00	0.00
Balance	0.00	0.00	0.00

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Land			
Type	Dimensions	Description	Value
FR-FRONT LOT	88.000 X 130.000	Eff Front X Eff Depth	27,030

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Dwelling

Card 1

Style:	01-SINGLE FAMILY	Full Baths:	0
Stories:	2	Half Baths:	1
Rec Room Area:	0	Other Fixtures:	0
Finished Basement:	0	Heating:	Y
Rooms:	7	Cooling:	Y
Bed Rooms:	3	Grade:	C+5
Family Rooms:	0	Fireplace Openings:	1
Dining Rooms:	0	Fireplace Stacks:	1
Year Built:	1841	Living Area:	1,344
Year Remodeled:		Appraised Value:	60,390

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Other Improvement

Card	Type	Year Built	Year Remod	Condition	Size	Value
1	SHED-SHED	1970		FAIR	96	370
1	SHOP-SHOP	1978		GOOD	360	5,010

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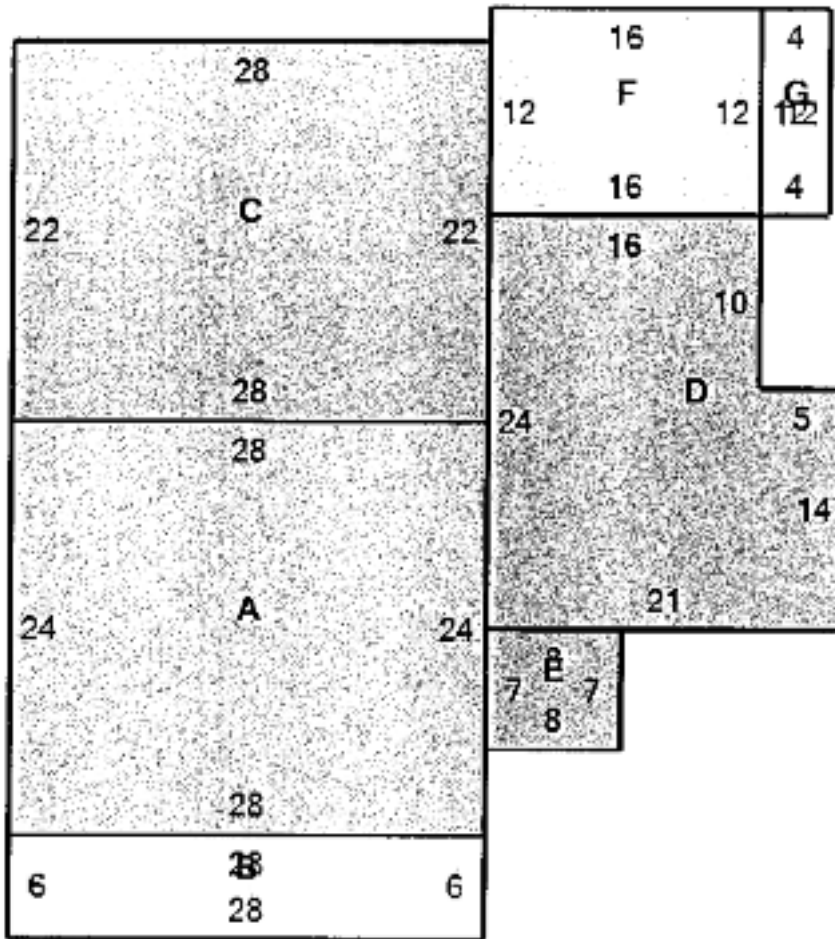
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ID	Description	Size
A	A/2SB/.25B	672
B	1SBA/OBP	168
C	1SBRA/C	616
D	1SFRA/C	454
E	EFP	56
F	EFP	192
G	P=NV	48
1	SHED-SHED	96
2	SHOP-SHOP	360

[1]

[2]



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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: 152 3rd St SW

Buyer(s): _____

Seller(s): A ROBERTA L. JONES, EXECUTRIX BY ESTATE OF LESLIE A. WILSON

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) Robert Walker / Walter Hedrick and real estate brokerage FPM 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/BUYERS _____ DATE _____

Roberta L. Jones, Exec. 6/11/14
SELLER/LANDLORD _____ DATE _____

BUYER/BUYERS _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 152 3rd St SW New Philadelphia, OH

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.

Roberta L. Jones, Esq. Date Seller _____ Date _____

Purchaser _____ Date Purchaser _____ Date _____

Agent Aja W. Walker 6/16/14 Date Agent _____ Date _____



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

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