

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com
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Stark County, Ohio - Property Data

Page 1 of 1

Data For Parcel 4801146

Base Data

Parcel:	4801146
Owner:	WATSON NORMAN G & CAROL S
Site Address:	769 DOWNING ST SW/EAST SPARTA OH 44626-9436
Map Routing Number:	46 022M/01 0600
Tax Map:	PK 22 N9642



[Click to Max this property]

Tax Mailing Address - Data as of 8/22/2014 2:02:27 AM

Address:	WATSON NORMAN G & CAROL S 769 DOWNING ST SW EAST SPARTA OH 44626
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Geographic Information - Data as of 8/22/2014 2:02:27 AM

Tax District:	00460 PIKE TOWNSHIP SANDY VALLEY LSD
School District:	7616 SANDY VALLEY LSD
City/Village:	UNINCORPORATED
Township:	PIKE TOWNSHIP
Neighborhood ID:	046-00-00-01

Legal - Data as of 8/22/2014 2:02:27 AM

Legal Description:	22 PMW 4.00A	Property Class:	RESIDENTIAL
DTE Classification:	510 - 1-FAMILY DWELLING	Listed By:	LEX
Last Inspected:	010/2012	Source of Information:	PICTOMETRY
Reviewed By:	BJB	Total Tax Rate (in Mills):	74.300
Reviewed Date:	07/10/2013	Effective Tax Rate (in Mills):	64.50028

Allotments - Data as of 8/22/2014 2:02:27 AM

No allotment data found for this parcel.

Parcel History - Data as of 8/22/2014 2:42:38 AM

No history data found for this parcel.

Data For Parcel 4801146

Land Data

Parcel:	4801146
Owner:	WATSON NORMAN G & CAROL S
Site Address:	789 DOWNING ST SW EAST SPARTA OH 44828-9436
Map Routing Number:	44 022NW 01 0500
Tax Map:	Plt. 22_NW.pdf



[Click to view this property.](#)

Land Detail - Data as of 8/22/2014 2:27:27 AM

Code	Description	Acreage	Frontage	Depth	SF Area	Method	Rate	Adj Reason	Adj Percent	Market Value	Override Value
01	HOUSE LOT	1.00				AC	\$20,000.00		0	\$17,300	
10	EXCESS LAND	2.50				AC	\$12,000.00		0	\$24,700	
70	ROADWAY	0.60				AC	\$0.00		0	\$0	

CAUV - Data as of 8/22/2014 2:27:27 AM

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

Data For Parcel 4801146

If you have any questions regarding the actual payments on this parcel, please call the Treasurer's office at 393-451-7814.
 Check previous years' taxes on the Stark County Treasurer's site.
 Use the Stark County Tax Estimator.

Tax Data

Parcel:	4801146
Owner:	WATSON NORMAN G & CAROL S
Site Address:	789 DOWNING ST SW EAST SPARTA OH 44626-9436
Map Routing Number:	48 022NW 01 0930
Tax Map:	PK 22 N/A.pdf



(1) Map this property.

Tax Information - Data as of 8/22/2014 3:36:06 AM

Bill Number:	20137693629	Installment Number:	2
Taxable Land Value:	\$14,710	Taxable Building Value:	\$17,440
Owner Occupancy Discount:	YES	Homestead Reduction:	YES
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:	\$8,750	Tax Abatement:	NO
Owner Occupancy Qualified Value:	\$21,570	Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2013		

Tax Billing - Data as of 8/22/2014 3:36:06 AM

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	1,194.37			
	Tax Reduction	-318.53			
	Non-Business Credit (.1)	-87.78			
	Owner Occupancy Credit (.025)	-14.72			
	Homestead Reduction	-209.05			
	_ Net Tax	568.29	568.29	.00	
	27-MUSKINGUM WATERSHED	6.00	6.00	.00	
	_ Total 1st Half:	572.29	572.29	.00	
2nd Half:	Real Estate Tax	1,194.37			
	Tax Reduction	-318.53			
	Non-Business Credit (.1)	-87.78			
	Owner Occupancy Credit (.025)	-14.72			
	Homestead Reduction	-209.05			
	_ Net Tax	568.29	568.29	.00	
	27-MUSKINGUM WATERSHED	6.00	6.00	.00	
	_ Total 2nd Half:	572.29	572.29	.00	
	Total:	1,144.58	1,144.58	.00	

Tax Payments - Data as of 8/22/2014 3:36:06 AM

Payment Date	Payment Half	Payment Amount
09/15/2013	1	\$114.00
10/15/2013	1	\$114.00
11/15/2013	1	\$114.00
12/15/2013	1	\$114.00
02/12/2014	1	\$118.29
02/21/2014	2	\$115.00

03/17/2014	2	\$115.00
04/15/2014	2	\$115.00
05/15/2014	2	\$115.00
07/15/2014	2	\$112.28

Special Assessments - Data as of 8/22/2014 2:42:21 AM

Agency	Code	StandardAmount	Status	Type	Balance
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$5.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00

Data For Parcel 4801146

Building Data

Parcel:	4801146
Owner:	WATSON NORMAN G & CAROL S
Site Address:	709 DOWNING ST SW EAST SPARTA OH 44626-9435
Map Routing Number:	48 022NW 01 0500
Tax Map:	PK 22 NW.pdf



Buildings - Data as of 8/22/2014 2:31:48 AM

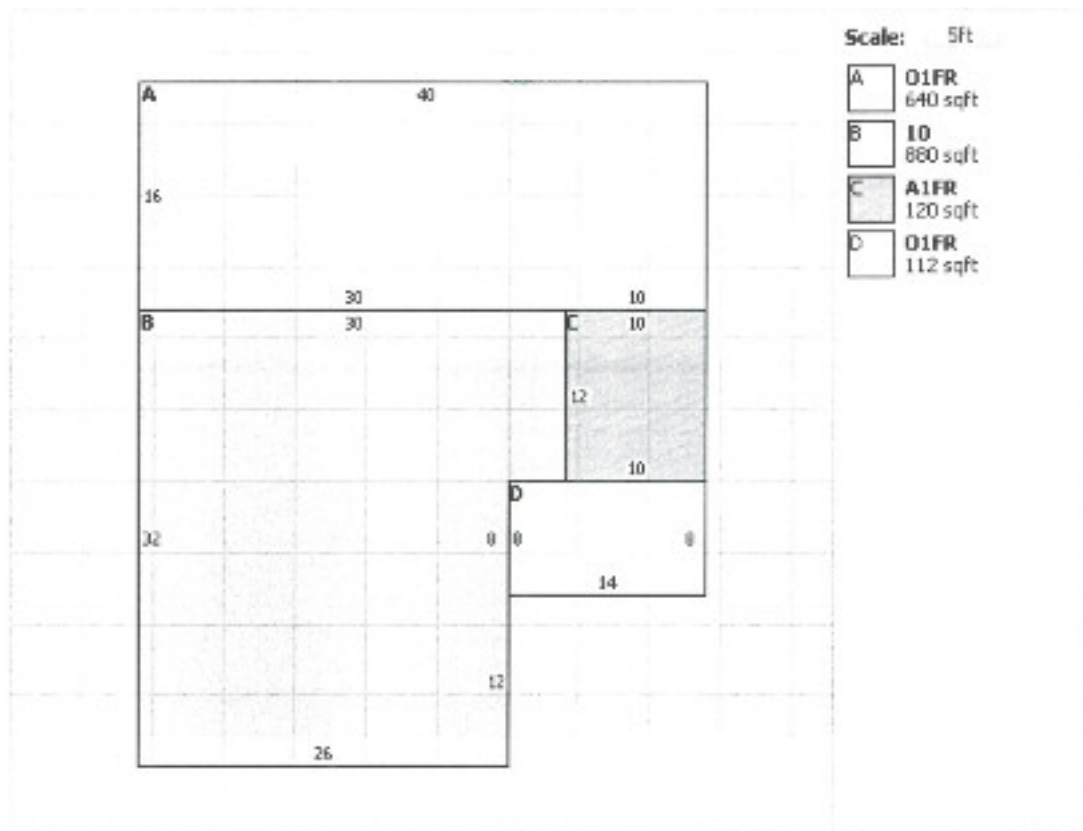
	Building ID	Is Primary	Description	Year Built	Living Area	Bedrooms	Full Baths	Half Baths	Primary Value
Select	7752684	TRUE	10 - SINGLE FAMILY	1935	1,440	3	1	0	\$38,100

Building Detail - Data as of 8/22/2014 2:31:48 AM

Building ID:	7752684	Actual Year Built:	1935
Building Type:	10 - SINGLE FAMILY	Effective Year Built:	1935
No. Stories:	1.50	Condition:	3 - AVERAGE
Living Area (sqft):	1,440	Quality Grade:	100
No. Bedrooms:	3	Construction Type:	1 - WOOD FRAME
Quality Basement Finish:	0 - NONE	Central Air:	NO
Heat Type:	GAS	Half Baths:	0
Full Baths:	1	No. Fireplaces:	0
Basement:	1 - FULL	Primary Value:	\$38,100
Family Room:	NO	Override Value:	NOT AVAILABLE
Percent Complete:	100		

Sketch - Data as of 8/22/2014 2:31:48 AM

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



Data For Parcel 4801146

Improvement Data

Parcel:	4801146
Owner:	WATSON NORMAN G & CAROL S
Site Address:	783 DOWNING ST SW EAST SPARTA OH 44828-9438
Map Routing Number:	48 022NW 01 0600
Tax Map:	PKS_27_Nrv.pdf



(+) Map this property

Improvements - Data as of 8/22/2014 2:34:30 AM

	Improvement ID	Description	Year Built	Area	Grade	Condition	Value
Select	6346103	180 - SHED, OPEN SIDE	2005	330	100	GOOD	1,500
Select	8346101	140 - GARAGE	1989	730	100	GOOD	8,200
Select	6346102	102 - BARN, FLAT	1990	1,200	100	AVERAGE	4,000

Improvement Detail - Data as of 8/22/2014 2:34:30 AM

Improvement ID:	8346103	Percent Complete:	100
Building Type:	180 - SHED, OPEN SIDE	Common Walls:	1
Number of Stories:	1 0	Construction Type:	POLE
Frontage:	15.00	Depth:	22
Area:	330	Year Built:	2005
Height:	NONE	Condition:	GOOD
Function Adj Percent:	NONE	Economic Adj Percent:	0
Function Adj Reason:	-	Economic Adj Reason:	0 - LEGACY
Value:	1,500	Grade:	100
Override Value:			

Data For Parcel 4801146

Pictometry Data

Parcel:	4801146
Owner:	WATSON NORWAN G & CAROL S
Site Address:	799 DOWNING ST SW EAST SPARTA OH 44825-0435
Map Routing Number:	48 022N/01 0500
Tax Map:	PK_22_NW.pdf



© Map, Inc. 00000000

Direction: North East South West Zoom:



Stark County GIS



Notes

Data For Parcel 4800844

Base Data

Parcel:	4800844
Owner:	WATSON NORMAN G & CAROL S
Site Address:	DOWNING ST SW OH
Map Routing Number:	48 022SW 01 0700
Tax Map:	PIK_22_SW.pdf



[+] Map this property.

Tax Mailing Address - Data as of 8/22/2014 2:02:27 AM

Address:	WATSON NORMAN G & CAROL S
	789 DOWNING ST SW
	EAST SPARTA OH 44828

Geographic Information - Data as of 8/22/2014 2:02:27 AM

Tax District:	00450 PIKE TOWNSHIP-SANDY VALLEY LSD
School District:	7616 SANDY VALLEY LSD
City/Village:	UNINCORPORATED
Township:	PIKE TOWNSHIP
Neighborhood ID:	048-00-00-01

Legal - Data as of 8/22/2014 2:02:27 AM

Legal Description:	22 PSW, 32A	Property Class:	RESIDENTIAL
DTE Classification:	500 - RESIDENTIAL VACANT LAND	Listed By:	BJS
Last Inspected:	06/21/2002	Source of Information:	EXTERIOR (NO ACCESS)
Reviewed By:	DHA	Total Tax Rate (In Mills):	74.300
Reviewed Date:	06/24/2002	Effective Tax Rate (In Mills):	54.50328

Allotments - Data as of 8/22/2014 2:02:27 AM

No allotment data found for this parcel.

Parcel History - Data as of 8/22/2014 2:42:38 AM

No history data found for this parcel.

Data For Parcel 4800844

Land Data

Parcel:	4800844
Owner:	WATSON NORMAN G & CAROL S
Site Address:	DOWNING ST SW OH
Map Routing Number:	48 022SW 01 0700
Tax Map:	PIK 22 SWndf



[+] Map this property.

Land Detail - Data as of 8/22/2014 2:27:27 AM

Code	Description	Acreage	Frontage	Depth	SF Area	Method	Rate	Adj Reason	Adj Percent	Market Value	Override Value
10	EXCESS LAND	0.32				AC	\$12,000.00		0	\$3,300	

CAUV - Data as of 8/22/2014 2:27:27 AM

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

Data For Parcel 4800844

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:	4800844
Owner:	WATSON NORMAN G & CAROL S
Site Address:	DOWNING ST SW OH
Map Routing Number:	48 0225W 01 0700
Tax Map:	PK 22 SW.pdf



[1] Map this property

Tax Information - Data as of 8/22/2014 3:36:06 AM

Bill Number:	20137420208	Installment Number:	2
Taxable Land Value:	\$1,100	Taxable Building Value:	\$0
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 8/22/2014 3:36:06 AM

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	43.08			
	Tax Reduction	-11.42			
	Non-Business Credit (1)	-3.17			
	_ Net Tax	28.50	28.50	00	
	_ Total 1st Half:	28.50	28.50	00	
2nd Half:	Real Estate Tax	43.08			
	Tax Reduction	-11.42			
	Non-Business Credit (1)	-3.17			
	_ Net Tax	28.50	28.50	00	
	_ Total 2nd Half:	28.50	28.50	00	
Total:		57.00	57.00	00	

Tax Payments - Data as of 8/22/2014 3:36:06 AM

Payment Date	Payment Half	Payment Amount
09/16/2013	1	\$5.00
10/15/2013	1	\$5.00
11/15/2013	1	\$5.00
12/16/2013	1	\$5.00
02/12/2014	1	\$4.50
03/21/2014	2	\$5.00
03/17/2014	2	\$5.00
04/15/2014	2	\$5.00
05/15/2014	2	\$5.00
07/16/2014	2	\$4.50

Special Assessments - Data as of 8/22/2014 2:42:21 AM

No data found for this parcel.

Data For Parcel 4800844

Pictometry Data

Parcel:	4800844
Owner:	WATSON NORMAN G & CAROL S
Site Address:	DOWNING ST SW OH
Map Routing Number:	48 0225N 01 0700
Tax Map:	PK 22 SW.pdf



1:1 View this property.

Direction: North East South West Zoom: in Out



Stark County GIS



Notes



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

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 JW Date 7-28-14
Owner's Initials EW Date 7-28-14

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



STATE OF OHIO DEPARTMENT OF COMMERCE

2013

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: 789 DOWNING ST SW EAST SPARTA

Owners Name(s): NORMAN & CAROL WATSON

Date: 7-28 2014

Owner is occupying the property since what date: 1940

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):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Private Sewer, Septic Tank, Leach Field, Aeration Tank, Filtration Bed, Unknown, Other

If not a public or private sewer, date of last inspection: pumped MAY 2014 Inspected By: GARETH

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? No

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? No

ROOF ± 10 YRS old

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

NW FRONT CORNER IN HARD PLAINS.

Owner's Initials: NW Date: 7-28-14

Purchaser's Initials: Date:

Property Address: 789 Downing St SW E SPARTA

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/backups; 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical systems (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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 JW Date 7-28
 Owner's Initials GW Date 7-28-14

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

Property Address 789 DOWNING ST SW E SPARTA

I) 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:
Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

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 No
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 SW Date 7-28
Owner's Initials EW Date 7-28-14

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

Property Address 789 Downing St SW E. Sparta

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.

OWNER: Yvonne G. Watson DATE: 7-28-14
OWNER: Carol Watson DATE: 7-28-14

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: 789 DOWNING ST. SW

Buyer(s): _____

Seller(s): WATSON

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) Wallick Auctions/R. Wallick and real estate brokerage Pissock Martin 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/AGENT _____ DATE _____

Norman J. Watson 7-28-14
SELLER/AGENT DATE

BUYER/AGENT _____ DATE _____

Carol J. Watson 7-28-14
SELLER/AGENT DATE

789 Downing St SW

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

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) [X] 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) [X] 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: Norman D. Watson 7/28, Carol L. Watson 7/28/14
Purchaser: [Signature] 7/28/14
Agent: [Signature] 7/28/14

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

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