

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

Auction



AWA MAC KAISER PROPERTY

Situated in the Township of Lawrence, the County of Tuscarawas, the State of Ohio

Being located in Lot 106 of the Zear Tracts in the Fourth Quarter of T-10, R-2 of the United States Military Lands



MAP 533...

KENDLE RD
TWP RD 416

MIDDLE RUN RD
CD RD 81

MIDDLE RUN RD
CD RD 81

LOT 103

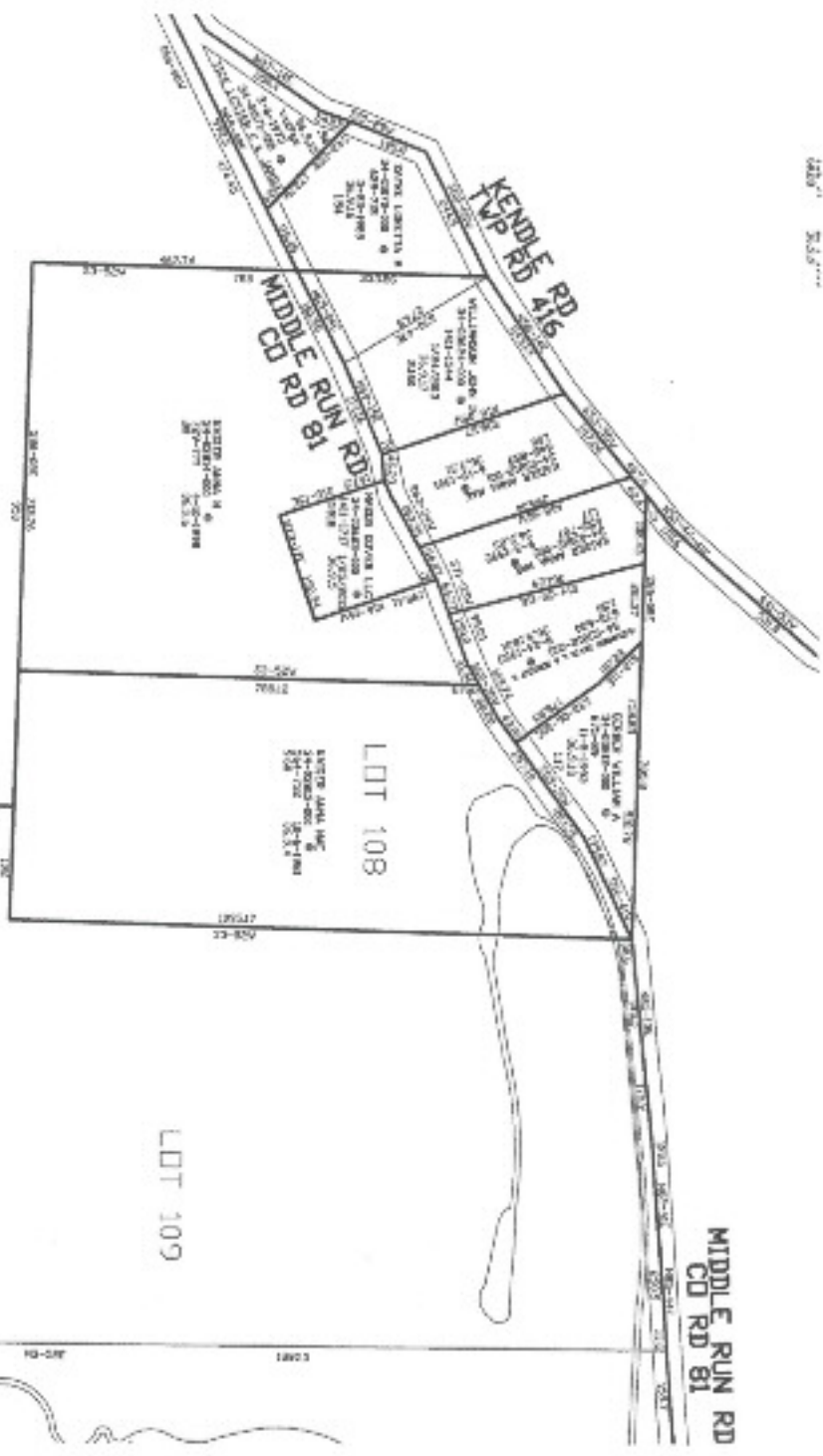
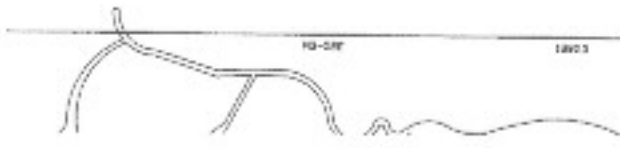
LOT 108

LOT 109

KEVIN MICHAEL S & TRACY B
24-0803-08
2017

KEVIN JAMES W
24-0803-08
2017

KEVIN JAMES W
24-0803-08
2017





Larry Lindberg

Tuscarawas County Auditor

Parcel #: 34-03814-000
Owner: KAISER ANNA M
Location: MIDDLE RUN RD
Legal: 2 10 4 ZOAR SD 9.598A

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

Property

Tax District:	34-LAWRENCE TWP-TUSC VALLEY SD		
School District:	TUSC VALLEY SD		
Class:	110-AGRICULTURAL VACANT LAND CAUV		
Subdivision:			
CD Year:	Map #:	9	Routing #: 6000
Ag Year:	Ag District:		

Deed

Acres:	9.598	Page:	
Volume:		Sales Amount:	5,400
Sold:	04/10/1998		

Value

	Appraised	Assessed
Land:	45,210	15,820
Improvement:	0	0
Total:	45,210	15,820
CAUV:	2,360	830
Homestead: N		
Owner-Occupancy Credit: N	0	0

Owner

Name: KAISER ANNA M
Address: ATTN: BOB GERBER 640 3RD ST NW
 NEW PHILADELPHIA OH 44663 USA

Taxpayer

Name: KAISER ANNA M
Address: ATTEN: BOB GERBER 640 3RD ST NW
NEW PHILADELPHIA OH 44663 USA

Charge

	Prior	1st Half	2nd Half	Total
Tax:	0.00	18.45	18.45	36.90
Special:	0.00	6.00	6.00	12.00
Total:	0.00	24.45	24.45	48.90
Paid:	0.00	24.45	24.45	48.90
Due:	0.00	0.00	0.00	0.00
Escrow:				0.00

Last Updated: 11/11/2014 12:38:00 AM



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Owner: KAISER ANNA M
Location: MIDDLE RUN RD
Legal: 2 10 4 ZOAR SD 9.598A

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

Tax			
	Prior	First Half	Second Half
Gross	0.00	24.57	24.57
Credit	0.00	(4.07)	(4.07)
Non-Business Credit	0.00	(2.05)	(2.05)
Homestead	0.00	0.00	0.00
Owner-Occupancy Credit	0.00	0.00	0.00
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	24.45	24.45
Unpaid	0.00	0.00	0.00
Collected	0.00	(24.45)	(24.45)
Refunded	0.00	0.00	0.00
Balance	0.00	0.00	0.00

Last Updated: 11/11/2014 12:38:00 AM



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Parcel #: 34-03814-000
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Legal: 2 10 4 ZOAR SD 9.598A

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Land

Type	Dimensions	Description	Value
RS-RESIDUAL	9.100	Acres	45,210
RW-RIGHT OF WAY	0.498	Acres	0

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Parcel #: 34-03813-000
Owner: KAISER ANNA MAE
Location: MIDDLE RUN RD
Legal: 1 10 4 ZOAR SD 9.597A

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Property

Tax District:	34-LAWRENCE TWP-TUSC VALLEY SD		
School District:	TUSC VALLEY SD		
Class:	110-AGRICULTURAL VACANT LAND CAUV		
Subdivision:			
CD Year:	Map #:	9	Routing #: 4000
Ag Year:	Ag District:		

Deed

Acres:	9.600
Volume:	Page:
Sold:	Sales Amount:

Value

	Appraised	Assessed
Land:	32,930	11,530
Improvement:	0	0
Total:	32,930	11,530
CAUV:	2,660	930
Homestead: N		
Owner-Occupancy Credit: N	0	0

Owner

Name: KAISER ANNA MAE
Address: ATTN: BOB GERBER 640 3RD ST NW
 NEW PHILADELPHIA OH 44663 USA

Taxpayer

Name: KAISER ANNA MAE
Address: ATTEN: BOB GERBER 640 3RD ST NW
NEW PHILADELPHIA OH 44663 USA

Charge

	Prior	1st Half	2nd Half	Total
Tax:	0.00	20.67	20.67	41.34
Special:	0.00	6.00	6.00	12.00
Total:	0.00	26.67	26.67	53.34
Paid:	0.00	26.67	26.67	53.34
Due:	0.00	0.00	0.00	0.00
Escrow:				0.00

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Parcel #: 34-03813-000
Owner: KAISER ANNA MAE
Location: MIDDLE RUN RD
Legal: 1 10 4 ZOAR SD 9.597A

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

Tax			
	Prior	First Half	Second Half
Gross	0.00	27.53	27.53
Credit	0.00	(4.56)	(4.56)
Non-Business Credit	0.00	(2.30)	(2.30)
Homestead	0.00	0.00	0.00
Owner-Occupancy Credit	0.00	0.00	0.00
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	26.67	26.67
Unpaid	0.00	0.00	0.00
Collected	0.00	(26.67)	(26.67)
Refunded	0.00	0.00	0.00
Balance	0.00	0.00	0.00

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Tuscarawas County Auditor

Parcel #: 34-03813-000
Owner: KAISER ANNA MAE
Location: MIDDLE RUN RD
Legal: 1 10 4 ZOAR SD 9.597A

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Land

Type	Dimensions	Description	Value
RS-RESIDUAL	9.470	Acres	32,930
RW-RIGHT OF WAY	0.130	Acres	0

Last Updated: 11/11/2014 12:38:00 AM



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: Middle Run Rd 34-03813 / 34-03814

Buyer(s): _____

Seller(s): Kaiser

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) Ryan Wallach / W. Anderson and real estate brokerage PISCENA MATHEIAS 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/BUYER(S) _____ DATE _____

SELLER/LANDLORD _____ DATE _____

BUYER/BUYER(S) _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

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