

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



Larry Lindberg
Tuscarawas County Auditor

Parcel #: 19-00063-000
Owner: BRINKLEY MARY M
Location: 4538 NW YACKEY DR
Legal: 3 9 2 N W 1.891A

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

Property

Tax District:	19-FRANKLIN TWP-STRASBURG-FRANKLIN SD		
School District:	STRASBURG-FRANK SD		
Class:	561-UNPLATTED 0-09.99ACS		
Subdivision:			
CD Year:	Map #:	2	Routing #: 37000
Ag Year:	Ag District:		

Deed

Acres:	1.891	Page:	
Volume:		Sales Amount:	
Sold:	08/13/2007		

Value

	Appraised	Assessed
Land:	27,900	9,770
Improvement:	17,410	6,090
Total:	45,310	15,860
CAUV:	0	0
Homestead: Y		
Owner-Occupancy Credit: Y	18,100	6,340

Owner

Name: BRINKLEY MARY M
Address: 4516 YACKEY DR NW
STRASBURG OH 44680 USA

Taxpayer

Name: BRINKLEY MARY M
Address: 4516 YACKEY DR NW
STRASBURG OH 44680 USA

Charge

	Prior	1st Half	2nd Half	Total
Tax:	0.00	197.75	197.75	395.50
Special:	0.00	6.00	6.00	12.00
Total:	0.00	203.75	203.75	407.50
Paid:	0.00	203.75	203.75	407.50
Due:	0.00	0.00	0.00	0.00
Escrow:				0.00

Last Updated: 12/2/2014 12:38:00 AM



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Tax

	Prior	First Half	Second Half
Gross	0.00	628.06	628.06
Credit	0.00	(262.00)	(262.00)
Non-Business Credit	0.00	(36.61)	(36.61)
Homestead	0.00	(128.04)	(128.04)
Owner-Occupancy Credit	0.00	(3.66)	(3.66)
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	203.75	203.75
Unpaid	0.00	0.00	0.00
Collected	0.00	(203.75)	(203.75)
Refunded	0.00	0.00	0.00
Balance	0.00	0.00	0.00

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Land

Type	Dimensions	Description	Value
HS-HOMESITE	1.500	Acres	27,000
RS-RESIDUAL	0.100	Acres	900
RW-RIGHT OF WAY	0.291	Acres	0

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Other Improvement

Card	Type	Year Built	Year Remod	Condition	Size	Value
1	MOBILE HM-MOBILE HOME	1973		AVERAGE	672	0
1	SHED-SHED	1970		AVERAGE	144	0
1	MOBILE HM-MOBILE HOME	1968		AVERAGE	684	6,110
1	TEP-TRAILER ENCLOSED PORCH	1962		AVERAGE	72	490
1	TFA-TRAILER ADDITION	1962		AVERAGE	224	4,350
1	TFA-TRAILER ADDITION	1962		FAIR	210	2,920
1	DFG-DETACHED FRAME GARAGE	1962		FAIR	676	3,310
1	TOP-TRAILER OPEN PORCH	1962		AVERAGE	42	230
1	SHED-SHED	1970		AVERAGE	42	0
1	TEP-TRAILER ENCLOSED PORCH	1974		AVERAGE	95	0
1	TOP-TRAILER OPEN PORCH	1974		AVERAGE	192	0

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ID	Description	Size
1	MOBILE HM-MOBILE HOME	672
10	TEP-TRAILER ENCLOSED PORCH	95
11	TOP-TRAILER OPEN PORCH	192
2	SHED-SHED	144
3	MOBILE HM-MOBILE HOME	684
4	TEP-TRAILER ENCLOSED PORCH	72
5	TFA-TRAILER ADDITION	224
6	TFA-TRAILER ADDITION	210
7	DFG-DETACHED FRAME GARAGE	676
8	TOP-TRAILER OPEN PORCH	42
9	SHED-SHED	42

16
14 5 14
16

12	57	6	26	26
	3	4	7	
		12		
	57	6		
		12		
		6		
	30 6	8		
		7		
	30	6		26

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**Diversified
Engineering Inc.**
CONSULTING ENGINEERS & SURVEYORS

DESCRIPTION OF A 20' INGRESS/EGRESS EASEMENT

Situated in the Franklin Township, County of Tuscarawas and the State of Ohio.

Being part of the Section 2, Township 9, Range 3, and being part of the lands of Mary M. Brinkley in Deed Volume 1263, Page 2555 of the Tuscarawas County records being a 20' Ingress/Egress Easement, with its centerline with the extents of said easement being located 10.00 feet east and west of the described centerline being more fully described as follows:

Commencing at a found $\frac{3}{4}$ " Iron Pin (Bower) located at the Northeast corner of the Grantor's Property; thence South $84^{\circ}20'17''$ West, with the centerline of Yackey Drive (TR-432), a distance of 240.69 feet to the **Point of Beginning** of said centerline:

Course No. 1 thence with a curve deflecting to the left with a Radius of 600.00 feet, a length of 254.15 feet, subtended by a chord bearing South $20^{\circ}31'53''$ East, a distance of 232.67 feet to a point;

Course No. 2 thence South $63^{\circ}58'15''$ West, a distance of 32.94 feet to the terminus of said centerline coincident with the common Property line of said Kenneth L. & Connie L. Myers (Volume 709, Page 849), and Mary M. Brinkley (Volume 1263, Page 2555).

Bearings are oriented to the easterly line of a property surveyed by Diversified Engineering Inc. dated May 15, 1996.

This description is based on a survey dated September 4, 2016 by David J. Kroger Professional Surveyor No. 8329.

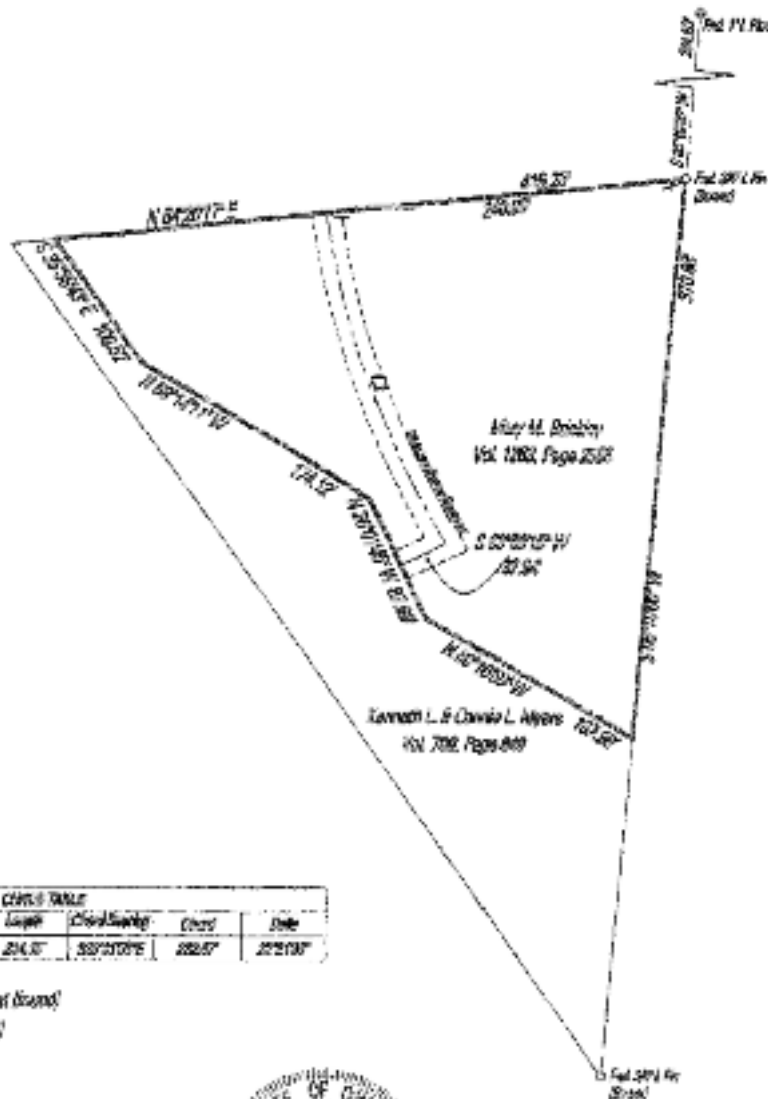
Date


David J. Kroger P.S. 8329





Bearings are oriented in the eastern line of a property surveyed by Diversified Engineering Inc. dated May 15, 1996.



CHORD TABLE					
Curve No.	Length	Chord	Chord-Bearing	Chord	Angle
C1	301.87'	214.87'	S 83° 12' 07\"/>		

- denotes stone monument found
- denotes iron pipe found
- denotes iron pin found
- denotes iron pin set



David J. Kroger
 David J. Kroger, Professional Surveyor No. 8229



ISSUE DATE: 8/26/2014 SCALE: 1"=60'
 DESIGNED BY: DAK DATE: 8/14/2014
 CALC BY: DAK DATE: 8/14/2014
 DRAWN BY: DAK DATE: 8/14/2014
 FILE #: 1281-4233



Examination Plat
 STATE OF OHIO
 DIVISION OF SURVEYING
 PART OF THE ACQUISITION CLAIMED
 UNDER THE FEDERAL GOVERNMENT'S
 RIGHTS IN LAND ACQUIRED BY THE STATE

2 / 2



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: 4514 YACKEY DR NW STRASBURG, OHIO

Buyer(s): _____

Seller(s): MARY M. BRINKLEY ESTATE CASE NO. 2014 ES 57659

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) DON R. WALLICK AUCTIONS and real estate brokerage ASSOCIATES - MATHIAS 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	SELLER/LANDLORD	DATE
_____	_____	<u>Allen R. Brinkley</u>	<u>11/25/14</u>
_____	_____	<small>SELLER/LANDLORD EXEC.</small>	_____
BUYER/BUYERS	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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