

# 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



## ALBAN TITLE

204 2<sup>nd</sup> Street NE • New Philadelphia, OH 44663 • www.albantitle.com  
Phone: (330) 343-5800 • Fax: (330) 343-5877

### TAX AND LEGAL REPORT

DATE: 4/7/2015

REQUESTED BY: Brooke Wallick

PROPERTY ADDRESS: 404 NW 3<sup>rd</sup> St

PRESENT OWNER: Bessie M Bonisoli

DEED VOL.: 1369      PAGE: 1046      TRANSFER: 11/15/2011

PARCEL NO: 43-01677-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2014 TAX DUPLICATE IN THE NAME OF **Bessie M Bonisoli**

DESC: 2 8 1 ,399A

#### VALUATIONS:

LAND:	10,150
BUILDINGS:	17,490
TOTAL:	27,640

#### TAXES:

GENERAL TAXES:	1,000.57
REDUCTION:	-302.75
10% ROLLBACK:	-58.59
HOMESTEAD:	-197.73
2 1/2 % REDUCTION:	-14.65
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	426.85
UNPAID REAL:	
CURRENT SA:	3.00
ADJUSTMENTS:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	429.85

Taxes for the first half 2014 are PAID.

Taxes for the second half 2014 are NOT PAID.

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

Tuscarawas County, Ohio  
 Parcel: 43-01677-000

**SUMMARY**

Owner	BONISOLLI BESSIE M 404 THIRD ST NW NEW PHILADELPHIA OH 44663 USA	Taxpayer	BONISOLLI BESSIE M 404 THIRD ST NW NEW PHILADELPHIA OH 44663 USA
Tax District	43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District	NEW PHIL. SD	Subdivision	
Location	404 MW 3RD ST	Legal	2 8 1 .398A
CD Year		25.01 / 2000	Acres 0.400
Ag Year			Sold 11/15/2011
Sales Amount		1369	Page 1046

**CHARGE**

	Prior	1st Half	2nd Half	Total
Tax	0.00	426.85	426.85	853.70
Special	0.00	3.00	3.00	6.00
Total	0.00	429.85	429.85	859.70
Paid	0.00	429.85	0.00	429.85
Due	0.00	0.00	429.85	429.85
Escrow				0.00

**VALUE**

	Appraised	Assessed
Land	28,990	10,150
Improvement	45,970	17,490
Total	74,960	27,640
CALV	0	0
Homestead	Y	
OOC	Y	
	78,960	27,640

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
11/15/2011	BONISOLLI BESSIE M & JANET K BASILETTI - CO-TRUSTEES OF BESSIE M BON-SOLLI LIVING TRUST	901364	WARRANTY DEED	N	\$0	N
08/14/1997	BONISOLLI BESSIE M	2345	AFFIDAVIT	N	\$0	N
03/04/1985	BONISOLLI BASIL B & BESSIE M	465	UNKNOWN	N	\$30,000	Y

**LAND**

Type	Dimensions	Description	Value
FR-FRONT LOT	90.000 X 185.000	Eff Front X Eff Depth	28,990

**DWELLING**

Card #	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other	Value
1	01-SINGLE FAMILY	1.00	0	0	5	2	Family Rooms, Dining Rooms, Year Built, Year Remodeled, Full Baths, Half Baths, Other Fixtures	47,290
							Heating, Cooling, Grade, Fireplace Openings, Fireplace Stacks, Living Area	

**OTHER IMPROVEMENT**

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1940		400	AVERAGE	12,880

**UTILITIES**

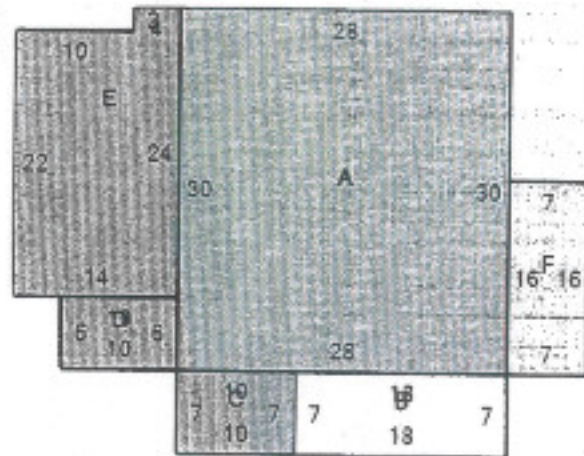
Water	Sewer	Electric	Gas	Well	Septic	Value
N	N	N	N	N	N	70,000

SKETCH

Card 1

Name	Description	Size
1	DFG-DETACHED FRAME GARAGE	400
A	A/1SFR/3	840
B	OFF	128
C	1SFR/5A	70
D	OFF	80
E	1SFR/5BA	318
F	1SFR/AC	112

[1]









# 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: 404 3rd St NW New Philadelphia, OH

Buyer(s): \_\_\_\_\_

Seller(s): BONISOLLI Estate

### 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 Wallick and real estate brokerage McEntire 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/TEENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TEENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

Property Address 404 3<sup>rd</sup> St. NW New Phila, 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.

X [Signature] Seller Date Seller Date

[Signature] Purchaser Date Purchaser Date

[Signature] Agent Date Agent Date



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

Don R. Wallick Auctions, Inc.  
955 N. Woodster Avenue  
Brimley, Ohio 44880  
info@WallickAuctions.com  
<http://www.WallickAuctions.com>



Toll Free: 1-888-348-9445 - Tel: 330-878-0075 - Fax: 330-878-7218