Don R. Wallick Auctions, Inc.

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204 2nd 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 3rd St

PRESENT OWNER: Bessie M Bonisolli

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 Bonisolli

DESC: 281.399A

VALUATIONS:		TAXES:	
LAND: BUILDINGS: TOTAL:	10,150 17,490 27,640	GENERAL TAXES: REDUCTION: 10% ROLLBACK:	1,000.57 -302.75 -58.59
CAUV:		HOMESTEAD: 2 1/2 % REDUCTION:	-197.73 -14.65
		HOMESTEAD CREDIT: TOTAL PER ½ YEAR: UNPAID REAL:	426.85
Special Assessments:		CURRENT SA: ADJUSTMENTS:	3.00
Map No.:		PENALTY:	
		PRIOR DEL R.E: TOTAL DUE;	429.85

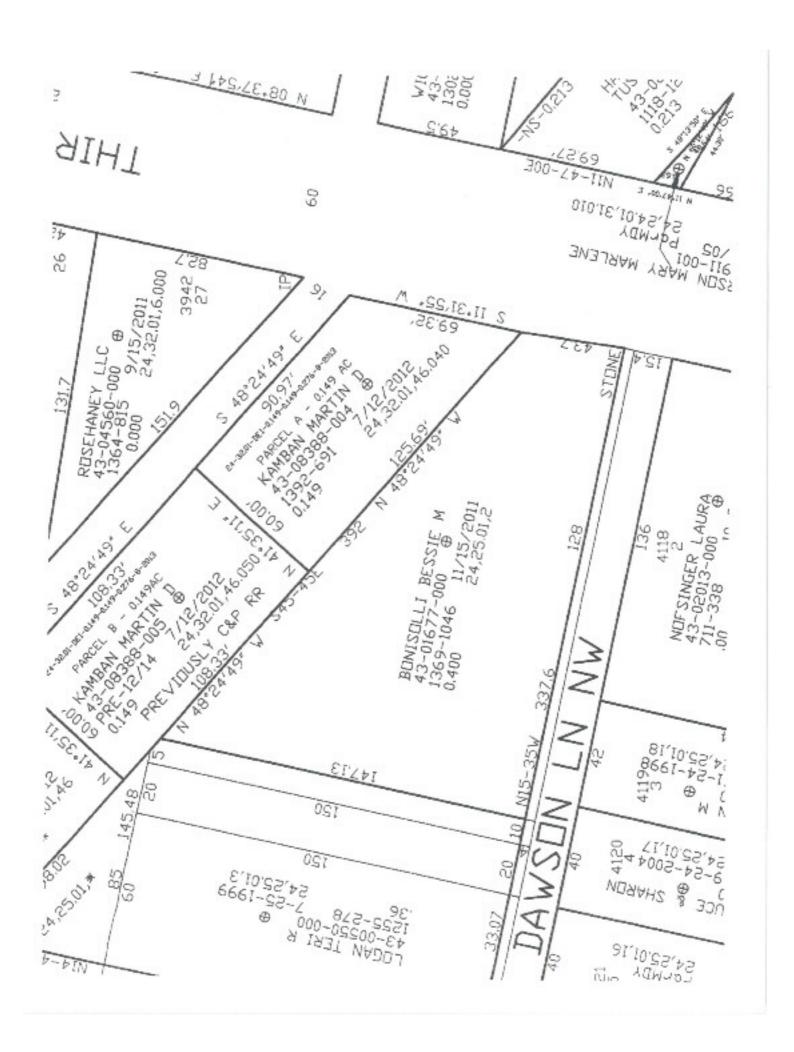
Taxes for the first half 2014 are PAID. Taxes for the second half 2014 are NOT PAID.

This information, including any log 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

7 alcel. 40	OIC	111-0	VV										
SUMMARY				-			-			-			
Owner	404 T	SOLLI BE: HIRD ST I	NVV	1 44653 US			Taxpayer		404 THIR	LLI BESSIE O ST NW			. 0
Tax District	43-NE		MUNITY	VP - NEW P			Class			LACELPHIA SLE FAMILY			
School District		PHIL SD	3.0.3				Subdivision			1.0			1 1
Location		W JRD ST						1				1.0	
CD Year				Man #	/Routing #		Legal	/ 2000	281.39	MA.		700	
Ag Year				Ag Dis			20.0	2000	Acres Sold			0.40	
Sales Amount				Volum				1369				11/15/201	
CHARGE	-	_				-	VALUE	-349	Page			104	16
	dor	1st F	Half	2nd Half	Total	el .	VALUE	_		America			
Tax	0.0	10	426.85	426.		853.70	Land			Appraised	28,990	Assessed	
Special	0.0	10	3.00	3	50	6.00	Improvemen	nI .			49,970		10,15
Total	0.0	0	429.85	429	85	850.70	Total				78,960		17,49
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OTHER IMPROVE	MEN	T		Other	inurca	-		0	Appraise	d value		47,	290
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SKETCH Card 1 Name Description Size [1] 1 DFG-DETACHED FRAME GARAGE 400 A A/1SFR/B 840 В OFP 126 D OFP C 1SFRABA 70 60 E 1SFRA/5BA 318 F 18FRA/C 112 10 E 24 30 Sire : 16^F16 10 28 10 7 B 7 18







AGENCY DISCLOSURE STATEMENT



ag ad	ent or the agent's brokerage b vised of the role of the agent(s)	by merely signing this form in the transaction proposed b	required to do so by Ohio law. You Instead, the purpose of this form is clow. (For purposes of this form, the	to confirm that you have been e term "seller" includes a landlord
Pn	operty Address: 404	300 ST N	W NEW Philas	Klphin OH
	mer(s):			, ,
Se	Det(s): BONISO/1	1: Estate		
-				
		TION INVOLVING TWO	AGENTS IN TWO DIFFERENT E	BROKERAGES
Th	e buyer will be represented by	AGENT(S)	, and	BROKERADE .
Th	e seller will be represented by		and	
_		AGENT(S)		SPOKER/49E
If	two agents in the real estate broi	kerage	WO AGENTS IN THE SAME BRO	OKERAGE
reg	resent both the buyer and the se	eller, check the following rela	ntionship that will apply:	
	Agent(s)			or the buyer and
			e "dual agents", which is further exp transaction and they will protect all p	
	and on the back of this form. As a confidential information. Unl	will be working 6 dual agents they will maintain less indicated below, neither	ne brokerage. Therefore, agents or both the buyer and seller as "dual in a neutral position in the transaction the agent(s) nor the brokerage acting the buyer or seller. If such a relation	and they will protect all parties' as a dual agent in this transaction
Ag	ents De Wallick	RANSACTION INVOLVIN	G ONLY ONE REAL ESTATE A	GENT LEN/ry will
	be "dual agents" representing this form. As dual agents they information. Unless indicated	both parties in this transaction y will maintain a neutral posi- il below, neither the agent(s) to elationship with either the bu	n in a neutral capacity. Dual agency tion in the transaction and they will p for the brokerage acting as a dual age yer or seller. If such a relationship of	is further explained on the back of protect all parties' confidential ent in this transaction has a
A(represent only the (check one)	seller or D buyer in this	transaction as a client. The other par ded the agent may be disclosed to the	
	0		CONSENT	
		lationships as we enter into th	nis real estate transaction. If there is agency explained on the back of this	
	BUYENTENANT	DATE	SELLENIANOCOPE	647E
	BUYERITEHINT	DATE	SELEPRIANDLORD	DATE

operty Ac	dress	404	000				
		404	3 10	57.	NW	NEW	Phila, OH
ad Warni	ng Stat						,
ery purcho lified that s developing luding lea soning als uired to pi he seller's	iser of a such pro g lead p irning d so poses rovide th possessi	ny interest in res perty may prese oisoning. Lead isabilities, reduct a particular risk ne buyer with any on and notify the	nt exposure poisoning ed Intellige x to pregna y information e buyer of a	e to lead ; in young nce quoi int wom on on lea ny know	from lead-base g children may gient, behavior en. The seller ad-based paint n lead-based p	ed paint that n or produce per or problems, of any Intere hazards from vaint hazards.	manent neurological dama and impaired memory. Le st In residential real property risk assessments or inspectio
er's Disc	losure						
		d-based paint a	nd/or lead	d-based	paint hazards	s (check (f) or	r (II) below):
	Know	n lead-based p			•		
(i) X	Seller	has no knowle	dge of lead	d-based	paint and/or	lead-based p	paint hazards in the housin
						100	
(i)	Seller based	has provided the paint and/or fe	he purcha: ead-based	ser with paint h	all available azards in the	records and housing (list	reports pertaining to lead- documents below).
00 X	hazaro	Is in the housing	ng.	pertain	ing to lead-b	ased paint a	nd/or lead-based paint
Tidser 5 /				of all inf	ormation liete	ad about	
							d in Vous Hanna
				ipiliet r	rotett four rai	nny from Leu	a in rout nome.
	receive	ed a 10-day opp	ortunity (or mutu	ally agreed up	oon perlod) t	o conduct a risk assess- ead-based paint hazards: or
10	walved	the opportuni	ty to cond	luct a ris	k assessmen		
nt's Ackn	Agent	has Informed tl	he seller o	f the sel	ler's obligatio	ns under 42	U.S.C. 4852(d) and is
oflowing t	parties h	ave reviewed the	e Informati and accura	on abovi te.	e and certify, to	the best of t	heir knowledge, that the
on 6	1. (N	nno		Date 5	Seller		Date
igeor // /	6	Whol-	2/	Date I	Purchaser		Date
		a factorial and a factorial an	-	Date /	Agent		Date
	developing led soning also ulred to properly the seller's possible let seller's Discountry and the seller's Discountry and the seller's presence (ii)	developing lead pluding learning disoning also poses ulred to provide if the seller's possession possible lead-base ler's Disclosure Presence of lead (i) Seller Records and repeated based (ii) Seller based (iii) Seller based (iii) Seller based (iii) How Seller base	developing lead poisoning. Lead buding learning disabilities, reduces soning also poses a particular risk ulred to provide the buyer with any he seller's possession and notify the possible lead-based paint hazards ler's Disclosure Presence of lead-based paint hazards (i) Known lead-based paint and (ii) Seller has no knowle Records and reports available (ii) Seller has provided the based paint and/or for seller has no reports hazards in the housing thaser's Acknowledgment (Init Purchaser has received Purchaser has received Purchaser has received Purchaser has received a 10-day optiment or inspection for walved the opportunit lead-based paint and it's Acknowledgment (Initial) Agent has Informed the aware of his/her responsible for they have provided is true for the purchaser has reviewed the nation they have provided is true for the parties have reviewed the nation they have provided is true for the parties have reviewed the nation they have provided is true for the parties have reviewed the nation they have provided is true for the parties have reviewed the nation they have provided is true for the parties have reviewed the nation they have provided is true for the parties have reviewed the nation they have provided is true for the parties have reviewed the nation they have provided is true.	developing lead poisoning. Lead poisoning uding learning disabilities, reduced intellige soning also poses a particular risk to pregnatured to provide the buyer with any information be seller's possession and notify the buyer of a possible lead-based paint hazards is recommender's Disclosure Presence of lead-based paint and/or lead (explain). (ii) Seller has no knowledge of lead (explain). (iii) Seller has no knowledge of lead (explain). (iii) Seller has provided the purchased paint and/or lead-based paint and/or lead-based paint and/or lead-based paint and/or lead-based in the housing. Chaser's Acknowledgment (initial) Purchaser has received copies of purchaser has (check (i) or (ii) below): The received a 10-day opportunity (in ment or inspection for the present of inspection for the present of inspection for the present of his/her responsibility the fication of Accuracy collowing parties have reviewed the information they have provided is true and accurate the provided in true and accurate the provided is true and accurate the provided in true and accurate the provide	developing lead poisoning. 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Lead poisoning in young children may use learning disabilities, reduced intelligence quotient, behavior sonling also poses a particular fisk to pregnant women. The seller spossession and notify the buyer of any known lead-based point he seller's possession and notify the buyer of any known lead-based paint he seller's possession and notify the buyer of any known lead-based paint hazards is recommended prior to purchase er's Disclosure Presence of lead-based paint and/or lead-based paint hazards (i) Known lead-based paint and/or lead-based paint and/or lead-based paint and/or Records and reports available to the seller (check (i) or (ii) below based paint and/or lead-based paint hazards in the based paint and/or lead-based paint hazards in the housing. Chaser's Acknowledgment (Initial) Purchaser has received copies of all information lists Purchaser has received the pamphlet Protect Your For purchaser has (check (i) or (ii) below): The created a 10-day opportunity (or mutually agreed up ment or inspection for the presence of lead-based paint hazards. The Acknowledgment (Initial) walved the opportunity to conduct a risk assessment lead-based paint and/or lead-based paint hazards. The Acknowledgment (Initial) walved the opportunity to conduct a risk assessment lead-based paint and/or lead-based paint hazards. The Acknowledgment (Initial) walved the opportunity to conduct a risk assessment lead-based paint and/or lead-based paint hazards. The Acknowledgment (Initial) walved the information above and certify, to nation they have provided is true and accurate. Date Seller	Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) Known lead-based paint and/or lead-based paint hazards are presented in the provided paint and/or lead-based paint hazards in the housing (list a Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards. **It's Acknowledgment** (Initial)** Agent has informed the seller of the seller's obligations under 42 aware of his/her responsibility to ensure compliance. **It's Acknowledgment** (Initial)* Agent has informed the seller of the seller's obligations under 42 aware of his/her responsibility to ensure compliance. **It's Acknowledgment** (Initial)* Date Seller** Date Purchaser Date Purchaser

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

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