

Don R. Wallick Auctions, Inc.

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Tuscarawas County, Ohio

Parcel: 15-01042-000

SUMMARY

Owner	DUVALL SHEILA F 727 EAST AVE DOVER OH 44622 USA	Taxpayer	DUVALL SHEILA F 727 EAST AVE DOVER OH 44622 USA
Tax District	15-DOVER MUNI TWP - DOVER CORPORATION	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District	DOVER CITY SD	Submission	
Location	727 EAST AVE	Legal	WHOLE 2022
CD Year		Map # / Routing #	11 / 33000
Ag Year		Acres	Sold
Sales Amount		Volume	04/23/1986
		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	436.23	436.23	872.46
Special	0.00	3.00	3.00	6.00
Total	0.00	439.23	439.23	878.46
Paid	0.00	439.23	439.23	878.46
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	14,310	6,010
Improvement	65,820	23,040
Total	80,130	29,050
CAUV	0	0
Homestead	Y	
OCC	Y	
	77,210	27,030

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
04/23/1986	DUVALL SHEILA F	1134	QUIT CLAIM	Y	\$0	N
04/23/1986	DUVALL SHEILA F	1135	EXECUTOR DEED	Y	\$3,100	N

LAND

Type	Dimensions	Description	Value
FR FRONT LOT	59.000 X 140.000	Elf Front X Elf Depth	14,310

DWELLING

Card #	Style	Stories	Year Built	Year Remodeled	Other Features	Value
1	01-SINGLE FAMILY	2.00	0	0	Family Rooms	0
			0	0	Dining Rooms	0
			0	0	Year Built	1920
			0	0	Grade	C+0
			0	0	Year Remodeled	0
			0	0	Fireplace Openings	0
			0	0	Full Baths	0
			0	0	Fireplace Stacks	0
			2	1	Half Baths	1,000
				0	Living Area	1,000
				0	Other Features	0
					Appraised Value	58,050

OTHER IMPROVEMENT

Card	Description	Yr Bt	Yr Rem	Size	Condition	Value
1	DCBG-DETACHED CONCRETE BLOCK GARAGE	1957		1,200	AVERAGE	6,010
1	CARPORT-CARPORT	1996		624	FAIR	2,000

UTILITIES

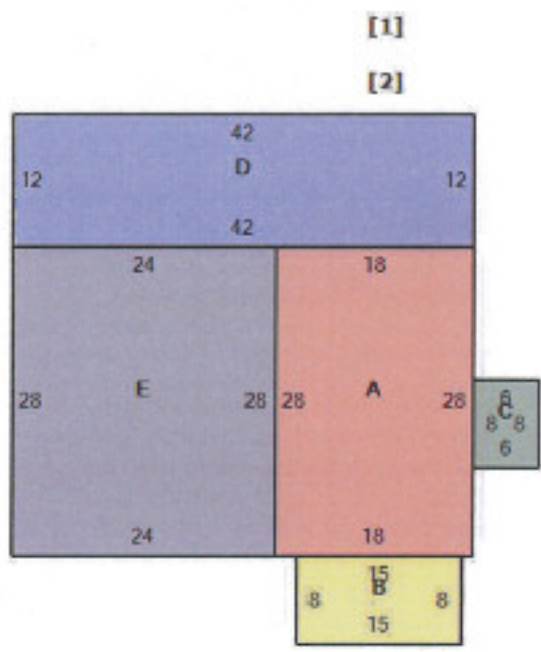
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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15-007150.0

SKETCH

Card 1

Name	Description	Size
1	DCBG-DETACHED CONCRETE BLOCK GARAGE	1,200
2	CARPORT-CARPORT	824
A	2SFR/B	504
B	OFF	120
C	CNPY=NV/EXT=NV	48
D	OFF	504
E	1SFRA/C	672



Tuscarawas County, Ohio
Parcel: 15-01041-000

SUMMARY

Owner	DUVALL SHEILA F 727 EAST AVE DOVER OH 44622 USA	Taxpayer	DUVALL SHEILA F 727 EAST AVE DOVER OH 44622 USA
Tax District	15-DOVER MUNI TWP - DOVER CORPORATION	Class	500-RESIDENTIAL VACANT LAND
School District	DOVER CITY SD	Subdivision	
Location	EAST AVE	Legal	E/2 2021
CD Year		11 / 34000	Acres
Ag Year			Sold
Sales Amount			Page
	Map # / Routing #		04/23/1996
	Ag District		
	Volume		

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	59.08	59.08	118.12
Special	0.00	0.00	0.00	0.00
Total	0.00	59.08	59.08	118.12
Paid	0.00	59.08	59.08	118.12
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	7,280	2,550
Improvement	0	0
Total	7,280	2,550
CAUV	0	0
Homestead	N	
OCC	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
04/23/1996	DUVALL SHEILA F	1134	QUIT CLAIM	Y	\$0	N
04/23/1996	DUVALL SHEILA F	1133	EXECUTOR DEED	Y	\$3,100	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	30.000 X 140.000	Eff Front X Eff Depth	7,280

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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East Ave

800

Lloyd St

East Ave East Ave

North Star Ave NE



Parcel





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: 727 EAST Ave Dover

Buyer(s): _____

Seller(s): Duvall 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) Ryan Wallick/Wallick Associates and real estate brokerage MCINTOSH 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/TENANT _____ DATE _____

X Lewis Case _____ 3/6/15 _____
SELLER/LANDLORD DATE

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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) 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.

Seller	Date	<u>X Kevin C. Poir</u>	Date
Purchaser	Date		Date
Agent	Date		Date

Kevin C. Poir 3/16/15
Kevin C. Poir 5/6/15

Auction Conducted By:
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