

# Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - [www.WallickAuctions.com](http://www.WallickAuctions.com)  
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318

# Auction

## Tuscarawas County, Ohio

Parcel: 15-03961-000

### SUMMARY

Owner	THOMPSON EDISON C 118 N JOHNSON AVE DOVER OH 44622 USA	Taxpayer	THOMPSON EDISON C 118 N JOHNSON AVE DOVER OH 44622 USA
Tax District	18 DOVER MUNI TWP - DOVER CORPORATION	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District	DOVER CITY SD	Subdivision	
Location	118 N JOHNSON AVE	Legal	WHOLE 477
CD Year		Map # / Routing #	21 / 77000
Ag Year		Acres	
Sales Amount	\$5,000	Volume	Sold
			03/01/2009
			Page

### CHARGE

	Prior	1st Half	2nd Half	Total		Appraised	Assessed
Tax	0.00	228.54	251.89	479.83	Land	21,000	7,050
Special	0.00	3.00	3.80	8.80	Improvement	33,000	11,650
Total	0.00	231.54	255.69	485.23	Total	54,000	18,800
Paid	0.00	231.54	0.00	231.54	CAUV	0	0
Due	0.00	0.00	264.00	264.00	Homestead	Y	
Escrow			0.00	0.00	OOG	Y	54,000
							18,800

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Value
03/01/2009	THOMPSON EDISON C	1485	WARRANTY DEED	N	\$50,000	N
02/28/1999	THOMPSON DUEBER C	540	CERTIFICATE OF TRANSFER	N	\$0	N
03/27/1980	THOMPSON DUEBER C & ALMA L	533	WARRANTY DEED	N	\$0	N

### LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	60.000 X 150.000	EF Front X ET Depth	21,000

### DWELLING

Card 1							
Style	01-SINGLE FAMILY	Family Room	0	Heating	Y		
Bathrooms	2.00	Dining Room	0	Cooling	N		
Rec Room Area	0	Year Built	1000	Grade	C-6		
Unfinished Basement	0	Year Remodeled		Floorplans Openings	0		
Rooms	3	Full Bath	0	Floorplans Blocks	0		
Bed Rooms	2	Half Bath	0	Living Area	1,512		
		Other Features	0	Appraised Value	30,300		

### OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	OPO-DETACHED POLE GARAGE	1978		575	AVERAGE	2,610

### UTILITIES

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

---

**SKETCH**

---

Card 1

Name	Description
1	OPG-DETACHED POLE GARAGE
A	2SPW.75B
B	OFF
C	OFF
D	OFF

Size

576

756

98

90

136

[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: 118 N. JOHNSON AVE DOVER, OHIO

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

Seller(s): EDISON G. THOMPSON 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 \_\_\_\_\_ 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. Walluck Auctions and real estate brokerage McINTURF 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.

EDISON G. THOMPSON

DATE

*X Steve M. Thompson*  
SIGNED AND DATED

7-27-05  
DATE

EDISON G. THOMPSON

DATE

EDISON G. THOMPSON

DATE

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

Property Address 118 N. Johnson Ave. Dover, 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 records or reports 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

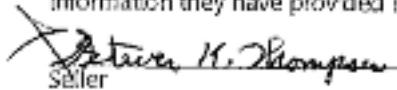
(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**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.

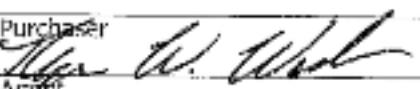
**Certification of Accuracy**

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 Seller

Date

  
Purchaser

Date Purchaser

Date

  
Agent

Date Agent

Date

---

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

Don R. Wallick Auctions, Inc.  
988 N. Wooster Avenue  
Strongsville, Ohio 44136  
info@WallickAuctions.com  
http://www.WallickAuctions.com



Toll Free: 1-800-248-0440 - Tel: 330-878-0075 - Fax: 330-878-7210