

Don R. Wallick Auctions, Inc.

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Tuscarawas County, Ohio

Parcel: 15-03961-000

SUMMARY

Owner	THOMPSON EDISON G 118 N JOHNSON AVE DOVER OH 44622 USA	Taxpayer	THOMPSON EDISON G 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
Ac Year		Ac District	
Sales Amount	55,000	Volume	
		Area	
		Sold	03/01/2003
		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	228.54	251.39	479.93
Special	0.00	3.00	5.90	8.90
Total	0.00	231.54	257.29	488.83
Paid	0.00	231.54	0.00	231.54
Due	0.00	0.00	257.29	257.29
Escrow				0.00

VALUE

	Appraised	Assessed
Land	21,000	7,350
Improvement	33,000	11,650
Total	54,000	19,000
CAUV	0	0
Homestead	Y	
OOC	Y	54,000
		19,000

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Walk
09/01/2003	THOMPSON EDISON G	1485	WARRANTY DEED	N	55,000	N
02/20/1999	THOMPSON DUEBER G	640	CERTIFICATE OF TRANSFER	N	90	N
03/21/1980	THOMPSON DUEBER G & ALMA L	825	WARRANTY DEED	N	90	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	60,000 X 150,000	FR Front X ET Depth	21,000

DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Floors	Heating	Cooling	Grade	Fireplace Openings	Fireplace Blocks	Living Area	Appraised Value
	21-SINGLE FAMILY	2.00	0	0	3	2		0	0	1900	0	0	1,512	33,350
			Year Built	Year Remodeled	Full Baths	Half Baths								

OTHER IMPROVEMENT

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

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size
1	OPG DETACHED POLE GARAGE	576
A	23FRJ.75B	756
B	OFF	96
C	OFF	96
D	OFF	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 _____

The seller will be represented by _____, and _____

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. WALICK 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.

BUYER(S) _____ DATE _____

X Steven G. Thompson 7-27-05

EXEC. DATE

BUYER(S) _____ DATE _____

SELLER(S) _____ 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 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.

Debra K. Thompson Seller Date Seller _____ Date _____

Purchaser _____ Date Purchaser _____ Date _____

Agent W. Wood 7/27/15 Date Agent _____ Date _____



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

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