

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



Tuscarawas County, Ohio Parcel: 25-00793-000

SUMMARY

Owner	LYONS JAMES A 1961 REEDS RUN RD. N E NEW PHILADELPHIA, OH 44863 USA	Taxpayer	LYONS JAMES A 1217 N WALLUT ST DOVER OH 44622 USA
Tax District	25-GOSHEN TWP-NEW PHILADELPHIA SD	Class	311-1 FAMILY UNPLATTED 0-09-99 ACS.
School District	NEW PHIL. SD	Subdivision	
Location	1951 NE REEDS RUN RD	Legal	2 9 4 REEDS RUN .310A
CD Year	2015	Map # / Routing #	
Ag Year		Ag District	
Sales Amount	\$1,000	Volume	
		Acre	0.310
		Sold	10/04/1993
		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	330.53	363.58	694.11
Special	0.00	3.00	3.90	6.90
Total	0.00	333.53	367.48	701.01
Paid	0.00	333.53	0.00	333.53
Due	0.00	0.00	367.48	367.48
Escrow			0.00	0.00

VALUE

	Appraised	Assessed
Land	12,810	4,490
Improvement	52,580	18,400
Total	65,390	22,890
CAUV	0	0
Homestead	Y	
OOC	Y	
	65,390	22,890

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
10/04/1993	LYONS JAMES A	2943	WARRANTY DEED	N	\$61,000	Y
10/14/1998	ABBuhl, RICKY A & CONNIE S	2452	UNKNOWN	N	\$21,000	N

LAND

Type	Dimensions	Description	Value
HF-HOMESITE FRACTIONAL	0.250	Acres	12,810
RW-RIGHT OF WAY	0.050	Acres	0

DWELLING

Card 1	Style	Stories	Family Rooms	Dining Rooms	Year Built	Heating	Cooling	Grade	Year Remodeled	Fireplace Openings	Fireplace Stacks	Living Area	Appraised Value
01-SINGLE FAMILY	1.00	0	0	0	1958	Y	Y	0-5	1954	0	0	940	52,580
Basement Area	0	Year Built											
Finished Basement	0	Year Remodeled											
Rooms	5	Full Baths											
Bed Rooms	2	Half Baths											
		Other Fixtures											

OTHER IMPROVEMENT

Card	Description	Yr Bt	Yr Rem	Size	Condition	Value
1	SHED-SHED	1985		100	AVERAGE	0

UTILITIES

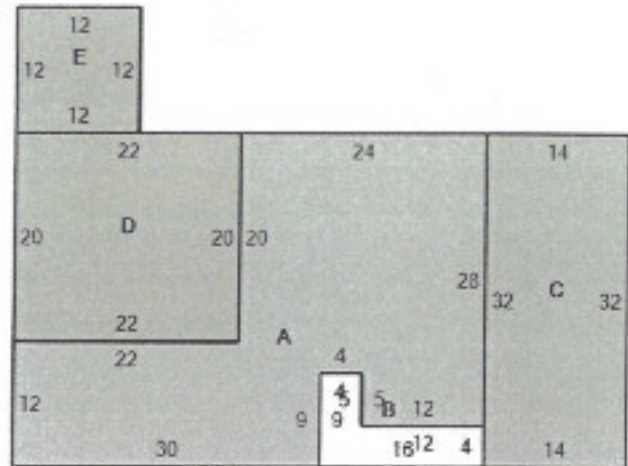
Water	Sewer	Electric	Gas	Well	Septic
N	N	N	N	N	N

SKETCH

Card 1

Name	Description	Size
1	SHED/SHED	100
A	1SFR	948
B	OFF	84
C	1CFG	448
D	2SFRA/S	440
E	WDDK	144

[1]





TUSCARAWAS COUNTY GENERAL HEALTH DISTRICT

Wastewater Disposal and Water Supply Evaluation

Address: 1951 Reado Run Rd NE New Philadelphia
 Name: Amy Walp- Excerpt of James Lyons
 Mailing Address:

Wastewater Disposal Evaluation

Primary Treatment- Tank Size and Type

Septic Tank Aeration Privy Unknown Nynadic
 Galton Jet vaulted

Secondary Treatment

Leach Lines ETA Mound Filter/Discharge Leach Well
 Trench Length ft Discharge Unknown

Type of Effluent from Discharge Pipe (if applicable)

Clear Cloudy Suddy Odorous Black
 None Undetermined Sewer dye added? Yes No Unknown

Are all plumbing fixtures currently tied into wastewater system? Yes No Unknown

System Age unknown

Sewer Records found for system Yes No

Comments: No records. Unable to locate septic tank. Unknown system. Discharging system. No vent.

From health department records and observations, it is this departments opinion that the system is:

Not creating a nuisance no nuisance observed, but see comments above
 creating a nuisance and requires repairs approved by this office

Water Supply Evaluation

Type of System

Public (No Sample Needed)
 Private Well Cistern Dug
 Drilled Pond Other
 Driven Spring

Type of Casing and Development of Well

Iron Buried Above Ground Casing
 PVC Pit P/less Adapter and Cap
 Tile Sanitary Well Seal

Bacteriological Test Results

Date _____ Acceptable Unacceptable _____
 Date _____ Acceptable _____ Unacceptable _____

Comments: no well records found

From Health Department records and observations, it is the opinion of this department that this

private water system is: Satisfactory at time of inspection Unsatisfactory at time of inspection

[Signature]
 Sanitarian In Training

8/17/2015

Date

This inspection report was compiled from observation of the visible components of the water supply and sewage disposal system and if applicable, information from the owner/ realtor and Health department records. This opinion may be rendered without some knowledge of some individual components of the water supply or sewage disposal system and applies to only the date and time of inspection. Because of these factors this is opinion does not guarantee the future performance of either system.



397 East Iron Avenue
 Dover, Ohio 44622

PHONE (330) 343-5555
 FAX (330) 343-1601
 EMAIL tuscoahd@odh.ohio.gov
 WEB SITE www.tchdnow.org



MICROBIOLOGICAL SAMPLE SUBMISSION REPORT (SSR)

8/09
WTR

Central District Office
50 W Town St
Columbus, Ohio 43213
(614) 728-3778 FAX (614) 728-0160

Northwest District Office
361 North Dunbridge Road
Bowling Green, Ohio 43402
(419) 352-8461 FAX (419) 352-8468

Southwest District Office
401 East Fifth Street
Cayton, Ohio 43407-2911
(937) 285-6257 FAX (937) 285-6249

Northeast District Office
3110 East Avenue Road
Twinsburg, Ohio 44087
(330) 963-1200 FAX (330) 963-4160

Southeast District Office
2195 Frost Street
Logan, Ohio 43128
(740) 385-8501 FAX (740) 385-6480

LABORATORY INFORMATION:

Reporting Lab Name: Ream & Haeger Laboratory
Reporting Lab Certification No.: 893
Lab Sample Number: 15081617

PUBLIC WATER SYSTEM INFORMATION:

PWS ID: OH
PWS Name: Tuscarawas County Health Dept.
Address: 897 E Iron Ave
City, State, Zip: Dover, OH 44622
County: Tuscarawas
Phone: (330) 343-5550

SAMPLE INFORMATION:

Sample Type:
 -- Routine (compliance)
 -- Repeat (confirm positive sample compliance)
Original Routine Positive Sample # _____
 -- Special (not for compliance)
Sample Collection Date: 8-13-15

Sample Collection Time: 12:20 PM

Sample Collector Name: Zach Phillips

Sample Collector Phone: (330) 343-5550 ext 142

Street Address and Tap Location: K-sink

1957 Reeds Run Rd New Phila

Free Chlorine Residual: _____

Total Chlorine Residual: _____

Comments:

Fax (330) 365-3764

pH 7.8

Nitrate < 1.0 ppm

Nitrite < 0.15 ppm

Plate Count

Safe
8-17-15

POS

Sample Results:

Analyte	Absent/Negative	Present/Positive	Analysis start date/time	Analysis end date/time	Analytical Lab ID#	Analysis #	Method Used
Total Coliform (3100)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>8/13/15</u> <u>16:00</u>	<u>8/14/15</u> <u>16:00</u>	<u>893</u>	<u>3655</u>	
E. Coli (3014)	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Fecal Coliform (3013)	<input type="checkbox"/>	<input type="checkbox"/>					

Data Quality Results:

-- Instrument Failure
 -- Lab not certified

-- Requester cancelled
 -- Other (Comments)

-- Water System requested
 -- Lab Error



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: 1951 REEDS RUN ROAD NEW PHILADELPHIA, OHIO

Buyer(s): _____

Seller(s): JAMES LYONS 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 Auction 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.

SUPERVISOR DATE

SUPERVISOR DATE

Don Wallick 8-3-15
EXEC. 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) WU 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.

<u>W. Wells</u> Seller	<u>8-3-15</u> Date	_____	_____
_____	_____	_____	_____
<u>W. Wallik</u> Purchaser	<u>Aug 3, 2015</u> Date	_____	_____
_____	_____	_____	_____

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

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