

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: October 15, 2015

REQUESTED BY: Brooke Wallick, Wallick Auctions
info@wallickauctions.com

PROPERTY ADDRESS: 803 Fair Ave. N.E., New Philadelphia, OH 44663

PRESENT OWNER: Lomas A Shuman

VOLUME: 1239 **PAGE:** 2654 **TRANSFER:** November 02, 2006

PARCEL NO.: 43 03820 000

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REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2014 TAX DUPLICATE IN THE NAME OF

Lomas A Shuman

PARCEL NO.: 43 03820 000
DESC. NW 2136 2137 2138 2139 OL 205 1469A
TOWNSHIP NAME AND NUMBER: 43 New Phila Muni TWP

VALUATIONS:

LAND: 10 300 00
BUILDING: 40 780 00
TOTAL: 51 080 00
AUV:

TAXES:

GENERAL TAXES: \$ 647.28
TAX REDUCTION: \$ - 195.85
10% ROLLBACK: \$ - 37.90
2 1/2% REDUCTION: \$ - 197.73
HOMESTEAD CREDIT: \$ - 9.47
TOTAL PER 1/2 YEAR: \$ 209.31
UNPAID REAL: \$
CURRENT SA: \$ 3.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the first half year 2014 are paid
Taxes for the second half year 2014 are paid.

BY: Tiffany Stephens

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records and the internet. 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: 43-03820-000

SUMMARY

Owner	SHUMAN LOMAS A 803 FAIR AVENUE NE NEW PHILADELPHIA OH 44663 USA	Taxpayer	SHUMAN LOMAS A 803 FAIR AVENUE NE NEW PHILADELPHIA OH 44663 USA
Tax District	43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C S D.)	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District	NEW PHIL. SD	Subdivision	
Location	803 NE FAIR AVE	Legal	NW 2136 2137 2138 2139 OL 205 1469A
CD Year		Acres	0.140
Ag Year		Sold	11/02/2006
Sales Amount		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	206.31	206.31	412.62
Special	0.00	3.00	3.00	6.00
Total	0.00	209.31	209.31	418.62
Paid	0.00	209.31	209.31	418.62
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	10,300	3,610
Improvement	40,780	14,270
Total	51,080	17,880
CAUV	0	0
Homestead	Y	
COO	Y	
	51,080	17,880

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
11/02/2006	SHUMAN LOMAS A	91511	AFFIDAVIT	N	\$0	N
05/01/2001	SHUMAN LOMAS A & ISABELLE	623	JOINT SURVIVORSHIP	N	\$44,000	Y
01/12/1998	PALMER ELIZABETH W	90036	AFFIDAVIT	N	\$0	N
06/02/1995	PALMER JOSEPH W & ELIZABETH W	2163	JOINT SURVIVORSHIP	N	\$0	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	40.000 X 160.000	Eff Front X Eff Depth	10,300

DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	Heating	Cooling	Grade	Fireplace Openings	Fireplace Stacks	Living Area	Appraised Value
	G1-SINGLF FAMILY	1.00	0	0	6	3		0	1	1915	0	0	1,264	39,870

OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	DPG-DETACHED POLE GARAGE	1900		400	POOR	910
1	CARPORT-CARPORT	1900		0	AVERAGE	0

UTILITIES

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

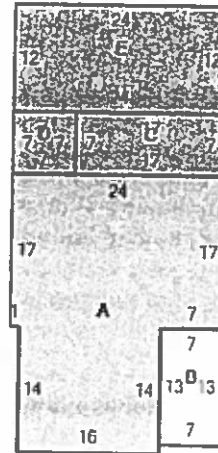
SKETCH

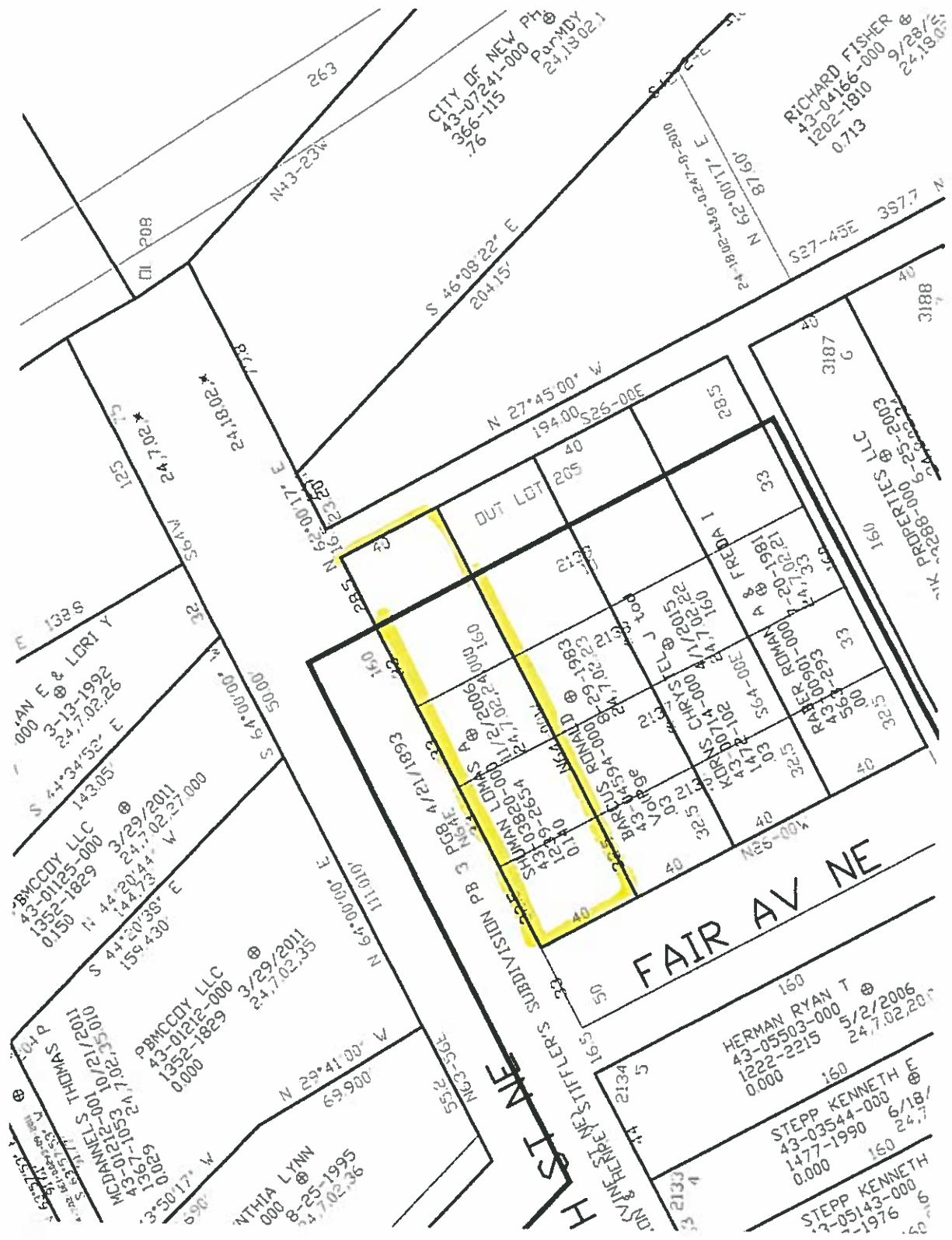
Card 1

Name	Description	Size
1	DPG DETACHED POLE GARAGE	400
2	CARPORT-CARPORT	0
A	A/1SFR/ 25B	632
B	OFF	91
C	1SFRA/C	119
D	EFP	49
E	CNPY/P-NV	288

[1]

[2]





43-0125-000
 1352-1829
 0.150
 N 44°20'44.7" E
 144.734
 W 159°43'0" E
 143.05'

PBMCCOY LLC
 43-0125-000
 1352-1829
 0.150

SHAWN LOMAS
 43-03820-000
 1239-2654
 0.110
 N 64°00'00" E
 1110.0'

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 43-03820-000
 1239-2654
 0.110

RICHARD FISHER
 43-04166-000
 1202-1810
 0.713

HERMAN RYAN T
 43-05503-000
 1222-2215
 0.000

STEPP KENNETH E
 43-03544-000
 1477-1990
 0.000

STEPP KENNETH
 43-05143-000
 1197-1976
 0.000

CITY OF NEW PH
 43-07241-000
 966-115
 0.76

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 966-115
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 563-0093
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KIRNS CHRIS EL J
 43-10714-000
 147-2102
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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: 803 FAIR AVE NE NEW PHILADELPHIA, OHIO

Buyer(s): _____

Seller(s): LOMAS SHUMAN 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 R. WALLICK AUCTION and real estate brokerage MCINTURE 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 Mary Russell 9-16-15
SELLER/LANDLORD EXEC. DATE

BUYER/TENANT _____ DATE _____

X Ruthie A. Carpenter
SELLER/LANDLORD EXEC. 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) DRW 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>X Mary Russell</u>	<u>9-16-15</u>	<u>X Ruthie D. Carpenter</u>	<u>9-16-15</u>
Seller EXEC	Date	Seller EXEC	Date
<u>Don R Wallick</u>	<u>9-16-15</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date