

THE TUSCARAWAS COUNTY TITLE COMPANY

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TAX AND LEGAL REPORT

DATE: February 11, 2016

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

PROPERTY ADDRESS: 727 Walnut St. N, Dover, OH 44622

PRESENT OWNER: James E. Wallace, Sr.

VOLUME: 635 **PAGE:** 796 **TRANSFER:** January 25, 1990

PARCEL NO.: 15-04269-000

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REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2015 TAX DUPLICATE IN THE NAME OF

James E. Wallace, Sr.

PARCEL NO.: 15-04269-000
DESC. PR 862
TOWNSHIP NAME AND NUMBER: 15-04269-000

VALUATIONS:	TAXES
LAND: 7,450.00	GENERAL TAXES: \$
BUILDING: 24,020.00	TAX REDUCTION: \$
TOTAL: 31,470.00	10% ROLLBACK: \$
AUV:	2 1/2% REDUCTION \$
	HOMESTEAD CREDIT \$
	TOTAL PER 1/2 YEAR \$ 510.60
	UNPAID REAL \$
Special Assessments: MWCD	CURRENT SA. \$ 3.00
	PENALTY: \$
	PRIOR DEL: \$
	TOTAL DUE: \$ 0

Taxes for the first half year 2015 are paid.
Taxes for the second half year 2015 are determined but not yet due.

BY: Jessica Murphy
FILE No.: TL-16-2189

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: 15-04269-000

SUMMARY

Owner	WALLACE JAMES E SR 727 N WALNUT ST DOVER OH 44622 USA	Taxpayer	WALLACE JAMES E SR 727 N WALNUT ST DOVER OH 44622 USA
Tax District	15-DOVER MUNI TWP - DOVER CORPORATION	Class	510 SINGLE FAMILY OWNER OCCUPIED
School District	DOVER CITY SD	Subdivision	
Location	727 WALNUT ST	Legal	PR 862
CD Year		Map # / Routing #	35 / 88300
Ag Year		Ag District	Acres
Sales Amount		Volume	Sold 01/25/1990 Page

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	510.60	510.60	1,021.20
Special	0.00	3.00	3.00	6.00
Total	0.00	513.60	513.60	1,027.20
Paid	0.00	513.60	0.00	513.60
Due	0.00	0.00	513.60	513.60
Escrow				0.00

VALUE

	Appraised	Assessed
Land	21,280	7,450
Improvement	68,630	24,020
Total	89,910	31,470
CALV	0	0
Homestead	Y	
OCC	Y	
	84,760	29,670

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
01/25/1990	WALLACE JAMES E SR	171	CERTIFICATE OF TRANSFER	N	\$0	N

LAND

Type	Dimensions	Description	Value
FR FRONT LOT	38.000 X 198.000	E1/2 Front X Eff Depth	16,870
FR FRONT LOT	12.000 X 104.000	E1/2 Front X Eff Depth	4,630
RL REAR LOT	12.000 X 160.000 X 40.000	E1/2 Front X Eff Depth - Front X Eff Depth - Rear	380

DWELLING

Card 1	Style	Family Rooms	Heating	Y
	C1 SINGLE FAMILY	0		
	Stones	2.00	1	N
	Rec Room Area	0	1885	C-5
	Finished Basement	0	1995	1
	Rooms	7	0	1
	Bed Rooms	3	0	1,472
		Other Fixtures	1	51,060

OTHER IMPROVEMENT

Card	Description	Yr Bilt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1986		384	GOOD	5,150
1	DCBG-DETACHED CONCRETE BLOCK GARAGE	1993		936	GOOD	12,420
1	SHED-SHED	1994		96	AVERAGE	0

UTILITIES

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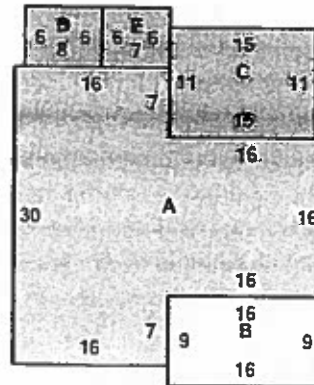
SKETCH

Card 1

Name	Description	Size
1	DFG-DETACHED FRAME GARAGE	384
2	DCBG-DETACHED CONCRETE BLOCK GARAGE	936
3	SHED-SHED	96
A	2SFR/B	736
B	OBP	144
C	1SFRA/BA	155
D	1SFRA/C	48
E	OFF	42

[2]

[3]



[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: 727 WALNUT ST N. DOVER, OHIO

Buyer(s): _____

Seller(s): JAMES E. WALLACE SR. 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 WALLACE 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/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE 2-22-16

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE _____

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

Property Address _____

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</u> <u>Serg A Wallace</u>	<u>2-22-16</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Don R Wallich</u>	<u>2-22-16</u>	_____	_____
Agent	Date	Agent	Date