

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: March 11, 2016

REQUESTED BY: Brooke Wallick @ Wallick Auctions

PROPERTY ADDRESS: 1057 5th St. N W., New Philadelphia, OH 44663

PRESENT OWNER: James W. Causby

VOLUME: 1474 **PAGE:** 646 **TRANSFER:** May 1, 2015

PARCEL NO.: 43-01193-000

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

James W. Causby

PARCEL NO.: 43-01193-000

DESC. Whole 4694

TOWNSHIP NAME AND NUMBER: 43-New Phila Muni Twp

VALUATIONS:

LAND: 9,550.00
BUILDING: 21,290.00
TOTAL: 30,840.00
AUV:

TAXES:

GENERAL TAXES: \$
TAX REDUCTION: \$
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$ -200.86
TOTAL PER 1/2 YEAR \$ 507.07
UNPAID REAL \$
CURRENT SA: \$ 3.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

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-16-2332

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: 43-01193-000

SUMMARY

Owner	CAUSBY JAMES W 1057 FIFTH ST NW NEW PHILADELPHIA OH 44663 USA		Taxpayer	CAUSBY JAMES W 217 SCHAAR DR. DOVER OH 44622 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	1057 NW 5TH ST		Legal	WHOLE 4894	
CD Year		Map # / Routing #	67.01 / 38000	Acres	
Ag Year		Ag District		Sold	04/29/2015
Sales Amount		Volume	1474	Page	646

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	507.07	507.07	1,014.14
Special	0.00	3.00	3.00	6.00
Total	0.00	510.07	510.07	1,020.14
Paid	0.00	510.07	0.00	510.07
Due	0.00	0.00	510.07	510.07
Escrow				0.00

VALUE

	Appraised	Assessed
Land	27,290	9,550
Improvement	60,820	21,290
Total	88,110	30,840
CAUV	0	0
Homestead	Y	
OOC	Y	
	88,110	30,840

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
04/29/2015	CAUSBY JAMES W	900632	JOINT SURVIVORSHIP	N	\$0	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	64 000 X 158 000	Eff Front X Eff Depth	27,290

DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Family Rooms	Dining Rooms	Year Built	Year Remodeled	Full Baths	Half Baths	Other Fixtures	Heating	Cooling	Grade	Fireplace Openings	Fireplace Stacks	Living Area	Appraised Value	
	01-SINGLE FAMILY	1.00	0	0	4	2	0	0	1956	0	0	0	0	0	0	0	0	0	0	1,056	80,820

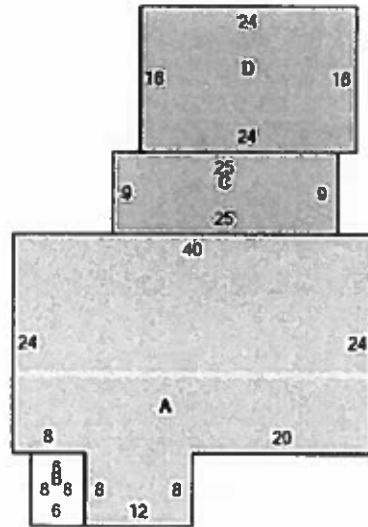
UTILITIES

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

Card 1

Name	Description	Size
A	1SFR	1,056
B	OFF	48
C	EFP	225
D	1CFG	384



ST NW

3346 9	150	3346 9
43-03843-000 709-820	9-19-1996 24,720.14	150
WENDLING EDITH K 43-05649-000 1309-1842	6/29/2009 24,720.13	3348 11
METCALF BUSTER & ROBERTA A TOD 43-03403-000 1473-1783	4/23/2015 24,720.38	3347 10
VACATED 2506 8/22/1952 207-624		

43-03843-000 709-820	9-19-1996 24,720.14	150
WENDLING EDITH K 43-05649-000 1309-1842	6/29/2009 24,720.13	3348 11

ST NW

24,720.1*

WABASH AV NW

24,671.1*
JE. REEVES' 8TH ADDITION PBI1 P009

4700 HENTHORNE 105 .11.000	4699 ANN tod 2010 .11.12	4698 & VANDA M 1999 .11.13	4694 CAUSBY JAMES W & ARDITH E - JOINT SURVIVORSHIP 43-01193-000 584-807	4693 RUPE MARGIE L 43-02081-000 615-690	4692 HUFF EUGENE C & ELEANOR J 43-03514-000 1113-01	4688 RENTSCH LARRY D 43-04673-000 1387-718	4687 TURNER GREGORY S 43-05206-000 712-375	4686 POLKA THAD E 43-03035-000 1459-1321
60.58	60.58	60.58	60.58	60.58	60.58	60.58	60.58	60.58
24,671.1*	24,671.1*	24,671.1*	24,671.1*	24,671.1*	24,671.1*	24,671.1*	24,671.1*	24,671.1*

FIFTH AV NW

24,681.1*

1057 NW 54th St





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: 1057 5th St NW New Philadelphia, OH

Buyer(s): _____

Seller(s): James W. Casady 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) David Wallick Auctions and real estate brokerage Mc Intire 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 _____

Lee Ann Taylor, Exec. 03-10-10
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 1057 5th St NW New Pk, Ok

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) DKW 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.

<input checked="" type="checkbox"/> <u>Dee Ann Taylor</u>	<u>Exec.</u>	<u>3-10-16</u>		
Seller		Date	Seller	Date
<u>Don W. Willett</u>		<u>3-8-16</u>		
Purchaser		Date	Purchaser	Date
Agent		Date	Agent	Date