

**THE TUSCARAWAS COUNTY TITLE COMPANY**

203 Fair Avenue N.E. - P. O. Box 548  
New Philadelphia OH 44863  
Phone: (330) 364-4450 Fax: (330) 343-2976  
Email: tusctitle@tusctitle.net

**TAX AND LEGAL REPORT**

**DATE:** January 10, 2017

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

**PROPERTY ADDRESS:** 430 E. 5th St., Dover, OH 44622

**PRESENT OWNER:** Karen Sue Henry

**VOLUME:** 1476 **PAGE:** 1914 **TRANSFER:** June 4, 2015

**PARCEL NO:** 15-02022-000

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REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2016 TAX DUPLICATE IN THE NAME OF

Karen Sue Henry

**PARCEL NO.:** 15-02022-000  
**DESC.** Whole 762  
**TOWNSHIP NAME AND NUMBER:** 15-Dover City

**VALUATIONS:**

LAND: 6,530.00  
BUILDING: 10,300.00  
TOTAL: 16,830.00  
AUV:

**TAXES:**

GENERAL TAXES: \$  
TAX REDUCTION: \$  
10% ROLLBACK: \$  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$-428.90  
TOTAL PER YEAR \$ 430.95  
UNPAID REAL \$  
CURRENT SA: \$ 6.00  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ 201.02

Special Assessments: MWCD

Taxes for the first half year 2016 are due and payable.  
Taxes for the second half year 2016 are determined but not yet due.

**BY:** Jessica Murphy  
**FILE No.:** TL-17-2780

**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: 15-02022-000

**SUMMARY**

Owner	HENRY KAREN SUE 430 E FIFTH ST DOVER OH 44622 USA		Taxpayer	HENRY KAREN SUE 430 E FIFTH ST DOVER OH 44622 USA	
Tax District	15-DOVER CITY/DOVER CSO		Class	510-SINGLE FAMILY OWNER OCCUPIED	
School District			Subdivision		
Location	430 E 5TH ST		Legal	WHOLE 762	
CD Year	2018	Map # / Routing #		29 / 70000	
Ag Year		Ag District		Acres	
Sales Amount		Volume	1476	Sold	06/04/2015
				Page	1914

**CHARGE**

	Prior	1st Half	2nd Half	Total
Tax	34.91	198.02	198.02	430.95
Special	0.00	3.00	3.00	6.00
Total	34.91	201.02	201.02	436.95
Paid	0.00	0.00	0.00	0.00
Due	34.91	201.02	201.02	436.95
Escrow				0.00

**VALUE**

	Appraised	Assessed
Land	18,660	6,530
Improvement	29,430	10,300
Total	48,090	16,830
CAUV	0	0
Homestead	Y	
OCC	Y	48,090
		16,830

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
06/04/2015	HENRY KAREN SUE	900815	CERTIFICATE OF TRANSFER	N	\$0	N

**LAND**

Type	Dimensions	Description	Value
FR-FRONT LOT	44.000 X 174.000	Eff Front X Eff Depth	18,660

**DWELLING**

Card 1	Style	Family Rooms	Heating	Value
	01-SINGLE FAMILY			
Stories	1.50	Dining Rooms	0	Y
Rec Room Area	0	Year Built	0	N
Finished Basement	0	Year Remodeled	1900	C-2
Rooms	5	Full Baths	1	0
Bed Rooms	2	Half Baths	0	0
		Other Fixtures	0	720
			0	Appraised Value
				27,820

**OTHER IMPROVEMENT**

Card	Description	Yr Bkt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1935		216	FAIR	1,610
1	SHED-SHED	1900		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	216
2	SHED-SHED	96
A	1.5SFR/B	480
B	OFF	168
C	1SFRA/BA	344
D	OFF/PBA	60
E	EFP	24





