



# Connolly, Hillyer & Welch Title Services, Inc.

---

## TAX & LEGAL REPORT Schedule A

**Effective Date:** January 5, 2017

**Property Address:** 202 Pearl St  
Uhrichsville, Ohio 44683

**Vested in:** Lee A. Baumberger Trust by virtue of Certificate of Transfer recorded February 18, 2016 at Volume 1496, Page 1182-1184 Official Records of Tuscarawas County, Ohio.

**Parcel No.(s):** 41-02292.000

**Legal Description(s):** 1 7 1 PT 23 11.57A

---

## Schedule B

**Taxes:**

Parcel No. 41-02292.000;

Description 1 7 1 PT 23 11.57A;

Assessed Valuations: Land \$38,100.00 Improvements \$92,610.00 Total \$130,710.00;

Appraised Valuations: Land \$108,860.00 Improvements \$264,600.00 Total \$373,460.00;

Taxes and Special Assessments are \$3,744.97 per half;

Taxes and Special Assessments for tax year 2015 are paid;

Taxes and Special Assessments for the first half of tax year 2016 are payable and due February 17<sup>th</sup> 2017;

Taxes and Special Assessments for the second half of tax year 2016 are payable and due July 21<sup>st</sup> 2017;

Taxes and Special Assessments for tax year 2017 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statues for insured premises.

**Map Office Approval:**

That Tuscarawas County Map/G.I.S. Office requires all description and transfers be submitted for review.

Connolly, Hillyer & Welch Title Services, Inc.

Bradley L. Hillyer, President and Title Agent

*This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.*

"Complete Real Estate Title and Escrow Services"

---

109 Front Ave SE • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808  
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44663 • (740) 922-4161 • Fax (740) 922-1473  
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5196 • Fax (740) 498-5197

---

**FILED**

FEB 11 2016

PROBATE COURT  
TUSCARAWAS COUNTY, OHIO

EXHIBIT A

Hereby conveying an undivided 25% interest in the following described property:

All that land situated in the City of Uhrichsville, County of Tuscarawas and State of Ohio:

Being a part of Lot No. Twenty-three (23) of the Spencer Tract in the First Quarter of Township Seven (7), Range One (1) of the United States Military Lands, and being more fully described as follows:

Commencing at the Northwest corner of Lot No. twenty-three (23); thence with the West line of Lot No. twenty-three (23), South 3° 06' 50" West, 2357.78 feet to a point; thence South 86° 53' 10" East, 680.09 feet to a point in North Water Street Extension and being the place of beginning of the tract herein to be described: thence from said beginning point; North 27° 40' East, 36.00 feet to an iron pin; thence continuing North 27° 40' East, 908.34 feet to an iron pin; thence South 87° 42' 40" East, 542.90 feet to an iron pin on the Westerly right-of-way line of U.S. Route 250; thence with the Westerly line thereof the following two (2) courses and distances: South 24° 05' 00" East, 282.16 feet to an iron pin and South 17° 06' 00" East, 253.67 feet to an iron pin; thence North 86° 52' 10" West, 381.59 feet to an iron pin; thence South 64° 14' 30" West, 651.00 feet to a concrete monument; thence continuing South 64° 14' 30" West, 172.60 feet to an iron pin; thence continuing South 64° 14' 30" West, 30.00 feet to a point in North Water Street Extension; thence North 30° 23' West, 41.25 feet to the place of beginning, containing 11.570 acres, more or less, but subject to all legal highways.

The above described 11.570 acre tract is carried on the Auditor's Records as a 10.727 acre tract.

The above description prepared by Frank E. Bair, P.S. Reg. Surveyor #5918.

Together, with and subject to certain gas and oil leases recorded in Volume 81 at Page 662, Tuscarawas County Lease Records and Public Utility Easement of Record.

Parcel No. 41-02292.000

Prior Conveyance: Volume 1215 Page 0226, Tuscarawas County Records.

20160001613  
SCHAFFNER LAW OFFICE  
PICK UP

2016 41-02292-000 TUSCARAWAS COUNTY - LARRY LINDBERG 41-02292-000  
 PARCEL OWNER BAUMBERGER LEE A TRUST COMMENT/MEMO CARD 1 OF 1  
 DISTRICT 41-UHRICHSVILLE CORP-CLAYMONT C  
 MAP NUMBER 58  
 SECTION & PLAT  
 ROUTING NUMBER 31.000  
 PROPERTY CLASS 41\$-TRAILER & MOBILE HOME PARK  
 PROPERTY ADD 202 PEARL ST  
 NEIGHBORHOOD 01871  
 LIVING AREA

1 7 1 PT 23 11.57A  
 PERMIT # DATE (CD) DESCRIPTION % AMOUNT

VALUATIONS

2013	2016
103,380	108,860
234,610	264,600
337,990	373,460
38,100	38,100
82,110	92,610
118,290	136,710

LAND DATA

SOIL ID/ACTUAL FR	ACREAGE/EFFEC FR	SQ. FOOT/DEPTH	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOR	MARKET VALUE
PS	5.080		16,500		82,500				82,500
RS	5.840		4,500		26,280				26,280
W	0.730		115		84				80
TOTAL	11.570								108,860

CONSTRUCTION DATA

LEVEL	EXTERIOR	LEVEL	BASE AREA	PRICING LADDER	LEVEL	F IN AREA	VALUE
1		2			3		
2		3			4		
3		4					

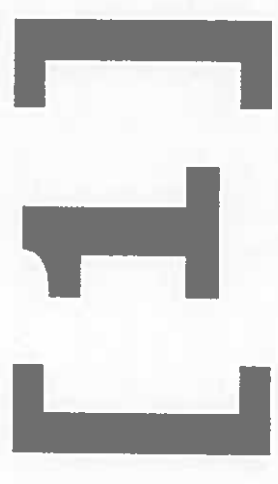
ADJUSTED REASON

TOTAL BASE
ROW TYPE ADJUSTMENT
SUB TOTAL
UNFINISHED INTERIOR
D C
EXTRA LIVING UNITS
REC ROOM
FIREPLACE
LINEAR BRICK
NO HEATING
AIR CONDITIONING
PLUMBING
NO PLUMBING
SUB TOTAL
SUB TOTAL
GARAGES & CARPORTS
EXTERIOR FEATURES
SUB TOTAL
GRADE/DESIGN FACTOR
REPRODUCTION COST

SUMMARY OF IMPROVEMENTS

ID	USE	SI HT	SIZE	AREA	ADD-ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REMOD	COND	MIL DEP	OBS DEP	BOR	TRUE CASH VALUE
1	MISC			78		S.V. C+5		378,000	1998		A	30			264,600

TRANSFER DATE: 02/18/16  
 NAME OF PREVIOUS OWNER: DUTCHTOWN ESTATES INC - LEE A BAUMBERGER  
 SALES AMOUNT: 110,000  
 DEED TYPE: CERTIFICATE OF TRANSFER  
 APPRAISER: 07/11/97 GIBBS CHEVROLET BUICK INC



CONTACT: LISTED: REVIEWED: 264,600





© 2009 Microsoft Corporation. All rights reserved. Microsoft, the Microsoft Dynamics logo, and the Microsoft Dynamics ribbon are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.