

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: June 20, 2017

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

PROPERTY ADDRESS: 409 Main St., Bowerston, OH 44695

PRESENT OWNER: Shirley Alice Fitzpatrick

VOLUME: 174 **PAGE:** 22 **TRANSFER:** October 25, 1971

PARCEL NO: 16-0000087-000

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

Shirley Alice Fitzpatrick

PARCEL NO.: 16-0000087-000

DESC. Lot 7 Overhold

TOWNSHIP NAME AND NUMBER: 16-Bowerton

VALUATIONS:

LAND: 2,540.00
BUILDING: 16,930.00
TOTAL: 19,470.00
AUV:

TAXES:

GENERAL TAXES: \$
TAX REDUCTION: \$
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER YEAR \$ 508.80
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 254.50

Special Assessments: MWCD

Taxes for the first half year 2016 are PAID.

Taxes for the second half year 2016 are due and payable.

BY: Jessica Murphy
FILE No.: TL-17-3029

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.

13-0000067.000.00

HITPATRICK SHIRLEY ALICE

409

MAIN

occupancy 1
 extra living units
 split level
 story height 2
 masonry vnr: ft
 ht

Note _____

c
 t sq
 n ft grade

attic
 attic fnsh
 basement 4
 slab
 bsmnt fnsh 588

sltmco type

roofing

S

b12u+

interior fnsh

plstr/drywl
 paneling
 fiberboard
 unfinished

framing

b12u+

wood joist X
 fire-resist
 fire-proof

floors

b12u+

hardwood
 pine XX
 carpet XX
 concrete X
 tile/lino

rooms

bedrooms
 family room
 formal dining
 fireplace
 stack
 openings

insulation

central heat A
FORCED AIR
 heat pump
 floor/wall
 central a/c A

plumbing

1
 xtra 3-fixture 1
 xtra 2-fixture 1
 xtra fixtures 1
 w only

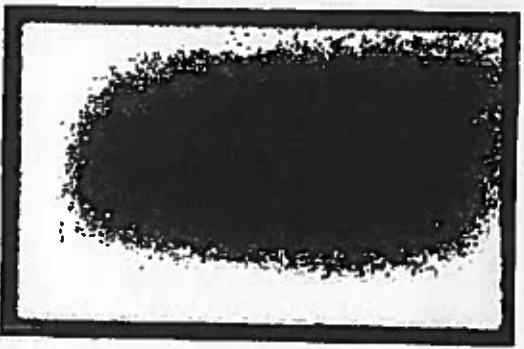
18-0000067.000/00 FITZPATRICK SHIRLEY ALICE 409 MAIN

dwelling computations:		base value	80400
extra living units	_____	attic finish	_____
basement finish	4800	air conditioning	5800
fireplaces	_____	ext features	7600
heating	_____	total value	107500
plumbing	4800	economic factor	_____
garages & carports	4500		
new construction	_____		
misc factor (see notes)	_____		

	frt acres	ef-fnt	dpth	fdtr	rate	ef-nt	ext-val	inf c	inf c
front lot	5000	131	0094	140	00132	0006600			7260
rear lot	_____	_____	_____	_____	_____	_____	_____	_____	_____
homesite	_____	_____	_____	_____	_____	_____	_____	_____	_____
small acr	_____	_____	_____	_____	_____	_____	_____	_____	_____
road	_____	_____	_____	_____	_____	_____	_____	_____	_____
easement	_____	_____	_____	_____	_____	_____	_____	_____	_____

public utils A avgc str/rd P S pgusa topography ROLLING total value 7260
 private address 409 MAIN ST rd/page zip 44695
 neighborhd stat _____ code 0016 routing # 03-85 class 510
 land note _____ bldg note _____
 call back R sign E date 071410 lister JP

dwelling	08882	8982	19388	96758	58	48388



factors: dwlng/garage/nc2	lot/homesite 2	
ag:outbuildings2	res-ag:othr land	7268 land
com: buildings2	ag-table:c/p/v 2	48388 bldg
other buildings2	ag-table:other 2	55648 totl
	other land 2	caov

neighborhood: [REDACTED]

16-888887.888/88 FITZPATRICK SHIRLEY ALICE

21
 |
 1 | 1
 4 | 4
 eFG: 294
 21 | 14

b1FA/B: 98
 7_28
 a2FN/B: 784
 2
 8
 28
 dEFP: 224
 8_28

7
 2
 8cBW : 16
 8_8
 8

4

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: June 20, 2017

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

PROPERTY ADDRESS: 409 Main St., Bowerston, OH 44695

PRESENT OWNER: Shirley Alice Fitzpatrick

VOLUME: 174 PAGE: 22 TRANSFER: October 25, 1971

PARCEL NO: 16-0000088-000

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

Shirley Alice Fitzpatrick

PARCEL NO.: 16-0000088-000
DESC. R6 T13 S27 .124A
TOWNSHIP NAME AND NUMBER: 16-Bowerton

VALUATIONS:

LAND: 270
BUILDING: 0
TOTAL: 270
AUV:

TAXES:

GENERAL TAXES: \$
TAX REDUCTION: \$
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER YEAR \$ 13.14
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: None

Taxes for the first half year 2016 are PAID.
Taxes for the second half year 201 are due and payable.

BY: Jessica Murphy
FILE No.: TL-17-3029

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.



18-0000089.000/00 PATRICK SHIRLEY ALICE MAIN/REAR

swelling computations: BASED VS US

extra living units	_____	attic finish	_____
basement finish	_____	air conditioning	_____
fireplaces	_____	ext features	_____
heating	_____	total value	_____
plumbing	_____	economic factor	_____
garages & carports	_____		
new construction	_____		
misc factor (see notes)	_____		

front lot _____ rear lot _____

homesite _____

small acr 12 + _____

road _____

casement _____

public utils _____ str/rd U _____ topography LOW/SHAMPY

private _____

address _____ MAIN/REAR ST _____ ward/page _____

neighborhd stat _____ code 0816 routing # 03-08 zip 44895

land note _____ bldg note _____ class 501

call back R _____ sign E _____ date 071410 lister JP





factors: dolog/garage/m2	lot/home site	2	
ag:outbuildings	res-ag:other land		770 land
con: buildings	ag-table:c/p/n	2	bldg
other buildings	ag-table:other	2	770 totl
	other land	2	caov

neighborhood:

16-000000.000/00 FITZPATRICK SHIRLEY ALICE



tax-account inquiry

Inquiry

a	16-0000087.000	FITZPATRICK SHIRLEY ALICE	510 400 MAIN	
b	16-0000087.000	M FITZPATRICK SHIRLEY ALICE	510 P.O. BOX 17	
c	16-0000088.000	FITZPATRICK SHIRLEY ALICE	501 MAIN/REAR	.120
d	16-0000088.000	M FITZPATRICK SHIRLEY ALICE	501 P.O. BOX 17	.120
e	04-0000003.005	FLADING ROGER J ET AL	101 ORR RD	43.900
f	04-0000003.005	M FLADING ROGER J ET AL	101 1001 40TH S	43.900
g	29-0000078.000	FLAHERTY TRUST JAY & DORIS	FLA501 TR 235	3.950
h	29-0000078.000	M FLAHERTY TRUST JAY & DORI	501 2105 UNIVER	3.950
i	29-0000079.000	FLAHERTY TRUST JAY & DORIS	FLA500 CR 22	17.510
j	29-0000079.000	M FLAHERTY TRUST JAY & DORI	500 2105 UNIVER	17.510
k	22-0000326.000	FLANNERY JAMES J	500 LAKEVIEW DR	.650
l	22-0000326.000	M FLANNERY JAMES J	500 10200 DUSTY	.650
m	01-0000014.200	FLATIRON ENERGY PRT LLC ETAL	200	21.050
n	01-0000014.200	M FLATIRON ENERGY PARTNER LLC	200 PO BOX 6015	21.050
o	01-0000529.200	FLATIRON ENERGY PARTNERS LLC	200 ET AL	46.900
p	01-0000529.200	M FLATIRON ENERGY PARTNERS LLC	200 ET AL	46.900
q	04-0000122.201	FLATIRON ENERGY PARTNERS LLC	200	41.800
r	04-0000122.201	M FLATIRON ENERGY PARTNERS LLC	200 PO BOX 6015	41.800
s	04-0000105.202	FLATIRON ENERGY PARTNERS LLC	200	60.750

FITZPATRICK 5

0000000000 & 00000000000000

000 00000

0000000 00000

Certificate for Transfer of Real Estate

Noted Chk./Am. 11138

Court of Common Pleas, Probate Division, Harrison County, Ohio

In the Matter of
THE ESTATE OF

No. 16989

Larry G. FitzPatrick

Certificate for Transfer of Real Estate

Decedent

To the Recorder of Harrison and Carroll County, Creating:

I hereby certify that the records of this Court show that

Larry G. FitzPatrick

, a resident of

Beverton in said County, died testate on the

26 day of July, 1971, that his last will and testament was filed in the Common Pleas Court, Probate Division of Harrison County, Ohio, on August 26, 1971, admitted to probate on August 26, 1971 and recorded in Vol. X, Page 591 of the Record of Wills in said County; and that on the 29 day of August, 1971, Shirley Allen FitzPatrick

was appointed by this Court, as Executrix of the estate of said decedent; that said estate is being administered under No. 16989 and a memorandum record of said estate can be found in Administration Docket No. 8, Page 122 of the Records of the Court of Common Pleas, Probate Division, of Harrison County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:—

The undivided one-half interest in the following:
Situated in the Village of Beverton, County of Harrison and State of Ohio; known and being Lot 7 in Joseph Overholt's Out Lot Addition to the Village of Beverton, Ohio and being the same property conveyed by Elmer T. Hagey and Calvin S. Hagey to S. B. Beer and Nellis E. Beer August 17, 1921, in Vol. 84 and Page 21 in Book Book of Records of Harrison County, Ohio.

Also a parcel of land being located north of Joseph Overholt's First Addition to the Village of Beverton, Ohio, and situated in Section 27, Township 13, and Range 6, beginning for the same on the north line of the alley north of Main Street in Joseph Overholt's First Addition where said north line of the alley would be intersected by the east line of Lot Number 7 if produced northward. Thence N 37° 30' East 84.0 feet to the middle of the Conotton Creek; thence thencewith N 48° 04' W, 59.9 feet; thence S 77° 30' W 99.00 to the north line of said alley; thence thencewith S 61° 16' E 58.0 to the place of beginning containing .124 of an acre be the same acre or less.

Being the same property conveyed by James C. Lyons and Agnes E. Lyons to S. B. Beer June 25th, 1926, as recorded in Vol. 89, and page 159 in Harrison County Record of Deeds.

Prior conveyance, Vol. 129, Page 617

The undivided one-half interest in the following:

Situated in the Township of Orange, County of Carroll and State of Ohio; and being part of the Northeast quarter of Section 29, Township 13, Range 6 of the Steubenville Lead District and further described as Lots 10, 15 and 16 in Leesville Lake Park Allotment #1 all as more particularly described and shown in Plat Record 2, page 284/5 of Carroll County Plat Records and to which

1. If names, "his" ... but with and endorsed are filed in the Court of Common Pleas, Probate Division, of ... County, Ohio, or ...
2. In case of an inheritance, "his" ... in which any claim by the Court showing said estate from administration and directing delivery of personal property and transfer of real estate to the parties entitled thereto, and ... and same and same shall be correct, or if under the purview of the ...
3. "Administrative," "Executor" or "Commissioner to execute testaments of decedents"

reference is hereby made.

Saving and excepting therefrom the following: Being the north part of Lot 10 in Leesville Lake Park Allotment No. 1, beginning at the northern point of the Lot No. 10, thence N 34° 25' W 114.25 feet to the place of beginning containing 0.123 acres more or less.

As part of the consideration for this conveyance, by the acceptance of this deed, the grantees herein for themselves, their heirs, executors, administrators and assigns, hereby agree to the conveyance of said lot and accept the same subject to and conditioned with all of the restrictions, conditions, agreements and reservations as shown in Protective Covenant and Restrictions Instrument affecting Leesville Lake Park Allotment #1 recorded in Plat Record 2 at page 285 of Carroll County Records, all of which is incorporated herein by reference as fully and completely as if rewritten herein verbatim.

Prior conveyances: Vol. 131, Page 117
Vol. 134, Page 533
Vol. 134, Page 566

being administered under No. 16989 and a memorandum record of said estate
can be found in Administration Docket No. B., Page. 122. of the Records
of the Court of Common Pleas, Probate Division, of Harrison County, Ohio.

That said decedent died seized of the following described parcels of real estate
situated in your County:—

The undivided one-half interest in the following:

Situated in the Village of Bowerston, County of Harrison and State of Ohio;
Known and being Lot 7 in Joseph Overholts Out Lot Addition to the Village of
Bowerston, Ohio and being the same property conveyed by Elmer P. Hagey and
Celia S. Hagey to S. B. Boor and Nellie M. Boor August 17, 1921, in Vol. 84
and Page 21 in Deed Book of Records of Harrison County, Ohio.

Also a parcel of land being located north of Joseph Overholt's First Addition
to the Village of Bowerston, Ohio, and situated in Section 27, Township 13,
and Range 6, Beginning for the same on the north line of the alley north of
Main Street in Joseph Overholt's First Addition where said North line of the
alley would be intersected by the east line of Lot Number 7 if produced north-
ward. Thence N 37° 30' East 84.0 feet to the middle of the Conotton Creek;
thence therewith N 48° 04' W. 59.9 feet; thence S 27° 30' W 99.00 to the north
line of said alley; thence therewith S 64° 10' E 58.0 to the place of beginning
containing .124 of an acre be the same more or less.

Being the same property conveyed by James C. Lyons and Agnes H. Lyons to S. B.
Boor June 25th, 1926, as recorded in Vol. 89, and page 159 in Harrison County
Record of Deeds.

Prior conveyance, Vol. 129, Page 617

"DEED CHECKED FOR TRACT DESCRIPTIONS ONLY"
FREDERICK THAXTON, HARRISON CO. ENGR.

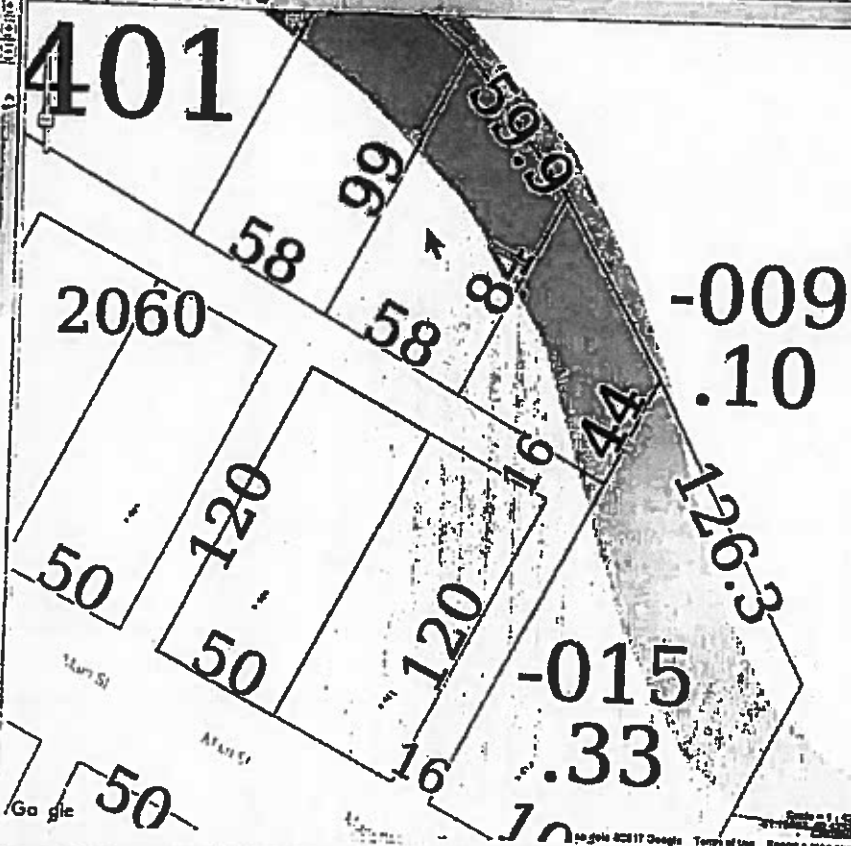
APPROVED. *[Signature]* REJECTED

Harrison County Engineer Map

Legend

Layer Tree

Layer	Value
parcel	
area	2257
area	2257
area	1000000700
area	6200
area	340
area	10218
area	10219
area	10220
area	10221
area	10222
area	10223
area	10224
area	10225
area	10226
area	10227
area	10228
area	10229
area	10230
area	10231
area	10232
area	10233
area	10234
area	10235
area	10236
area	10237
area	10238
area	10239
area	10240
area	10241
area	10242
area	10243
area	10244
area	10245
area	10246
area	10247
area	10248
area	10249
area	10250
area	10251
area	10252
area	10253
area	10254
area	10255
area	10256
area	10257
area	10258
area	10259
area	10260
area	10261
area	10262
area	10263
area	10264
area	10265
area	10266
area	10267
area	10268
area	10269
area	10270
area	10271
area	10272
area	10273
area	10274
area	10275
area	10276
area	10277
area	10278
area	10279
area	10280
area	10281
area	10282
area	10283
area	10284
area	10285
area	10286
area	10287
area	10288
area	10289
area	10290
area	10291
area	10292
area	10293
area	10294
area	10295
area	10296
area	10297
area	10298
area	10299
area	10300
area	10301
area	10302
area	10303
area	10304
area	10305
area	10306
area	10307
area	10308
area	10309
area	10310
area	10311
area	10312
area	10313
area	10314
area	10315
area	10316
area	10317
area	10318
area	10319
area	10320
area	10321
area	10322
area	10323
area	10324
area	10325
area	10326
area	10327
area	10328
area	10329
area	10330
area	10331
area	10332
area	10333
area	10334
area	10335
area	10336
area	10337
area	10338
area	10339
area	10340
area	10341
area	10342
area	10343
area	10344
area	10345
area	10346
area	10347
area	10348
area	10349
area	10350
area	10351
area	10352
area	10353
area	10354
area	10355
area	10356
area	10357
area	10358
area	10359
area	10360
area	10361
area	10362
area	10363
area	10364
area	10365
area	10366
area	10367
area	10368
area	10369
area	10370
area	10371
area	10372
area	10373
area	10374
area	10375
area	10376
area	10377
area	10378
area	10379
area	10380
area	10381
area	10382
area	10383
area	10384
area	10385
area	10386
area	10387
area	10388
area	10389
area	10390
area	10391
area	10392
area	10393
area	10394
area	10395
area	10396
area	10397
area	10398
area	10399
area	10400



Search

Name:

or PIN:

Search

Search Results

Name

FITZPATRICK SHIRLEY ALICE

FITZPATRICK SHIRLEY ALICE

Search Help

Search

Enter LASTNAME FIRSTNAME in the search box then click the Search button. You may also enter partial names (e.g. entering SMITH will return the first 25 SMITHs).

Click on a name from the resulting list in order to find parcel and display data.

Let map zoom

Locate on address

Help

Feedback



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: 409 Main St Columbus, OH

Buyer(s): _____

Seller(s): Shelby Integretek 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) Donna Walker Archer and real estate brokerage McIntire 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 _____

Donna Carolyn Lencchia 8/10/17
SELLER/LANDLORD DATE

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 409 Main St Lowell, OH

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) DAW 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>Shirley FitzPatrick Estate, Dorothy Carolyn LaMacchia</u> Seller	<u>8/10/17</u> Date	_____	Seller	_____	Date
_____	_____	_____	Purchaser	_____	Date
<u>_____</u> Agent	<u>8-9-17</u> Date	_____	Agent	_____	Date