



# ALBAN TITLE

920 Boulevard, Dover, OH 44622 ♦ www.albantitle.com  
Phone: (330) 343-5800 ♦ Fax: (330) 343-5877

## TAX AND LEGAL REPORT

**DATE: 04/11/18**

**REQUESTED BY: Brooke Wallick**

**PROPERTY ADDRESS: 16613 Konita Dr., Mt Eaton, OH**

**PRESENT OWNER: David Mayforth**

**DEED VOL.: 749**

**PAGE: 1010-1015**

**TRANSFER: 07/17/2013**

**PARCEL NO: 39-00074.000**

**REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2017 TAX DUPLICATE IN THE NAME OF: David Mayforth**

**DESC: 11-15-15 LOT 13 THREE K ALT 94.25'1.223A CD 315**

**VALUATIONS:**

LAND:	10,260
BUILDINGS:	<u>25,400</u>
TOTAL:	35,660

**TAXES:**

GROSS:	1,375.58
CREDIT:	-481.68
NON-BUSINESS CREDIT:	- 85.72
HOMESTEAD:	
OWNER-OCCUPANCY CREDIT:	- 20.73
TAX & SA PENTALTIES:	
TAX & SA INTEREST:	
CURRENT SA:	
ADJUSTMENTS:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	\$787.45

**CAUV:**

**Special Assessments:**

**Map No.:**

Taxes for the first half 2017 are PAID.  
Taxes for the second half 2017 are NOT YET DUE.

This information, including any log 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.

Property Record Card - Wayne County, Ohio

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General Parcel Information	
Parcel	39-00074.000
Owner	MAYFORTH DAVID
Address	16613 KONITA DR
Mailing Address Line 1	MAYFORTH DAVID
Mailing Address Line 2	4310 COLERAIN AVE
Mailing Address Line 3	COLUMBUS OH 43214
Land Use	510 - SINGLE FAMILY RESIDENCE
Legal Description	11-15-15 LOT 13 THREE K ALT 94.25'1 223A CD 315
Tax District	39
School District	SOUTHEAST LSD
Township	PAINT TOWNSHIP
City	UNINCORPORATED

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$29,320	\$10,260	\$72,560	\$25,400	\$0	\$0	\$35,660

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
RS - Balance - residual lands	0.22	0	0	100	\$3,190
HS - House Lot	1	0	0	100	\$25,000

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
7/17/2013	MAYFORTH DAVID	MAYFORTH DAVID & TINA S/T	\$0
1/1/1987	MAYFORTH DAVID & TINA S/T	unknown	\$0

Card 1 - Residential					
Building Style	RANCH	Finished Area	1092	Rooms	0
Year Built	1988	First Floor Area	1092	Bedrooms	3
Stories	1	Half Floor Area	0	Family Rooms	0
Basement	FULL BASEMENT	Upper Floor Area	0	Full Baths	2
Heating	ELECTRIC	Finished Basement Area	0	Half Baths	0
Cooling	NONE	Exterior Wall	FR	No. Fireplace Openings	0
Attic	NONE	Total Card Value	\$69,770	No. Fireplace Stacks	0

Card 1 - Additions			
Description	Area	Year Built	Value
BSG2-Bsmt Garage 2 Car	1	1988	\$1,820
WDDK-Wood Deck	144	1988	\$1,440

**Card 1 - Improvements**

<b>Code</b>	<b>Description</b>	<b>Year Built</b>	<b>Dimensions</b>	<b>Area</b>	<b>Value</b>
SHED	Tool Shed Residential	1990	16 x 12	192	\$0

Property Tax							
Tax Year 2017 Payable 2018							
	Delinquency Adjust		First Half Adjust		Second Half Adjust	Surplus	Total
Charge:	\$0.00	\$0.00	\$1,375.58	\$0.00	\$1,375.58	\$0.00	
Credit:			(\$481.68)	\$0.00	(\$481.68)	\$0.00	
Rollback:			(\$85.72)	\$0.00	(\$85.72)	\$0.00	
Reduction:			(\$20.73)	\$0.00	(\$20.73)	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$0.00		\$787.45		\$787.45		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$3.00		\$3.00		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$790.45		\$790.45		\$1,580.90
Net Paid:	\$0.00		(\$790.45)		\$0.00	\$0.00	(\$790.45)
Net Due:	\$0.00		\$0.00		\$790.45		\$790.45

Escrow	
Total Escrow Payments:	\$0.00

**Special Assessments - (For amounts due please see the Property Tax "Net Due" line above)**

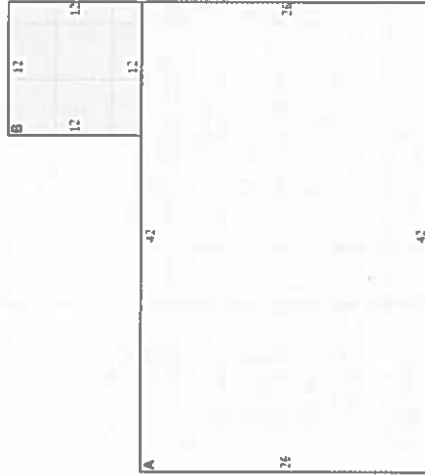
Assessment:  of 1

**C98000000 MUSKINGUM WATERSHED COUNTYWIDE**

	Delinquency Adjust		First Half Adjust	Second Half Adjust
Charge:	\$0.00	\$0.00	\$3.00	\$3.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$3.00	\$3.00

Scale: 5ft  
A 1 s Fr/B  
1092 sqft  
B WDDK  
144 sqft  
C 01

C



SKETCH 39-00074.000 CARD 1



# PAIN TWP. SEC-15-NE T-5 R-11

10-SE.PAI

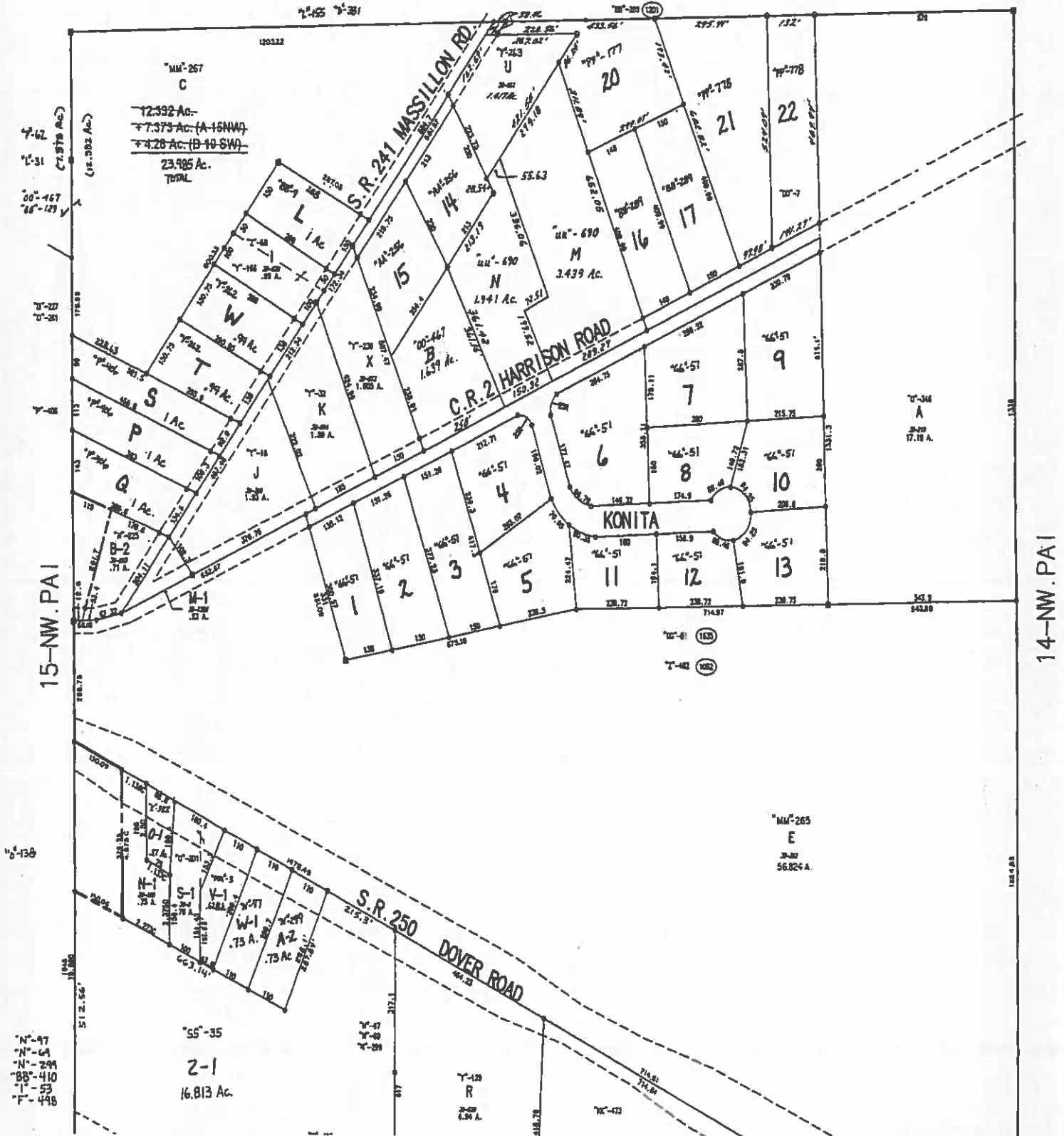


EXHIBIT "A"

Situated in the Township of Paint, Township 15, Range 11, located in the North East Quarter of Section 15, County of Wayne and State of Ohio:

Being Lot #13 in the revised plat of the Three K Allotment, as recorded in Volume 17, Page 233, and originally recorded in Plat Book 9, Page 362, of the Wayne County Plat Records.

Permanent Parcel No. 39-00074.000

Prior Deed Reference: Volume 637, Page 100, Wayne County Deed Records.

RESTRICTIONS, CONDITIONS AND USES

1. Said premises shall be used solely and exclusively for single family residence purposes only.
2. There shall be erected no multiple dwelling type buildings nor shall any single family residence be there after remodeled into a dwelling containing two or more apartments. Upon each lot there shall be erected no more than one such single family residence. Grantees accept notice that the premises herein conveyed are a part of a subdivision, other lots in which are subject to similar restrictive covenants in a general plan to maintain residential standards of all the lots.
3. Each single family residence dwelling house constructed shall occupy a minimum of 1000 square feet upon said lot, excluding basement, garage and other areas not designed as living quarters.
4. No part of such dwelling house shall be erected, placed or suffered to remain on said premises within the set back line as shown on the recorded plat, nor within 10 feet of either side line of said premises.
5. No barn or stable and/or no billboard, sign or advertising device of any kind other than a small "For Sale" sign, when needed, shall be erected, placed or suffered to remain on said premises.
6. No garage or carport shall be erected, placed or suffered to remain on said premises within the set back line, nor within 10 feet of the side line of any contiguous premises.



7. Each lot shall have constructed thereon a driveway leading from the street to and upon the premises and said driveway shall be of sufficient entry upon the land to permit and provide off-street parking of motor vehicles.
8. No intoxicating beverage shall be sold on said premises.
9. Said premises shall not be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupancy of adjacent or neighboring premises, nor shall any noxious or offensive trade or activity be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.
10. No portion of said premises within the set back line as shown on the recorded plat shall be used for any purpose other than that of lawn; provided, however, this covenant shall not be construed to prohibit walk, driveways, trees, shrubbery, ornamental plants, flowers, statuary, fountains and similar ornamentations, but no vegetables or grains shall be grown or suffered to remain thereon. No weeds, underbrush or unsightly objects of any kind shall be placed or suffered to remain upon any part of said premises.
11. No animals nor dog kennels shall be maintained and no chickens or other fowl or livestock of any kind, shall be kept or harbored on any lots in this subdivision, except customary household pets.
12. No residence shall be of concrete or other type block construction on the exterior surface.
13. No structure of a temporary nature, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanent.
14. All building exteriors must be completed within 6 months from the date construction commenced.
15. No mobile home or house trailer or both shall be located upon said premises or constructed or assembled upon said premises at any time.
16. No inoperative cars nor motor vehicles shall be permitted to remain on the premises.
17. A 10 foot easement on all four sides of the lots in the allotment is reserved and retained for utility and other beneficial purposes.
18. No fence of any type nor any walls shall be grown or erected nearer to street than the set back line. Also no fence or wall shall be erected on other parts of the lot without written approval

Failure by the proprietor of the Plat of the 3 K Allotment or any property owner to enforce any of such restrictions, conditions, agreements, and covenants herein contained shall, in no event, be deemed a waiver of the right to do so thereafter.

All of the restrictions, conditions, covenants, charges and agreements contained herein shall run with the land for a period of 25 years from the date of this conveyance, and may, if then in force, be extended from that time for a period of 20 years and thereafter for successive periods, of 20 years without limitation by asset evidenced by appropriate agreement entitled to record of the owners of lots having 2/3rds of the foot frontage on the streets shown on said Plat.