

real estate reports

Subject Property

706 2nd St Nw
New Philadelphia
OH 44663
APN. 4304579000

Prepared For:

Data Provided By:

Mary Hogue-Scott
4512 Dressler Road NW
Canton OH 44718
330-204-6087
maryhoguescott@ohiorealtitle.com



Requested By:

Don R. Wallick Auctions
McInturf Realty
1110 Tuscarawas Ave. NW
New Philadelphia OH 44663
Phone: 330-878-0075
Email: brooke@wallickauctions.com



Data Provided By:

Mary Hogue-Scott
4512 Dressler Road NW
Canton OH 44718
330-204-6087
maryhoguescott@ohiorealtitle.com

Disclaimer

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.





Property Detail

Subject Property : **706 2nd St Nw New Philadelphia OH 44663**

Owner Information

Owner Name : **Maurer Kenneth W**
Mailing Address : **706 2nd St Nw, New Philadelphia OH 44663-1829 C001**
Owner Occupied
Indicator :

Location Information

Legal Description : **Whole 3018**
County : **Tuscarawas, Oh** School District : **New Phil. Sd**
Census Tract / Block : **209.00 / 2** Munic/Township : **New Philadelphia Corporation**
APN : **4304579000** Neighbor Code : **02405**

Owner Transfer Information

Recording/Sale Date : **Year /**

Property Characteristics

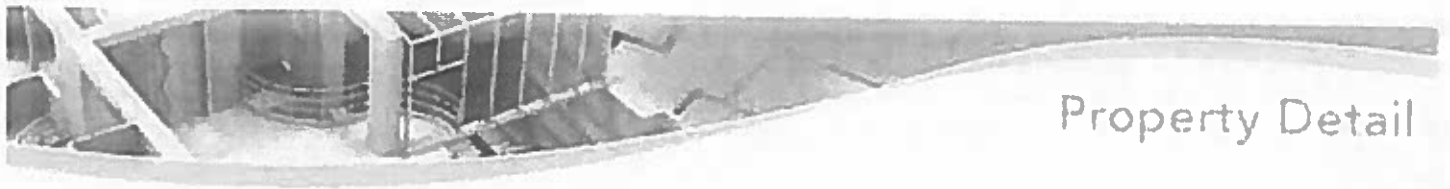
Gross Area : 1,824	Parking Type : Detached Garage	Cooling Type : Heat Avail
Living Area : 1,224	Garage Area : 612	Exterior wall : Vinyl
Total Rooms : 5	Basement Area : 600	Porch Type : Open Concrete/ masonry Porch
Bedrooms : 2	Basement Type : Full	Air Cond : None
Bath(F/H) : 1 / 1	Foundation : Concrete Block	Condition : Average
Year Built / Eff : 1916	Roof Material : Slate	Other Rooms : Dining Room
# of Stories : 2	Heat Type : Heat Avail	

Property Information

Land Use : **Sfr** Lot Size : **3,990** State Use : **Single Family**
Lot Acres : **0.09** Lot Width/Depth : **38 X 105**

Customer Name : **Don R. Wallick Auctions**
Customer Company Name : **McInturf Realty**
Prepared On : **05/17/2018**





Property Detail

Tax Information

Total Value : **\$78,370**

Assessed Year : **2017**

Tax Rate Area : **43**

Land Value : **\$14,360**

Improve % : **82%**

Homeowner **Homestead**
Exemption :

Improvement **\$64,010**
Value :

Tax Year : **2017**

Market Value : **\$78,370**

Total Taxable **\$27,430**
Value :

Property Tax : **\$806.64**

Customer Name : Don R. Wallick Auctions
Customer Company Name : McInturf Realty
Prepared On : 05/17/2018

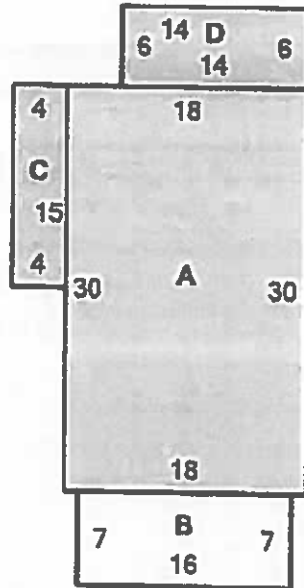


SKETCH

Card 1

Name	Description	Size
1	DFG-DETACHED FRAME GARAGE	612
A	2SFR/B	540
B	OCBP	112
C	1SFRA/BA	60
D	1SFRA/C	84

[1]





IGER KATHY @ 2997
 1-01796-000 9-30-1993 5
 1/3-798 24,38,01,43

ENTSCH KATHY @ 2996
 3-03571-000 6/5/2012 4
 388-1264 24,38,01,42,000 4
 143,75

SCH RICHARD A JR & JENNIFER @ 2995
 00813-000 8/1/2008 3
 9-612 24,38,01,41,000 3
 143,5

VIN DICK & BARBARA LEE @ 2994
 3-00478-000 1-5-1976 2
 18-329 24,38,01,40 2
 143,5

MCCLARY DARCI @ 2993
 43-03445-000 6/7/2016 1
 1504-2454 24,38,01,39,000 1
 0,000 143,5
 140,45' N 88-29-34' E
 B.011W-del-1491-9-4-02-C WEST 2993
 EMAN TERRI A @ 3019
 05672-000 2/27/2015 4
 3-1891 24,38,01,38,000 4
 0 139,53' N 88-44-33' E 142,25

KILPATRICK WILLIAM A & JENNIFER @ 3014
 443-02166-000 4/29/2010 22
 1329-1404 24,38,01,50 22
 0,000 117,7

SEARL PROPERTIES LLC @ 3015
 43-03232-000 12/31/2014 23
 1465-2425 24,38,01,51 23
 .00 114

SULZNER STEVEN R & PAULA @ 3016
 43-02491-000 8-27-2002 24
 1069-888 24,38,01,52 24
 .00 114

WENGER RANDY LEE & MAUREEN @ 3017
 43-00500-000 12/7/2016 25
 1519-2484 24,38,01,53 25
 0,000 110,5

MAURER KENNETH W @ 3018
 43-04579-000 1-21-2004 26
 1140-689 24,38,01,54 26
 .00 103,5
 GARRETT CAROLYN J @ 3019
 43-02530-000 5/30/2014 27
 1450-1123 24,38,01,55,000 27
 0,000 100

SECOND ST NW

24,38,01,*

24,40,01,*

MORGAN WILLIAM E & DONNA D @ 3025
 43-04054-000 3-30-2001 33
 1002-135 24,40,01,11 33
 .00 150

K.E.M.S. PROPERTY LTD @ 3024
 43-04522-000 7-10-2001 32
 1022-1687 24,40,01,10 32
 .00 150

MCMLLEN DOUGLAS L & KELLY J @ 3023
 43-02020-000 6/14/2005 31
 1191-1068 24,40,01,9,000 31
 0,000 150

MILLER THOMAS E JR & ANNA M @ 3022
 43-00565-000 6-4-1991 30
 648-587 24,40,01,8 30
 .00 150

HAGEY JEREMY W & CARRIE R @ 3021
 43-00843-000 8/26/2015 29
 1483-504 24,40,01,7 29
 .00 150
 SPITTLE LORI ANN @ 3020
 43-02582-000 2-26-2003 28
 1092-2560 24,40,01,6 28
 .00 150

HAFLIGER F @ 3024
 43-03162-0 1282-24471

DAVISON LAW @ 3024
 40,00'

ENGLER RICKY D & SANDRA K @ 3035
 43-05619-000 7/19/2010 43
 1335-1020 24,40,01,5 43
 .00 180

MOORE AV NW

MOORE AV

24,40,01,*

24,37,01,*

SELDEN PROPERTIES LLC @ 6816
 43-03995-000 3/23/2017 4
 1527-1038 24,38,01,14,000 4
 0,133 S 88-39-03' E 133,07'

ESPENSCHIED EMMETT L & PAULINE L @ 3087
 43-01401-000 6-3-1970 4
 VolPge 24,38,01,13 4
 .00 3086

TRUNK EDWARD L & SHARON K TIDWICK @ 3085
 43-05182-000 9-21-1994 5
 685-430 24,37,01,26 5
 .00 3084

Y DIANE @ 3082
 43-03995-000 3/23/2017 4
 1527-1038 24,38,01,14,000 4
 0,133 S 88-39-03' E 133,07'

Y DIANE @ 3082
 43-03995-000 3/23/2017 4
 1527-1038 24,38,01,14,000 4
 0,133 S 88-39-03' E 133,07'

Y DIANE @ 3082
 43-03995-000 3/23/2017 4
 1527-1038 24,38,01,14,000 4
 0,133 S 88-39-03' E 133,07'

Y DIANE @ 3082
 43-03995-000 3/23/2017 4
 1527-1038 24,38,01,14,000 4
 0,133 S 88-39-03' E 133,07'

Y DIANE @ 3082
 43-03995-000 3/23/2017 4
 1527-1038 24,38,01,14,000 4
 0,133 S 88-39-03' E 133,07'



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: 706 2nd St NW New Phila

Buyer(s): _____

Seller(s): MAUREN 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) Don WATKIN and real estate brokerage M & S Real 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 _____

[Signature] SELLER/LANDLORD _____ DATE 3/28/18

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____