

real estate reports

Subject Property

573 N College St
Newcomerstown
OH 43832
APN: 4500833000

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:

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Property Detail

Subject Property : **573 N College St Newcomerstown OH 43832**

Owner Information

Owner Name : **Rine Ruth Ann**

Mailing Address : **573 N College St, Newcomerstown OH 43832-1017 C001**

Owner Occupied **O**
Indicator :

Location Information

Legal Description : **Whole 1419**

County : **Tuscarawas, Oh**

Census Tract / Block : **217.00 / 3**

APN : **4500833000**

School District : **Newcomerstown Ex Vill Sd**

Munic/Township : **Newcomerstown Corporation**

Neighbor Code : **00108**

Owner Transfer Information

Recording/Sale Date : **Year /**

Property Characteristics

Gross Area : **2,408**

Living Area : **1,204**

Total Rooms : **5**

Bedrooms : **3**

Bath(F/H) : **2**

Fireplace : **Y / 3**

Year Built / Eff : **1964**

of Stories : **1**

Parking Type : **Detached Garage**

Garage Area : **484**

Basement Area : **1,204**

Basement Type : **Full**

Roof Material : **Asphalt Shingle**

Heat Type : **Heat Avail**

Cooling Type : **Heat Avail**

Exterior wall : **Aluminum Siding**

Porch Type : **Open Frame Porch**

Air Cond : **Central**

Condition : **Average**

Other Rooms : **Rec Room**

Property Information

Land Use : **Sfr**

Lot Acres : **0.16**

Lot Size : **4,808**

Lot Width/Depth : **46 X 148**

State Use : **Single Family**

Customer Name : Don R. Waack Auctions
Customer Company Name : McIntire Realty
Prepared On : 04/30/2018



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Property Detail

Tax Information

Total Value : **\$74,470**

Assessed Year : **2017**

Tax Rate Area : **45**

Land Value : **\$10,560**

Improve % : **86%**

Homeowner **Homestead**
Exemption :

Improvement
Value : **\$63,910**

Tax Year : **2017**

Market Value : **\$74,470**

Total Taxable
Value : **\$26,070**

Property Tax : **\$702.54**

Customer Name : Don R. Walick Auctions
Customer Company Name : Michael Reilly
Prepared On : 04/30/2018



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Tuscarawas County, Ohio

Parcel: 45-00833-000

SUMMARY

Owner	RINE RUTH ANN 573 N COLLEGE ST NEWCOMERSTOWN OH 43832 USA	Taxpayer	RINE RUTH ANN 573 N COLLEGE ST NEWCOMERSTOWN OH 43832 USA
Tax District	45-OXFORD TWP-NEWCOMERSTOWN CORP	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District	NEWCOMERSTOWN EX VILL SD	Subdivision	
Location	573 N COLLEGE ST	Legal	WHOLE 1419
CD Year		46 / 28000	Acres
Ag Year		Map # / Routing #	Sold
Sales Amount		Ag District	08/21/2015
		Volume	2000
		1482	Page

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	348.27	348.27	696.54
Special	0.00	3.00	3.00	6.00
Total	0.00	351.27	351.27	702.54
Paid	0.00	351.27	351.27	702.54
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	10,560	3,700
Improvement	63,910	22,370
Total	74,470	26,070
CAUV	0	0
Homestead	Y	
OOC	Y	
	74,470	26,070

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
08/21/2015	RINE RUTH ANN	901149	CERTIFICATE OF TRANSFER	N	\$0	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	48.000 X 148.000	Eff Front X Eff Depth	10,560

DWELLING

Card 1	Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories		1.00	Dining Rooms	0	Cooling	Y
Rec Room Area		225	Year Built	1964	Grade	C-3
Finished Basement		0	Year Remodeled	1994	Fireplace Openings	2
Rooms		5	Full Baths	2	Fireplace Stacks	1
Bed Rooms		3	Half Baths	0	Living Area	1,204
			Other Fixtures	0	Appraised Value	80,710

OTHER IMPROVEMENT

Card	Description	Yr Bilt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1964		484	AVERAGE	3,200

UTILITIES

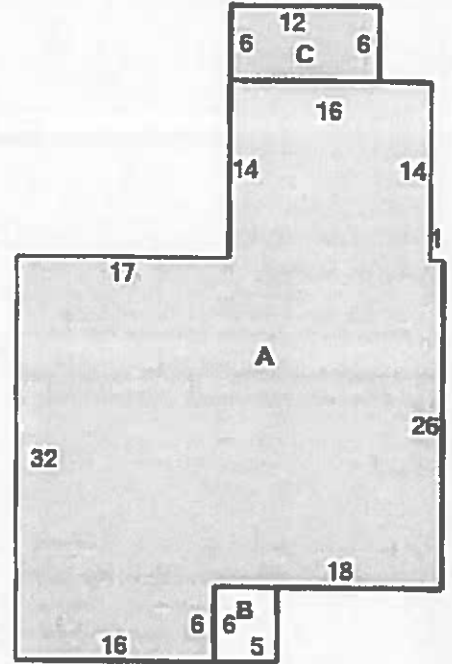
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size
1	DFG-DETACHED FRAME GARAGE	484
A	1SFR/B	1,204
B	OFF	30
C	OFF	72

[1]





Property Detail

Subject Property : **N College St Newcomerstown OH 43832**

Owner Information

Owner Name : **Rine Ruth Ann**
Mailing Address : **573 N College St, Newcomerstown OH 43832-1017 C001**

Location Information

Legal Description : **Whole 1418**
County : **Tuscarawas, Oh** School District : **Newcomerstown Ex VIII Sd**
Census Tract / Block : **217.00** Munic/Township : **Newcomerstown Corporation**
APN : **4500834000** Neighbor Code : **00108**

Owner Transfer Information

Recording/Sale Date : **Year /**

Property Information

Land Use : **Residential Lot** Lot Size **7,038** State Use : **Resid Vacant Land**
Lot Acres : **0.16** Lot Width/Depth : **46 X 153**

Tax Information

Total Value : **\$7,530** Assessed Year : **2017** Tax Rate Area **45**
Land Value : **\$7,530** Tax Year : **2017** Market Value : **\$7,530**
Total Taxable Value **\$2,640** Property Tax : **\$108.92**

Customer Name : **Don R. Wallick Auctions**
Customer Company Name : **McIntire Realty**
Prepared On : **04/30/2018**



Tuscarawas County, Ohio

Parcel: 45-00834-000

SUMMARY

Owner	RINE RUTH ANN 573 N COLLEGE ST NEWCOMERSTOWN OH 43832 USA	Taxpayer	RINE RUTH ANN 573 N COLLEGE ST NEWCOMERSTOWN OH 43832 USA
Tax District	45-OXFORD TWP-NEWCOMERSTOWN CORP	Class	500-RESIDENTIAL VACANT LAND
School District	NEWCOMERSTOWN EX VILL SD	Subdivision	
Location	N COLLEGE ST REAR	Legal	WHOLE 1418
CD Year		Map # / Routing #	46 / 27000
Ag Year		Ag District	
Sales Amount		Volume	1482
		Acres	
		Sold	08/21/2015
		Page	2000

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	54.46	54.46	108.92
Special	0.00	0.00	0.00	0.00
Total	0.00	54.46	54.46	108.92
Paid	0.00	54.46	54.46	108.92
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	7,530	2,640
Improvement	0	0
Total	7,530	2,640
CAUV	0	0
Homestead	N	
OOC	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
08/21/2015	RINE RUTH ANN	901149	CERTIFICATE OF TRANSFER	N	\$0	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	46.000 X 153.000	Eff Front X Eff Depth	7,530

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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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: 573 N. College St. Newcomerstown

Buyer(s): _____

Seller(s): Ruth Ann Rine 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) Ryan Wallick 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 _____

SELLER/LANDLORD _____

DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE _____

James D. Dodge 4/13/18

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

Property Address 573 N. College St Newcomerstown

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) 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>[Signature]</u>	<u>4/13/18</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>4-13-18</u>	_____	_____
Agent	Date	Agent	Date