

# Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com  
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



## 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: March 8, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 221 Highland Ave., S.W. Massillon Ohio

PRESENT OWNER: Zofia Dvorovy

VOLUME: 561

PAGE: 370

TRANSFER: May 6, 1987

PARCEL NO: 43-04062.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Zofia Dvorovy

PARCEL NO.: 43-04062.000

DESC. Lot No. 76

#### VALUATIONS:

LAND: 7740  
BUILDING: 8370  
TOTAL: 16110  
AUV:

#### TAXES:

GENERAL TAXES: \$ 592.44  
TAX REDUCTION: \$ - 148.07  
10% ROLLBACK: \$ - 44.44  
2 1/2% REDUCTION \$ - 11.11  
HOMESTEAD CREDIT \$ - 211.20  
TOTAL PER 1/2 YEAR \$ 177.62  
UNPAID REAL \$  
CURRENT SA: \$ 6.00  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ 841.71

Special Assessments: MWCD

Taxes for the first half year 2009 are delinquent.

Taxes for the second half year 2009 are determined but not yet due.

BY: Jessica Murphy

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.

Stark County, Ohio Auditor's office, Kim R. Perez  
Parcel - 4304062

01-4900

**GENERAL PARCEL INFORMATION**

Owner: DAVOROVY ZOFIA  
 Property Address: 221 HIGHLAND AVE SW, MASSILLON, OH 44648-3427  
 Mailing Address: 221 HIGHLAND SW, MASSILLON OH 44648  
 Legal Description: 76 WH A U BORDNERS FARMLAND  
 Number Of Cards: 1  
 DTE Classification: 510 - Residential, 1-Family Dwelling  
 Property Class: RESIDENTIAL  
 Tax District: 43 PERRY TOWNSHIP-PERRY LSD  
 School District: 7814 PERRY LSD  
 Neighborhood: 043-02-03-06  
 MapBlock: 011SW/21

**LAND**

Code: 001 - HOUSE LOT  
 Acreage: 60  
 Forcentage: 147  
 Depth: 8520  
 Sq. Ft.: 57  
 Method: 4538  
 Rate: 4.5 %  
 Value: \$22,114



**SALES**

**RECENT SALE**

Date: Prior Owner: Stated Value: Taxable Value: No. Parcels: \$0 \$0 \$0

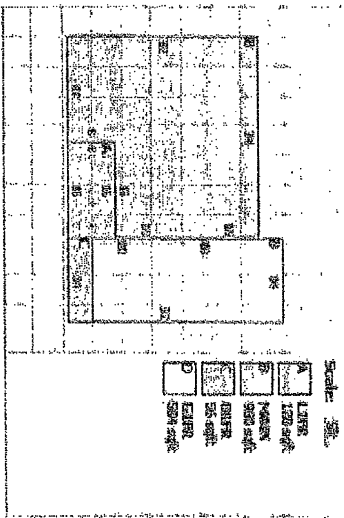
**VALUATION**

Year	Land Value	35% Land	Building Value	35% Building	Total Value	35% Total
2009	\$22,100	\$7,745	\$23,800	\$8,330	\$31,140	\$10,810
2008	\$22,100	\$7,745	\$23,800	\$8,330	\$31,700	\$11,095
2003	\$18,100	\$6,335	\$22,800	\$7,980	\$29,790	\$10,425

Parcel - 4304082

Case - 1

RESIDENTIAL		NO	NO
Bldg Type	30 - Single Family	1938	NO
Year Built	JUNE & 4/2 STORIES	1938	NO
No. Stories	FAIR	1542	NO
Condition	FAIR	1542	NO
So. Ft.	55 9	1542	NO
Quality Grade	F R A N E	1542	NO
Const. Type	N/A	1542	NO
Basement Fin. Quality	N/A	1542	NO
Apt. Basement Finished	N/A	1542	NO
Heat Type	GAS	1542	NO
Central Air	N/A	1542	NO
Bedrooms	2	1542	NO
Full Baths	1	1542	NO
Half Baths	1	1542	NO



IMPROVEMENTS		So. Ft.
Name	Description	So. Ft.
MAIN	SHED FARM	408
G1FR	GARAGE-4 SHY FRAME	416
L1FR	ENCLOSURE-4 SHY FRAME	128
O1FR	CONCRETE-1 SHY FRAME	89

**SECONDARY RESIDENTIAL**

Type	Year	So. Ft.	Value
0220 - P2-Building	0	4049	40

MIAMI AVE SW 40

50	21	1300	49	50	60	77	60
		150				21 4500	147.50
50	21	1400	48	50	60	76	60
		150				21 4400 *	147.50
50	21	1500	47	50	60	75	60
		150				21 4300	147.50
50	21	1600	46	50	60	74	60
		150				21 4200	147.50
50	21	1700	45	50	60	73	60
		150				21 4100	147.50
50	21	1800	44	50	60	72	60
		150				21 4000	147.50
50	21	1900	43	50	60	71	60
		150					

HIGHLAND AVE SW 45

60	20	0600	49	60	116.62	60.01	60.01	38	116.62	60.02
			117.46			20 1500	117.46			
60	20	0700	50	60	118.30	60.01	60.01	37	118.30	60.02
			118.30			20 1400	118.30			
60	20	0800	51	60	119.14	60.01	60.01	36	119.14	60.02
			119.14			20 1300	119.14			
60	20	0900	52	60	119.98	60.01	60.01	35	119.98	60.02
			119.98			20 1200	119.98			
(52.70)	20	1000	53	(52.70)	52.71	52.71	52.71	34	(52.72)	(52.72)
		(120.72)	(120.72)			20 1100	(120.72)			

FAIRLAWN AVE SW 45

1121 983



# 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: 221 HIGHLAND AVE SW MASS. OH 44646-3427

Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

## 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) Jeff Shepherd and real estate brokerage PASSOCRA MATHIAS 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 <u>Todd H. Bentzel</u>	DATE <u>2-18-10</u>
BUYER/TENANT _____	DATE _____	SELLER/LANDLORD <u>2010 Divorce</u>	DATE _____

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

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.4852d 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.

Todd H. Bentzel Adm. Estab. of 2-18-10

Seller	<i>[Signature]</i>	Date	Seller	Date
Purchaser		Date	Purchaser	Date
Agent		Date	Agent	Date

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**Auction Conducted By:**  
**Don R. Wallick Auctions, Inc.**  
**Auctioneers: Don R. Wallick**  
**Brennan R. Wallick**  
**Ryan W. Wallick**

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