

REAL ESTATE AUCTIONS

SAT. JAN. 25TH, 2025

INVESTMENT OPPORTUNITY - OFFERING 4 PROPERTIES

Pre-Bidding @ www.walnutharvestauctions.hibid.com

All pre-bids will be used during the live auction, Auction held onsite at each property

Call for a buyer's packet-real estate auction terms, online purchase subject to other terms & BP.

Vicki L. Phillips, Owner

Property #1 10:00 A.M. 3244 East US 35 West Alex, Oh.
Zoned commercial & was used for a car lot
There is a mobile home on the property that was used for the auto sales office.



Property #2 & Property #3 11:30 A.M. 11:30 A.M. Selling as an entirety
131 Western Ave. Lewisburg, Oh. Home was in the process of being remodeled.
City water/sewer & natural gas. 133 Western Ave. Lewisburg, Oh.
Home was in the process of being remodeled. City water/sewer.



Buyer's Packet "Real Estate Auction Terms"

Property #4 1:00 P.M. 4515 Prices Creek Rd. Lewisburg, Oh.
Home is in the process of being remodeled & sitting on 4.95 acres.
Also has an 80'x34' pole barn with electric & concrete floor.



"No showings without an appointment-do not walk the properties"

~ Thank you for attending our auctions ~

Walnut Harvest Auctions, LLC.

Bob Roach, Auctioneer, & Realtor - 937-533-7081 email: bob@walnutharvestauctions.com

Anna Marie Roach, Manager, & Realtor - 937.657.5626

Lucky Montoya, Auctioneer, & Realtor - 937-313-1660 -- Hogan Kindrick - 757-641-5406

OWNERLAND REALTY

www.walnutharvestauctions.com





Real Estate Auction Terms: #1 Properties sells subject to seller's confirmation (this is a reserve auction for the real estate), once the bidding has been done, we will go into a meeting with the sellers for confirmation, at that point whether they can or cannot accept the current bid, we will still open the bidding process back-up, after the meeting with the sellers.

#2 non-contingent of appraisal, you decide what the property is worth and bid what you can afford.

#3 Non-Contingent of buyer's financing (All buyers must have their finances arranged prior to day of auction).

#4 Non-Contingent of inspections, property was available for inspections prior to today's auction. Property sells in its current condition "AS IS." The disclosures forms in this packet are not warranted or guaranteed. All buyer(s) were encouraged to have their own inspections done prior to today's auction.

#5 Earnest money of 7% or 2500.00 whichever is greater down day of auction by Good bankable check or a pre-approved personal check. Checks made payable to OwnerLand Realty All earnest money will be held by and deposited in OwnerLand Realty escrow account.

#6 Closing held at Freedom Title on or before Friday March 7th 2025, Buyers acknowledge if not closed by Friday March 7th, 2025, the purchase offer & terms will terminate, and buyers agree that all earnest money will be forfeited and released to the seller(s).... Earnest money will only be refunded or credited to the buyer(s) at closing of property. The Seller agrees to provide a clear marketable deed to the property, at the closing of this property, if not then the earnest money will be returned to the buyer's and the auction terms and offer to purchase will terminate.

Buyers _____ Sellers _____

#7 Possession of the property will be day of closing.

#8 Property taxes will be long proration-property may be in the Homestead reduction program.

#9 "Real estate auction terms" will be attached to a standard real estate purchase offer (Seller declines to purchase buyers an owner's title insurance policy. Buyers may purchase owner's title insurance at closing-non-contingent of suitable financing and insurance terms. Title Search is an Expense of the Buyer. The sellers will not be held responsible for any repairs of inspections that, buyers mortgage company requires, if required cost of a new survey will be split 50/50 between sellers & buyers. Appling to farm ground buyer will be responsible for all CAUV recoupment if the property is currently in the CAUV program and new owners takes the property out of the program.

#10 Prospective Buyer(s) received copies of the following forms provided in this packet:

Terms & Conditions

MLS Sheet (obtained from the Dayton Board of Realtors).

Residential Property Disclosure Form.

Lead Base Paint Form (any home built prior to 1978 may or may not have lead base paint-home was available prior to day of auction for inspections).

Consumer Guide to Agency Relationship from OwnerLand Realty (what you as the buyer can expect working with us and Working with other realtors).

Agency Disclosure Form (auctioneer/realtor is representing the sellers in this transaction).

Preble County Auditors Reports (general information obtained from their website).

Buyer Broker CO-OP Form (for licensed realtors only).

#11 Buyer(s) have agreed to the terms for this real estate auction. Real Estate Auction Terms will become part of the purchase offer & attached to a standard real estate offer to purchase. Buyer(s) accepts said property in its current condition-"AS IS." The Buyers releases the Sellers, Broker, and Salesperson/Auctioneer from all liability relating to defect of deficiency affecting the real and personal property. If property does not close on or before the closing date, buyers agree to release their earnest money to the sellers. This waiver shall survive the closing of this transaction.

Purchase Price of \$ _____ Date: Sat. Jan. 25th, 2025

Earnest Money 7% or 2500.00 whichever is greater of Auction Price: _____

**Bob Roach, Auctioneer & Realtor
OwnerLand Realty**

Seller(s): _____

Seller(s): _____

Purchaser: _____

Purchaser: _____

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20240000142 Page: 6 01/16/2024 03:08 PM
Filed for Record in PREBLE County, OH
Janene A. Crouch, Recorder Rec Fees: \$88.00
AFF OR Vol 462 Pgs 738 - 743

TRANSFERRED-FEE \$ 3.00
NO TRANSFER NECESSARY
\$ COUNTY STATE

RECEIVED
R. KYLIE COOPER
PREBLE COUNTY SHERIFF

JAN 09 2024
[Signature]

JAN 16 2024 *[Signature]*
[Signature]
PREBLE COUNTY AUDITOR

AFFIDAVIT

**STATE OF OHIO,
COUNTY OF PREBLE, SS:**

Vicki Lynn Phillips AKA Vicki L. Phillips, being first duly cautioned, says that she is the surviving spouse of Harry James Phillips AKA Harry J. Phillips, deceased, who died on September 6, 2023, as evidenced by the death certificate attached hereto and marked "Exhibit A".

Affiant further says that by a deed recorded in Deed Book 356 Page 532 of the Recorder's Office of Preble County, Ohio, the real estate described as follows was conveyed to Harry J. Phillips and Vicki L. Phillips, husband and wife, "For Their Joint Lives, Remainder to the Survivor of Them":

Situate in the Township of Lanier, County of Preble and State of Ohio, being Lots Numbered 10, 11, and 14 as the same are known and designated on the Recorded Plat of Ernest J. Sample's Subdivision in the Northeast Quarter of Section 6, Township 5, Range 3 East, Preble County, Ohio.

Parcel ID#: H25-5306-204-00-012-000

Affiant further says that by a deed recorded in OR Book 355 Page(s) 2348-2350 of the Recorder's Office of Preble County, Ohio, the real estate described as follows was conveyed to Harry James Phillips and Vicki Lynn Phillips, husband and wife, "For Their Joint Lives, Remainder to the Survivor of Them":

Situated in the County of Preble in the State of Ohio and further described as follows:

SEE EXHIBIT "B"

Parcel ID#: K41-6308-300-00-009-001

Affiant further says that by a deed recorded in OR Book 441 Page 1461 of the Recorder's Office of Preble County, Ohio, the real estate described as follows was conveyed to Harry James Phillips and Vicki Lynn Phillips, husband and wife, "For Their Joint Lives, Remainder to the Survivor of Them":

SEE EXHIBIT "C"

Parcel ID#: K41-6306-400-00-010-000

Affiant further says that by a deed recorded in OR Book 376 Page 150-154 of the Recorder's Office of Preble County, Ohio, the real estate described as follows was conveyed to Harry James Phillips and Vicki Lynn Phillips, husband and wife, "For Their Joint Lives, Remainder to the Survivor of Them":

SEE EXHIBIT "D"

Parcel ID#: K41-6306-400-00-009-000

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Affiant further says that by a deed recorded in OR Book 432 Page 251 of the Recorder's Office of Preble County, Ohio, the real estate described as follows was conveyed to **Harry James Phillips and Vicki Lynn Phillips**, husband and wife, "For Their Joint Lives, Remainder to the Survivor of Them":

Situated in the County of Preble in the State of Ohio and further described as follows:

Being Lot numbered One Hundred Ninety-Seven (197) and a strip of ground Sixteen (16) feet the full length, North and South, off of the West side of Lot numbered One Hundred Ninety-Six (196) as the same are known and designated on the recorded plat of said Village of Lewisburg. Subject to all legal highways, streets, alleys, easements, restrictions, reservations and rights of way of record.

Parcel ID#: D13-0012-034-00-009-000 and D13-0012-034-00-008-000

Affiant further says that the purpose of this Affidavit is to make the date of death of **Harry James Phillips** a matter of record and to show as a result thereof, the transfer of ownership of real estate described herein to **Vicki Lynn Phillips**, as the survivor of them.

Executed by me this 10th day of January, 2024.

Vicki Lynn Phillips
Vicki Lynn Phillips

Acknowledged before me and subscribed in my presence at Eaton, Ohio, this 10th day of January, 2024.



Dirk E. Earley
Notary Public - State of Ohio

DIRK E. EARLEY, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Soc 147 03 O R C

THIS INSTRUMENT PREPARED BY:
EARLEY & EARLEY LAW OFFICE, LLC
EATON, OH
Toshiba/mag/Phillips, Vicki Lynn

Primary Reg. Dist. No. 5701

Ohio Department of Health

VITAL STATISTICS

State File No. 2023086541

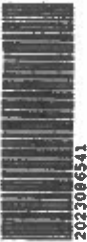
Registrar's No. 6700-2023009319

CERTIFICATE OF DEATH

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2073532 2023086541



1. Decedent's Legal Name (First, Middle, Last, Suffix) (Include AKAs if any) HARRY JAMES PHILLIPS						2. Sex MALE	3. Date of Death (Month/Day/Year) SEPTEMBER 08, 2023
4. Social Security Number	5a. Age (Years)	5b. Under 1 Year Months	5c. Under 1 day Hours	5d. Under 1 day Minutes	6. Date of Birth (Month/Day/Year) APRIL 04, 1948	7. Birthplace (City and State or Foreign Country) DAYTON, OHIO	
8a. Resident in State OHIO		8b. County PREBLE		8c. City or Town LEWISBURG			
9. Street Address and Zip Code 4636 PRICES CREEK ROAD 45338						10. Ever in US Armed Forces? YES - ARMY	
12. Marital Status at Time of Death MARRIED				11. Marrying Spouse's Name (if wife, give name prior to first marriage) VICKI L SUTTON			
13. Marital Status HIGH SCHOOL GRADUATE OR GED			14. Decedent of Hispanic Origin NO		14. Decedent's Race WHITE		
15. Father's Name HARRY PHILLIPS JR			16. Mother's Name (prior to first marriage) ROSA CATHERINE ROTHWELL				
17a. Deceased's Name VICKI L PHILLIPS			17b. Relationship to Decedent SPOUSE		17c. Mailing Address (Street and Number, City, State, Zip Code) 4636 PRICES CREEK ROAD LEWISBURG, OHIO 45338		
18a. Place of Death HOSPITAL - INPATIENT			18b. County of Death MONTGOMERY				
19a. Facility Name (if not institution, give street & number) MIAMI VALLEY HOSPITAL			19b. City or Town, State and Zip Code DAYTON, OH 45409		19c. County of Death MONTGOMERY		
20. Funeral Service Licensee or Other Agent RONNIE R GARD			20. License Number (if licensee) 008199		21. Name and Complete Address of Funeral Facility GARD FH & CREMATION SERVICES, LLC 226 W. MAIN ST EATON, OH 45320		
22. Method and Place of Disposition BURIAL - SUGAR GROVE CEMETERY, WEST ALEXANDRIA, OH						21. Name and Complete Address of Funeral Facility GARD FH & CREMATION SERVICES, LLC 226 W. MAIN ST EATON, OH 45320	
23. Local Registrar BARRY STILES				24. Date Filed (Month/Day/Year) SEPTEMBER 07, 2023			
25a. Cause (Check only one) <input type="checkbox"/> Coroner's Physician: To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <input checked="" type="checkbox"/> Coroner or Medical Examiner: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.							
25b. Time of Death 02:08		25c. Date Pronounced Dead (Month/Day/Year) SEPTEMBER 08, 2023		25d. Was Case Referred to Medical Examiner or Coroner? YES			
26a. Certifier Name and Title KENT E HARSHBARGER MD		26b. License number 35.062090		26c. Date Signed (Month/Day/Year) SEPTEMBER 07, 2023			
27. Name and Address of Person who Completed Cause of Death KENT E HARSHBARGER, 381 WEST THIRD ST, DAYTON, OH 45402							
28. Part I. Enter the location, nature, or circumstances that caused the death. Do not enter the mode of injury, such as motor or respiratory arrest, shock, or heart failure. Use only one cause on each line. Type or print in permanent blue or black ink.							
Immediate Cause (Final disease or condition resulting in death)		MULTIPLE TRAUMA				Aggravating Interval (Time and Date)	
Sequentially list conditions, if any, leading to immediate cause.		b. Due to (or as Consequence of)				DAYS	
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)		c. Due to (or as Consequence of)					
		d. Due to (or as Consequence of)					
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.							
29a. Was An Autopsy Performed? NO						29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death? NOT APPLICABLE	
30. Did Tobacco Use Contribute to Death? UNKNOWN		31. If Postale, Pregnancy Status NOT APPLICABLE				32. Manner of Death ACCIDENT	
32a. Date of Injury (Month/Day/Year) 08/30/2023		32b. Time of Injury 11:58		32c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area) ROADWAY			32d. Injury at Work? NO
32a. Location of Injury (Street and Number or Rural Route Number, City or Town, State) ENGLE ROAD/JORDAN ROAD, WEST ALEXANDRIA, OHIO							
32b. Describe How Injury Occurred MOTOR VEHICLE COLLISION						32c. If Transportation Injury, Specify: DRIVER / OPERATOR	

BARRY STILES
LOCAL REGISTRAR

SEP 15 2023

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EXHIBIT "B"

Situated in the Southwest Quarter and Southeast Quarter, Section 8, T-6N R-3E, Twin Township, Preble County, Ohio and being part of a 2.121 acre tract as described in Deed 398-357 and all of a 2.881 acre tract as described in Deed 398-259 and being more fully described as follows:

Beginning at a road spike found at the apparent Southeast corner of Southwest Quarter of Section 8 located at the intersection of Eaton-Lewisburg Road with Twin Township Road.

Thence S. 89° -45' -00" W. with Eaton-Lewisburg Road and South line of Southwest Quarter of Section 8 for 310.49 feet to a railroad spike found at the Southeast corner of a 2.121 acre tract as described in Deed 398-357.

Thence N. 0° -15' -00" W. for 334.29 feet with East line of said 2.121 acre tract and then 50.00 feet with a new property line for a Total of 384.29 feet to a 5/8" pin set in boundary line of a 38,962 acre tract as described in Deed 349-791.

Thence N. 89° -45' -00" E. with boundary line of said 38,962 acre tract for 310.97 feet to a 1/2" rebar found in West line of a 1.5 acre tract as described in Deed 362-202 also being in 1/4 Section line between SW Quarter and SE Quarter.

Thence S. 0° -10' -43" E. with said 1/4 section line and with West line of said 1.5 acre tract for 228.71 feet to SW corner of said 1.5 acre tract (reference a "T" on a stone found N. 85° -31' -50" W. at 3.78 feet).

Thence S. 84° -46' -04" E. with South line of said 1.5 acre tract for 205.95 feet to Eaton-Lewisburg Road (reference a 1/2" rebar found on line 3.30 feet West of existing road pavement).

Thence S. 41° -27' -43" W. with Eaton-Lewisburg road for 180.90 feet to a P.K. nail found in south line of Southeast Quarter of Section 8 in Pymont Road.

Thence S. 89° -10' -00" W. with Pymont Road and with South line of southeast Quarter for 84.84 feet to point of beginning; containing 0.496 acre in southeast Quarter and 2.742 acres in Southwest Quarter for a Total of 3.238 acres of land, more or less.

(This tract contains 0.331 acre in road right-of-way. Reference bearing of S. 89° -45' -00" W. for South line of Southwest Quarter of Section 8 taken from Deed 283-109).

Subject however to all legal easements and right-of-ways of record.

Parcel K41-6308-300-00-009-001 MT

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EXHIBIT "C"

Situate in the Southeast Quarter of Section 6, Twin Township No. 6 North, Range 3 East, Preble County, Ohio, bounded and described as follows:

Beginning at the South west corner of said Southeast Quarter; thence North 82° 52' East 39.19 rods (646.635 feet); thence North 1° 40' East 39.34 rods (649.11 feet) to a corner fence post marking the point of beginning of the tract herein conveyed; thence from the point of beginning of the tract herein conveyed; thence from the point of the beginning so found North 1° 10' East 196.8 feet; thence North 82° 52' East 1120.28 feet to a point in Price Creek Road; thence South 12° 2' West along said Road 207.5 feet to a point in the East side of said road which is the Northeast corner of a 15 acre tract; thence South 82° 52' West along the North line of said tract 1080.75 feet to the point of beginning, containing 4.95 acres of land more or less and being subject to the legal right of way of the Price Creek Road.

The above described tract is a uniform strip of land 196 feet wide along the South side of 17.78 acres described in the deed from George L. Clayton and Mabel F. Clayton to Anderson Collins and Ella Collins and recorded in the Deed Records of Preble County, Ohio, in Volume 178, Page 453.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Situate in the Township of Twin in the County of Preble and State of Ohio.

Situated in the Southeast Quarter, Section 6, T-6N, R-3E, Twin Township, Preble County, Ohio and being more particularly described as follows:

Beginning at an iron pin in Freeman Neal's north line, said pin being 51.34 rods north and 83.37 rods east of the southwest corner of said southeast quarter of said Section 6; thence with Freeman Neal's north line N. 82° 52' E. for 391.30 feet to a point in Prices Creek Road; thence with said Road S. 11° 53' W. for 30.45 feet to an iron pin; thence S. 87° 11' W. for 382.47 feet to the point of beginning. Containing 0.129 acres more or less.

Subject, however, to all legal rights of way and easements of record.

The above described parcel is the northeast corner of the Freeman Neal 4.95 acres as recorded in Deed Book 252, Page 555 of the Preble County Recorder's deed records.

The Grantors state that the above-described property has qualified for Current Agricultural Use Valuation (Ohio Revised Code Section 5713.30) for the preceding or current tax year. Grantee, by the acceptance and delivery of this Deed, acknowledge that if the property does not continue to qualify, it will be subject to recoupment charges as described in O.R.C. 5713.30 © and 5713.34, and that Grantee assumes and agree to pay any recoupment levied or charged by reason thereof.

The above statement serves to satisfy the requirements of O.R.C. Section 319.202(B)2.

~~K41-6306-400-00010-000~~ MT K41-6306-400-00-010-000

EXHIBIT "D"

Situated in the County of Preble in the State of Ohio and further described as follows:

Situated in the Southeast Quarter of Section six (6), Township six (6) North, Range three (3) East, Twin Township, Preble County, Ohio, being the remainder of a 30 acre tract described in Deed Records Volume 199, Page 428, in the office of Preble County Recorder, and being more particularly described as follows:

Commencing at a railroad spike found over a stone found at the Southwest corner of said Southeast Quarter, in Winnerline Road;

Thence North 85 degrees 02' 08" East 1600.18 feet along the South line of said quarter, in said road, to a point in Prices Creek Road, at the Southwest corner of said 30 acre tract;

Thence North 14 degrees 12' 27" East 871.81 feet along the West line of said 30 acre tract and the West line of a 6.00 acre tract described in Deed records Volume 341, Page 526, in Prices Creek Road, to a railroad spike found at the Northwest corner of said 6.00 acre tract, being the TRUE POINT OF BEGINNING for the tract herein described;

Thence continuing North 14 degrees 12' 27" East 746.81 feet along the West line of said 30 acre tract in Prices Creek Road to a point, witness a railroad spike found South 89 degrees 36' 30" East 10.34 feet;

Thence South 89 degrees 36' 30" East 697.41 feet along the North line of said 30 acre tract, also being the South line of a 25.560 acre tract described in Deed records Volume 302, Page 180 to a point, witness an iron pin found North 89 degrees 36' 30" West 1.29 feet;

Thence South 02 degrees 37' 34" West 639.29 feet along the East line of said 30 acre tract, also being a West line of said 25.560 acre tract, to an iron pin found at the Northeast corner of the aforesaid 6.00 acre tract;

Thence South 84 degrees 35' 37" West 855.20 feet along the North line of said 6.00 acre tract to THE POINT OF BEGINNING, containing 12.019 acres, more or less, being subject to the legal right of way of the public road and any legal easements of record.

Bearings for the above description are based upon the State Plane Coordinate System.

Parcel ID#: K41-6306-400-00-009-000

DMK EARLEY
BOX

Inst #20240000142



STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials *MD* Date 10-31-24
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 131 WESTERN AVE

Owners Name(s): Vicki L. Phillips

Date: 10-31, 2024

Owner [] is [] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes [X] No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] Yes [] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? [] Yes [X] No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [X] No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? [] Yes [X] No

Owner's Initials [Signature] Date 10-31-24

Purchaser's Initials Date

Property Address 131 WESTERN AVE

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No

If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No

If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?

Yes No If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | | | | | | | |
|-----------------------------|------------------------------|--|---|-------------------------------|------------------------------|-----------------------------|---|
| 1) Electrical | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A | 8) Water softener | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 2) Plumbing (pipes) | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A | a. Is water softener leased? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3) Central heating | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 9) Security System | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 4) Central Air conditioning | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | a. Is security system leased? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 5) Sump pump | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 10) Central vacuum | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 6) Fireplace/chimney | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 11) Built in appliances | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 7) Lawn sprinkler | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 12) Other mechanical systems | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- | | | | |
|---|------------------------------|-----------------------------|---|
| 1) Lead-Based Paint | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| 2) Asbestos | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| 4) Radon Gas | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| a. If "Yes", indicate level of gas if known | _____ | | |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials WJ Date 10-31-24
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 131 WESTERN AVE

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

1) Boundary Agreement Yes No 4) Shared Driveway Yes No

2) Boundary Dispute Yes No 5) Party Walls Yes No

3) Recent Boundary Change Yes No 6) Encroachments From or on Adjacent Property Yes No

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials WJ Date 10-31-24
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 131 WESTERN AVE

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Wanda L Phillips DATE: 10-31-24
OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____



STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?03CFimPrIFt_ogVb7OhX4ZDPu7fYky8Q

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.

Property Address 131 WESTERN AVE

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(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 (initial (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

(c) Purchaser has (initial (i) or (ii) below):

(i) received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (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 or enter N/A if not applicable)

(f) BC Seller's 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.

(g) _____ Purchaser's 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.¹

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>Wicki L Phillips</u>	<u>10-31-24</u>		
Seller	Date	Purchaser	Date
<hr/>			
<u>BC</u>	<u>10-31-24</u>		
Seller	Date	Purchaser	Date
<u>BC</u>	<u>10-31-24</u>		
Seller's Agent	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

OwnerLand REALTY®

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



We are pleased you have selected OwnerLand Realty to help you with your real estate needs. Whether you are selling, buying or leasing real estate, OwnerLand Realty can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Working With OwnerLand Realty

OwnerLand Realty does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but OwnerLand Realty and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. OwnerLand Realty will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, the agent and OwnerLand Realty will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you, or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties OwnerLand Realty has listed. In that instance, OwnerLand Realty will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When OwnerLand Realty lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. OwnerLand Realty does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because OwnerLand Realty shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead, that company will be looking out for the buyer and OwnerLand Realty will be representing your interests. When acting as a buyer's agent, OwnerLand Realty also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Broker Service Charge

Buyers will pay a \$200 Broker Service Charge to OwnerLand Realty, Inc. at the time of closing. This fee shall be included on the final settlement statement at time of closing. This fee covers administration, state compliance requirements, and document re-tention costs.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3/25/08)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

**RECEIPT FOR
CONSUMER GUIDE TO AGENCY RELATIONSHIPS**



I/We acknowledge that we have been given the two-page document titled:
CONSUMER GUIDE TO AGENCY DISCLOSURE by OwnerLand Realty, Inc.

Signature Name: _____ Date: _____

Signature Name: _____ Date: _____

Signature Name: _____ Date: _____

Signature Name: _____ Date: _____



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: 131 Western Ave. Lewisburg, Ohio 45338 & 133 Western Ave Lewisburg, OH

Buyer(s):

Seller(s): Vicki L. Phillips

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by AGENT(S) and BROKERAGE

The seller will be represented by AGENT(S) and 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 principal 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) Bob Roach and real estate brokerage OwnerLand Realty, INC. 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 signature: Vicki L. Phillips DATE: 10-31-24

BUYER/TENANT DATE

SELLER/LANDLORD DATE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:

Ohio Department of Commerce

Division of Real Estate & Professional Licensing

6606 Tussing Rd

PO Box 4008

Reynoldsburg, OH 43068

(614) 466-4100



**Department of
Commerce**

Division of Real Estate &
Professional Licensing



Summary

Parcel ID D13001203400008000
 Map Number D13-034
 Property Address 131 WESTERN AVE
 Brief Tax Description LOT 196 W SIDE 16'PT
 (Note: *The Description above is not to be used on legal documents.)
 Acres 0
 Class R
 Land Use 510 RESIDENTIAL DWELLING PLATTED
 Market Area D13S2 LEWISBURG VILLAGE
 City LEWISBURG VILLAGE
 Township HARRISON TOWNSHIP
 School District TRI COUNTY NORTH SD

Owners

Owner Mailing Address
 PHILLIPS VICKI LYNN PHILLIPS VICKI LYNN
 4636 PRICES CREEK RD
 LEWISBURG OH 45338

Topography/Utilities

Level Topography	NO	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	YES	Public Electric Utilities	NO
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	YES

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
FR - FRONT/REAR	F - FRONT	16	123/0	255	101%	\$255.00	\$258.00	258	\$4,100.00	\$4,100.00	0.0452

Improvements

Description	Number of Stories	Size	Area	Grade	Year Built	Value
GF DETACHED FRAME GARAGE		24 x 14	336	D	1952	\$0

Residential Buildings

Card	1	Number of Stories	1
Year Built		Living Area	848
Year Remodelled		Finished Basement Area	0
Grade	D-	Air Conditioned Area	0
Condition	F	Unheated Area	0
Occupancy	SINGLE FAMILY	Total Rooms	4
Exterior	WOOD	Total Bedrooms	2
Roof Type	GABLE	Total Full Baths	1
Roof Material	SHINGLES	Total Half Baths	0
Value	\$23,800	Extra Plumbing Fixtures	0

Floor	Area	Construction	Number of Rooms	Number of Bedrooms	Number of Full Baths	Number of Half Baths	Number of Fireplaces
1	848	FR	4	2	1	0	0

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
1/16/2024	\$0	PHILLIPS, VICKI LYNN	0	AFE
3/16/2022	\$0	PHILLIPS, HARRY JAMES & VICKI LYNN	0	WDC
1/1/1900	\$0	PHILLIPS HARRY JAMES & VICKI LYNN	0	

Recent Sales In Area

Sale date range:

From: 01/08/2022

To: 01/08/2025

Sales by Neighborhood

Distance: 1500

Feet

Sales by Distance

Tentative/Current Valuation

Assessed Year	2024	2023
Land Value	\$4,100	\$4,100
CAUV Value	\$0	\$0
Improvements Value	\$23,800	\$23,800
Total Value (Appraised 100%)	\$27,900	\$27,900
Land Value	\$1,440	\$1,440
CAUV Value	\$0	\$0
Improvements Value	\$8,330	\$8,330
Total Value (Assessed 35%)	\$9,770	\$9,770

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/22/2023	2023	Reappraisal	\$4,100	\$23,800	\$27,900	\$1,440	\$8,330	\$9,770
9/21/2020	2020	Reappraisal - Triennial Update	\$3,400	\$15,900	\$19,300	\$1,190	\$5,570	\$6,760
6/24/2017	2017	Reappraisal	\$2,900	\$14,400	\$17,300	\$1,020	\$5,040	\$6,060
11/15/2014	2014	Reappraisal - Triennial Update - TRI	\$3,200	\$14,200	\$17,400	\$1,120	\$4,970	\$6,090
11/16/2011	2011	Reappraisal	\$3,200	\$14,200	\$17,400	\$1,120	\$4,970	\$6,090
11/13/2008	2008	Reappraisal - Triennial Update - 2008	\$3,400	\$12,300	\$15,700	\$1,190	\$4,310	\$5,500
10/25/2005	2005		\$3,200	\$12,000	\$15,200	\$1,120	\$4,200	\$5,320
12/31/2004	2004	2004	\$2,900	\$7,900	\$10,800	\$1,020	\$2,770	\$3,790

Taxes are calculated based on valuations effective as of tax lien date of January 1, 2022. First half of taxes are due the 3rd Friday in February of each year and Second half tax bills are due the 3rd Friday of July each year. For questions regarding taxes please contact the Preble County Treasurer's office at (937) 456-8140. I would like to encourage that payments be made using the following choices:

Mail in your check along with the bottom stub on the tax bill. You may pay by credit card through the Auditor's web site (directions will appear on the top right of the tax bill). This transaction takes 5 to 7 business days to complete so you must plan ahead.

You may also have the tax payment set up through your bank checking account. (online billpay)

We also have a drop box inside the courthouse at the security desk that is available.

You may also pay at the local banks and branches during their business hours. You cannot pay at US Bank or Fifth Third Bank at this time.

Tax Distribution

Estimated Tax Distribution

Pay Taxes

Pay taxes online

Tax History

Tax Year (click for detail)	1st Half	Full Year
2023 Payable 2024	\$0.00	\$0.00
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00

Tax Year
(click for detail)

	1st Half	Full Year
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00
2010 Payable 2011	\$0.00	\$0.00
2009 Payable 2010	\$0.00	\$0.00
2008 Payable 2009	\$0.00	\$0.00
2007 Payable 2008	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2023 Payable 2024	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2023 Payable 2024	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2022 Payable 2023	11-763D-00-LEWISBURG 763D DITCH	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00
2022 Payable 2023	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2022 Payable 2023	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2021 Payable 2022	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2021 Payable 2022	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2020 Payable 2021	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2020 Payable 2021	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2019 Payable 2020	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2019 Payable 2020	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2018 Payable 2019	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2018 Payable 2019	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2017 Payable 2018	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2017 Payable 2018	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2016 Payable 2017	11-763D-00-LEWISBURG 763D DITCH	\$1.04	(\$1.04)	\$0.00	\$1.04	(\$1.04)	\$0.00
2016 Payable 2017	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2016 Payable 2017	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2015 Payable 2016	11-763D-00-LEWISBURG 763D DITCH	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00
2015 Payable 2016	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2015 Payable 2016	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2014 Payable 2015	11-763D-00-LEWISBURG 763D DITCH	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00
2014 Payable 2015	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2014 Payable 2015	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2013 Payable 2014	11-763D-00-LEWISBURG 763D DITCH	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00
2013 Payable 2014	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2013 Payable 2014	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2012 Payable 2013	11-704-00-LEWISBURG 763D DITCH	\$1.37	(\$1.37)	\$0.00	\$1.37	(\$1.37)	\$0.00
2012 Payable 2013	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2012 Payable 2013	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2011 Payable 2012	11-704-00-LEWISBURG 763D DITCH	\$1.00	(\$1.10)	(\$0.10)	\$1.00	(\$1.00)	\$0.00
2011 Payable 2012	17-911-00-911 SYSTEM	\$2.50	(\$2.75)	(\$0.25)	\$2.50	(\$2.50)	\$0.00
2011 Payable 2012	33-002-00-LANDFILL	\$47.17	(\$51.89)	(\$4.72)	\$47.17	(\$47.17)	\$0.00
2010 Payable 2011	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2010 Payable 2011	33-002-00-LANDFILL	\$32.60	(\$32.60)	\$0.00	\$32.60	(\$32.60)	\$0.00
2009 Payable 2010	11-704-00-LEWISBURG 763D DITCH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009 Payable 2010	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2009 Payable 2010	33-002-00-LANDFILL	\$32.60	(\$32.60)	\$0.00	\$32.60	(\$32.60)	\$0.00
2008 Payable 2009	11-704-00-LEWISBURG 763D DITCH	\$1.00	(\$1.00)	\$0.00	\$1.00	\$0.00	\$1.00
2008 Payable 2009	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	\$0.00	\$2.50
2008 Payable 2009	33-002-00-LANDFILL	\$32.60	(\$32.60)	\$0.00	\$32.60	\$0.00	\$32.60
2007 Payable 2008	11-763D-00-LEWISBURG 763D DITCH	\$1.00	(\$1.10)	(\$0.10)	\$1.00	(\$1.00)	\$0.00
2007 Payable 2008	17-911-00-911 SYSTEM	\$2.50	(\$2.75)	(\$0.25)	\$2.50	(\$2.50)	\$0.00
2007 Payable 2008	33-002-00-LANDFILL	\$32.60	(\$35.86)	(\$3.26)	\$32.60	(\$32.60)	\$0.00

Tax Payments

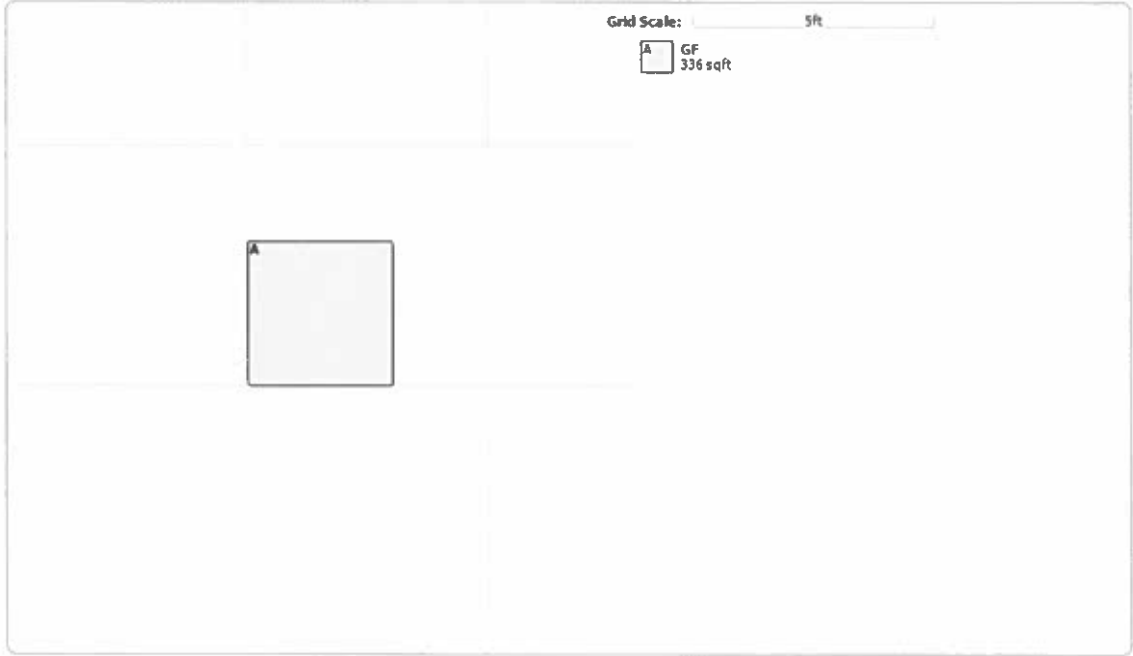
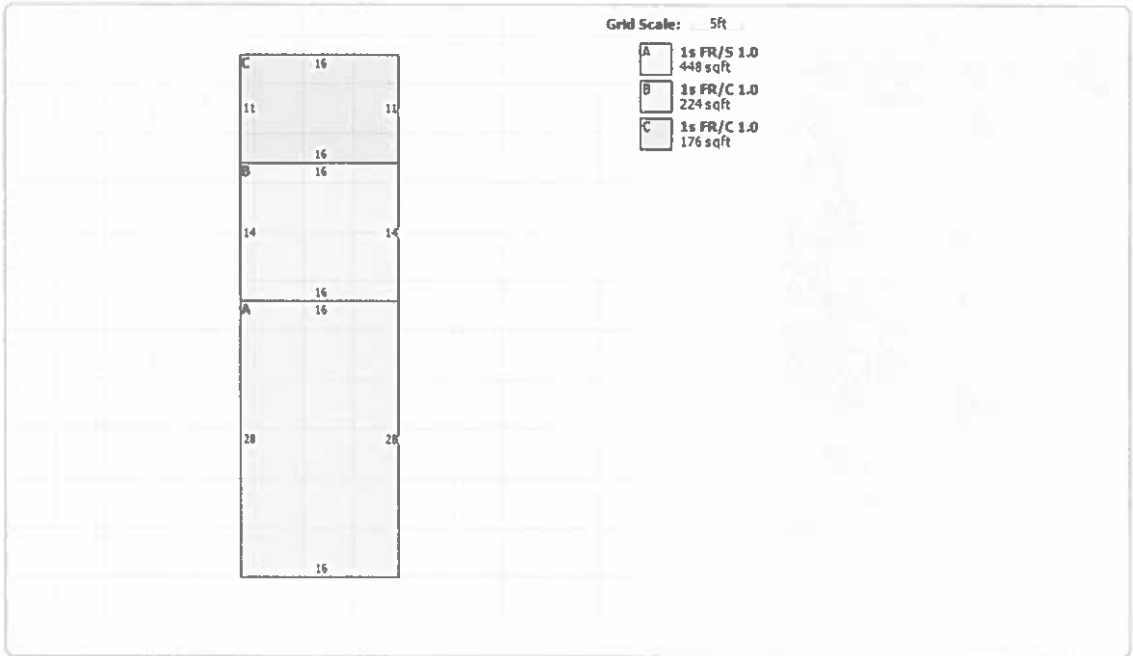
Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2023 Payable 2024	7/11/2024	895641	\$281.58
2023 Payable 2024	1/31/2024	869876	\$281.58
2022 Payable 2023	7/11/2023	855633	\$221.82
2022 Payable 2023	2/6/2023	827161	\$221.82
2021 Payable 2022	2/1/2022	781299	\$456.40
2020 Payable 2021	2/3/2021	735313	\$449.98
2019 Payable 2020	1/28/2020	689213	\$426.16
2018 Payable 2019	2/1/2019	642071	\$417.68
2017 Payable 2018	7/12/2018	625052	\$198.96
2017 Payable 2018	2/8/2018	600105	\$198.96
2016 Payable 2017	2/9/2017	543451	\$378.96
2015 Payable 2016	6/20/2016	513421	\$193.11
2015 Payable 2016	2/10/2016	495235	\$193.11
2014 Payable 2015	2/24/2015	454862	\$377.08
2013 Payable 2014	7/11/2014	425746	\$197.00
2013 Payable 2014	2/5/2014	392709	\$197.00
2012 Payable 2013	7/10/2013	376156	\$197.36
2012 Payable 2013	2/8/2013	348863	\$197.36
2011 Payable 2012	7/9/2012	324466	\$195.83
2011 Payable 2012	3/28/2012	317403	(\$19.59)
2011 Payable 2012	3/12/2012	316615	\$215.40
2010 Payable 2011	7/6/2011	278295	\$163.50
2010 Payable 2011	2/22/2011	255886	\$163.50
2009 Payable 2010	7/12/2010	232658	\$161.21
2009 Payable 2010	2/16/2010	206460	\$342.08
2008 Payable 2009	3/3/2009	165701	\$161.72
2007 Payable 2008	7/17/2008	140263	\$329.41

Total:

Tax Year	Amount Paid
2023 Payable 2024	\$563.16
2022 Payable 2023	\$443.64
2021 Payable 2022	\$456.40
2020 Payable 2021	\$449.98
2019 Payable 2020	\$426.16
2018 Payable 2019	\$417.68
2017 Payable 2018	\$397.92
2016 Payable 2017	\$378.96
2015 Payable 2016	\$386.22
2014 Payable 2015	\$377.08
2013 Payable 2014	\$394.00
2012 Payable 2013	\$394.72
2011 Payable 2012	\$391.64
2010 Payable 2011	\$327.00
2009 Payable 2010	\$503.29
2008 Payable 2009	\$161.72
2007 Payable 2008	\$329.41

Sketches



Map



Property Card

Property Card

No data available for the following modules: Agricultural, Commercial, Commercial Detail, Yard Items.

The information provided by Preble County is provided 'as is' and for reference only. The user expressly agrees that the use of Preble County's web site is at the user's sole risk.
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Developed by
 **SCHNEIDER**
GEOSPATIAL

Preble County, Ohio - Property Record Card, Page 1
 Parcel: D13001203400008000
 Map Number: D13-034

GENERAL PARCEL INFORMATION

Owner: PHILLIPS VICKI LYNN
 Property Address: 131 WESTERN AVE
 Mailing Address: PHILLIPS VICKI LYNN
 4636 PRICES CREEK RD
 LEWISBURG OH 45338
 Land Use: 510 RESIDENTIAL DWELLING PLATTED
 Legal Description: LOT 196
 W SIDE 16'PT
 School District: TRI COUNTY NORTH SD
 Tax District: D13 Lewisburg Village - Tri County North School District

VALUATION

	Appraised	Assessed
Land Value	\$4,100.00	\$1,440.00
Improvements Value	\$23,800.00	\$8,330.00
Total Value	\$27,900.00	\$9,770.00
Taxable Value		\$9,770.00
Net Annual Tax:		\$463.82
Tot Amt Collected:		(\$563.16)



AGRICULTURAL

Code Soil Acres Rate Appraised Assessed CAUV Rate CAUV Value Taxable

Totals:

LAND	Code	Frontage	Depth	Rate	Total	Value	Acres
F - FRONT		16	123/0	255	\$4,100.00	\$4,100.00	0.0452

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
1/16/2024	\$0.00	PHILLIPS, VICKI LYNN	44	
3/16/2022	\$0.00	PHILLIPS, HARRY JAMES &	390	
	\$0.00	PHILLIPS HARRY JAMES &	0	

COMMENTS

Type	Description
Transfer	Number of parcels this sale: 0
Front of Card	REVAL 17 PER PARCEL LAYER THE GARAGE LISTED HERE SITS ON D13001203400007000 (DIFF. OWNER), ADDED CRAWL SPACE TO 2 PARTS OF THE DWLG

Preble County, Ohio - Property Record Card, Page 3
 Parcel: D1300120340008000
 Map Number: D13-034

GENERAL PARCEL INFORMATION

Owner: PHILLIPS VICKI LYNN
 Property Address: 131 WESTERN AVE
 Mailing Address: PHILLIPS VICKI LYNN
 4636 PRICES CREEK RD
 LEWISBURG OH 45338
 Land Use: 510 RESIDENTIAL DWELLING PLATTED
 Legal Description: LOT 196
 W SIDE 16'PT
 School District: TRI COUNTY NORTH SD
 Tax District: D13 Lewisburg Village - Tri County North School District

VALUATION

Appraised: \$1,440.00
 Assessed: \$1,440.00
 Land Value: \$4,100.00
 Improvements Value: \$23,800.00
 Total Value: \$27,900.00

Taxable Value: \$9,770.00
 Net Annual Tax: \$463.82
 Tot Amt Collected: (\$563.16)

SKETCH

Grid Scale: 5ft
 A 15 PR/S 1.0
 44' x 61'
 B 15 PR/C 1.0
 22' x 61'
 C 15 PR/C 1.0
 17' x 61'



RESIDENTIAL

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplac
1	848	FR	4	2	1	0	0

RESIDENTIAL DETAIL

Number Of Stories	1
Year Remodelled	0
Grade	D-
Condition	F
Occupancy	SINGLE FAMILY
Construction	WOOD
RoofType	GABLE
RoofMaterial	SHINGLES
Total Area	848
Living Area	848
Finished Basement Area	0
Air Conditioned Area	0
Unheated Area	0
Total Rooms	4
Total Bedrooms	2
Total Full Baths (Including Base Plumbing)	1
Total Half Baths	0
Extra Plumbing Fixtures Value	\$23,800.00

IMPROVEMENTS

Description	Stories	Area	Grade	Year Built	Value
GF DETACHED FRAME	1	336	D	1952	

Walnut Harvest Auctions, LLC
Bob Roach, Auctioneer, Realtor
OwnerLand Realty
4766 Halderman Rd. West Alex, Ohio 45381
bob@walnutharvestauctions.com
937.533.7081

Buyer Broker Registration Form for Real Estate Auction – 131 & 133 Western Ave. Lewisburg, Ohio
Auction Date: Sat. Jan. 25th, 2025

1. All licensed agents and prospective buyer(s) must sign this form and register **48 hours** prior to the auction to receive commission with Bob Roach, Auctioneer. Complete information, name of client(s)-signatures, Real Estate Company, and Agent.
2. The actual licensed real estate agent that is registered (not an assistant) must attend open houses, showings, be in attendance day of auction and the closing to receive commission.
3. Buyer brokers compensation for this real estate auction: 1.5 % of the Opening Bid...it is the agent of the buyer or buyer's responsibility to bid on their own behalf, after the opening bid is executed.
4. This agreement is for licensed realtor/agents only and they must be licensed in the state that the real estate is being sold.

By registering for this real estate auction, the realtor/agent for the buyer(s) verify that they have provided and reviewed the terms and disclosures forms provided in this packet with their client(s) prior to today's Auction. The Disclosures forms enclosed in this packet is not warranted or guaranteed. All buyer(s) are encouraged to have their own inspections done prior to today's auction.

5. No Exception to these Terms will be honored.

Opening Bid in the Amount of: \$ _____
opening bid must be submitted on this form

X _____
Prospective Buyer (signature)

x _____
Prospective Buyer (Signature)

Licensed Real Estate Agent: x _____

Real Estate Co. /Broker: x _____

Telephone: _____

Date & Time: _____

x _____
Bob Roach, Auctioneer/Realtor with Chad Hagins, Inc.
bob@walnutharvestauctions.com





Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials VP Date 10-31-24
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

133 WESTERN AVE

Owners Name(s):

Vicki L. Phillips

Date: 10-31, 2024

Owner [] is [] is not occupying the property. If owner is occupying the property, since what date:
If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- [x] Public Water Service [] Holding Tank [] Unknown
[] Private Water Service [] Cistern [] Other
[] Private Well [] Spring
[] Shared Well [] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes
[x] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [x] Yes [] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- [x] Public Sewer [] Private Sewer [] Septic Tank
[] Leach Field [] Aeration Tank [] Filtration Bed
[] Unknown [] Other

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
[] Yes [x] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Information on the operation and maintenance of the type of sewage system serving the property is available from the
department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [x] No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other
defects to the property, including but not limited to any area below grade, basement or crawl space? [] Yes [] No
If "Yes", please describe and indicate any repairs completed:

Owner's Initials [Signature] Date 10-31-24
Owner's Initials Date

Purchaser's Initials Date
Purchaser's Initials Date

Property Address 133 WESTERN AVE

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?
 Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

1) Electrical	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	8) Water softener	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
2) Plumbing (pipes)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	a. Is water softener leased?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3) Central heating	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	9) Security System	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
4) Central Air conditioning	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	a. Is security system leased?	<input type="checkbox"/> Yes <input type="checkbox"/> No
5) Sump pump	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	10) Central vacuum	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
6) Fireplace/chimney	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	11) Built in appliances	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
7) Lawn sprinkler	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12) Other mechanical systems	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

1) Lead-Based Paint	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
2) Asbestos	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
4) Radon Gas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
a. If "Yes", indicate level of gas if known	_____
5) Other toxic or hazardous substances	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials VKP Date 10-31-24
Owner's Initials _____ Date _____
Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 133 WESTERN AVE

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | |
|---------------------------|---|---|---|
| 1) Boundary Agreement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 4) Shared Driveway | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2) Boundary Dispute | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 5) Party Walls | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Recent Boundary Change | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials WAP Date 10-31-24
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ 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.

Property Address 133 WESTERN AVE

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(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 (initial (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

(c) Purchaser has (initial (i) or (ii) below):

(i) received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (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 or enter N/A if not applicable)

(f) BA Seller's 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.

(g) _____ Purchaser's 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.¹

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>W. J. Phillips</u>	<u>10-31-24</u>		
Seller	Date	Purchaser	Date
<hr/>			
<u>BA</u>	<u>10-31-24</u>		
Seller	Date	Purchaser	Date
<u>BA</u>	<u>10-31-24</u>		
Seller's Agent	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

Property Address 133 WESTERN AVE

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: *Duke J. Phillips* DATE: 10-31-24

OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____



Department of Commerce

Division of Real Estate
& Professional Licensing

STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuyguid.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIft_ogVb7OhX4ZDPu7fyky8Q

Summary

Parcel ID D13001203400009000
Map Number D13-034
Property Address 133 WESTERN AVE
Brief Tax Description LOT 197 W SIDE 16'PT
 (Note: *The Description above is not to be used on legal documents.)
Acres 0
Class R
Land Use 510 RESIDENTIAL DWELLING PLATTED
Market Area D13S2 LEWISBURG VILLAGE
City LEWISBURG VILLAGE
Township HARRISON TOWNSHIP
School District TRI COUNTY NORTH SD

Owners

Owner [PHILLIPS VICKI LYNN](#)
Mailing Address [PHILLIPS VICKI LYNN](#)
 4636 PRICES CREEK RD
 LEWISBURG OH 45338

Topography/Utilities

Level Topography	NO	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	YES	Public Electric Utilities	NO
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	YES

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
FR - FRONT/REAR	F - FRONT	15	118/0	255	99%	\$255.00	\$252.00	252	\$3,800.00	\$3,800.00	0.0406

Improvements

Description	Number of Stories	Size	Area	Grade	Year Built	Value
SPP PP SHED		8 x 6	48	C	OLD	\$0

Residential Buildings

Card	1	Number of Stories	1
Year Built		Living Area	1,065
Year Remodelled		Finished Basement Area	0
Grade	D-	Air Conditioned Area	0
Condition	F	Unheated Area	0
Occupancy	SINGLE FAMILY	Total Rooms	5
Exterior	WOOD	Total Bedrooms	3
Roof Type	GABLE	Total Full Baths	1
Roof Material	SHINGLES	Total Half Baths	0
Value	\$27,200	Extra Plumbing Fixtures	0

Floor	Area	Construction	Number of Rooms	Number of Bedrooms	Number of Full Baths	Number of Half Baths	Number of Fireplaces
1	1,065	FR	5	3	1	0	0

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
1/16/2024	\$0	PHILLIPS, VICKI LYNN	0	AFE
3/16/2022	\$0	PHILLIPS, HARRY JAMES & VICKI LYNN	0	WDC
1/1/1900	\$0	PHILLIPS HARRY JAMES & VICKI LYNN	0	

Recent Sales In Area

Sale date range:

From: 01/08/2022

To: 01/08/2025

Sales by Neighborhood

Distance:

1500

Feet

Sales by Distance

Tentative/Current Valuation

Assessed Year	2024	2023
Land Value	\$3,800	\$3,800
CAUV Value	\$0	\$0
Improvements Value	\$27,200	\$27,200
Total Value (Appraised 100%)	\$31,000	\$31,000
Land Value	\$1,330	\$1,330
CAUV Value	\$0	\$0
Improvements Value	\$9,520	\$9,520
Total Value (Assessed 35%)	\$10,850	\$10,850

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/22/2023	2023	Reappraisal	\$3,800	\$27,200	\$31,000	\$1,330	\$9,520	\$10,850
9/21/2020	2020	Reappraisal - Triennial Update	\$3,200	\$18,500	\$21,700	\$1,120	\$6,480	\$7,600
6/24/2017	2017	Reappraisal	\$2,700	\$16,700	\$19,400	\$950	\$5,850	\$6,800
11/15/2014	2014	Reappraisal - Triennial Update - TRI	\$3,000	\$17,900	\$20,900	\$1,050	\$6,270	\$7,320
11/16/2011	2011	Reappraisal	\$3,000	\$17,900	\$20,900	\$1,050	\$6,270	\$7,320
11/13/2008	2008	Reappraisal - Triennial Update - 2008	\$3,100	\$16,400	\$19,500	\$1,090	\$5,740	\$6,830
10/25/2005	2005		\$3,000	\$16,000	\$19,000	\$1,050	\$5,600	\$6,650
12/31/2004	2004	2004	\$2,700	\$10,000	\$12,700	\$950	\$3,500	\$4,450

Taxes are calculated based on valuations effective as of tax lien date of January 1, 2022. First half of taxes are due the 3rd Friday in February of each year and Second half tax bills are due the 3rd Friday of July each year. For questions regarding taxes please contact the Preble County Treasurer's office at (937) 456-8140. I would like to encourage that payments be made using the following choices:

Mail in your check along with the bottom stub on the tax bill. You may pay by credit card through the Auditor's web site (directions will appear on the top right of the tax bill). This transaction takes 5 to 7 business days to complete so you must plan ahead.

You may also have the tax payment set up through your bank checking account. (online billpay)

We also have a drop box inside the courthouse at the security desk that is available.

You may also pay at the local banks and branches during their business hours. You cannot pay at US Bank or Fifth Third Bank at this time.

Tax Distribution

Estimated Tax Distribution

Pay Taxes

Pay taxes online

Tax History

Tax Year (click for detail)	1st Half	Full Year
2023 Payable 2024	\$0.00	\$0.00
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00

Tax Year (click for detail)	1st Half	Full Year
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00
2010 Payable 2011	\$0.00	\$0.00
2009 Payable 2010	\$0.00	\$0.00
2008 Payable 2009	\$0.00	\$0.00
2007 Payable 2008	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2023 Payable 2024	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2023 Payable 2024	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2022 Payable 2023	11-763D-00-LEWISBURG 763D DITCH	\$2.57	(\$2.57)	\$0.00	\$2.57	(\$2.57)	\$0.00
2022 Payable 2023	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2022 Payable 2023	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2021 Payable 2022	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2021 Payable 2022	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2020 Payable 2021	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2020 Payable 2021	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2019 Payable 2020	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2019 Payable 2020	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2018 Payable 2019	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2018 Payable 2019	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2017 Payable 2018	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2017 Payable 2018	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2016 Payable 2017	11-763D-00-LEWISBURG 763D DITCH	\$4.27	(\$4.27)	\$0.00	\$4.27	(\$4.27)	\$0.00
2016 Payable 2017	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2016 Payable 2017	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2015 Payable 2016	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2015 Payable 2016	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2015 Payable 2016	11-763D-00-LEWISBURG 763D DITCH	\$2.57	(\$2.57)	\$0.00	\$2.57	(\$2.57)	\$0.00
2014 Payable 2015	11-763D-00-LEWISBURG 763D DITCH	\$1.80	(\$1.80)	\$0.00	\$1.80	(\$1.80)	\$0.00
2014 Payable 2015	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2014 Payable 2015	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2013 Payable 2014	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2013 Payable 2014	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2013 Payable 2014	11-763D-00-LEWISBURG 763D DITCH	\$2.57	(\$2.57)	\$0.00	\$2.57	(\$2.57)	\$0.00
2012 Payable 2013	11-704-00-LEWISBURG 763D DITCH	\$5.64	(\$5.64)	\$0.00	\$5.64	(\$5.64)	\$0.00
2012 Payable 2013	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2012 Payable 2013	33-002-00-LANDFILL	\$47.17	(\$47.17)	\$0.00	\$47.17	(\$47.17)	\$0.00
2011 Payable 2012	33-002-00-LANDFILL	\$47.17	(\$51.89)	(\$4.72)	\$47.17	(\$47.17)	\$0.00
2011 Payable 2012	17-911-00-911 SYSTEM	\$2.50	(\$2.75)	(\$0.25)	\$2.50	(\$2.50)	\$0.00
2011 Payable 2012	11-704-00-LEWISBURG 763D DITCH	\$3.84	(\$4.22)	(\$0.38)	\$3.84	(\$3.84)	\$0.00
2010 Payable 2011	33-002-00-LANDFILL	\$32.60	(\$32.60)	\$0.00	\$32.60	(\$32.60)	\$0.00
2010 Payable 2011	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2009 Payable 2010	33-002-00-LANDFILL	\$32.60	(\$32.60)	\$0.00	\$32.60	(\$32.60)	\$0.00
2009 Payable 2010	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	(\$2.50)	\$0.00
2009 Payable 2010	11-704-00-LEWISBURG 763D DITCH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008 Payable 2009	33-002-00-LANDFILL	\$32.60	(\$32.60)	\$0.00	\$32.60	\$0.00	\$32.60
2008 Payable 2009	17-911-00-911 SYSTEM	\$2.50	(\$2.50)	\$0.00	\$2.50	\$0.00	\$2.50
2008 Payable 2009	11-704-00-LEWISBURG 763D DITCH	\$1.07	(\$1.07)	\$0.00	\$1.07	\$0.00	\$1.07
2007 Payable 2008	33-002-00-LANDFILL	\$32.60	(\$35.86)	(\$3.26)	\$32.60	(\$32.60)	\$0.00
2007 Payable 2008	17-911-00-911 SYSTEM	\$2.50	(\$2.75)	(\$0.25)	\$2.50	(\$2.50)	\$0.00
2007 Payable 2008	11-763D-00-LEWISBURG 763D DITCH	\$1.28	(\$1.41)	(\$0.13)	\$1.28	(\$1.28)	\$0.00

Tax Payments

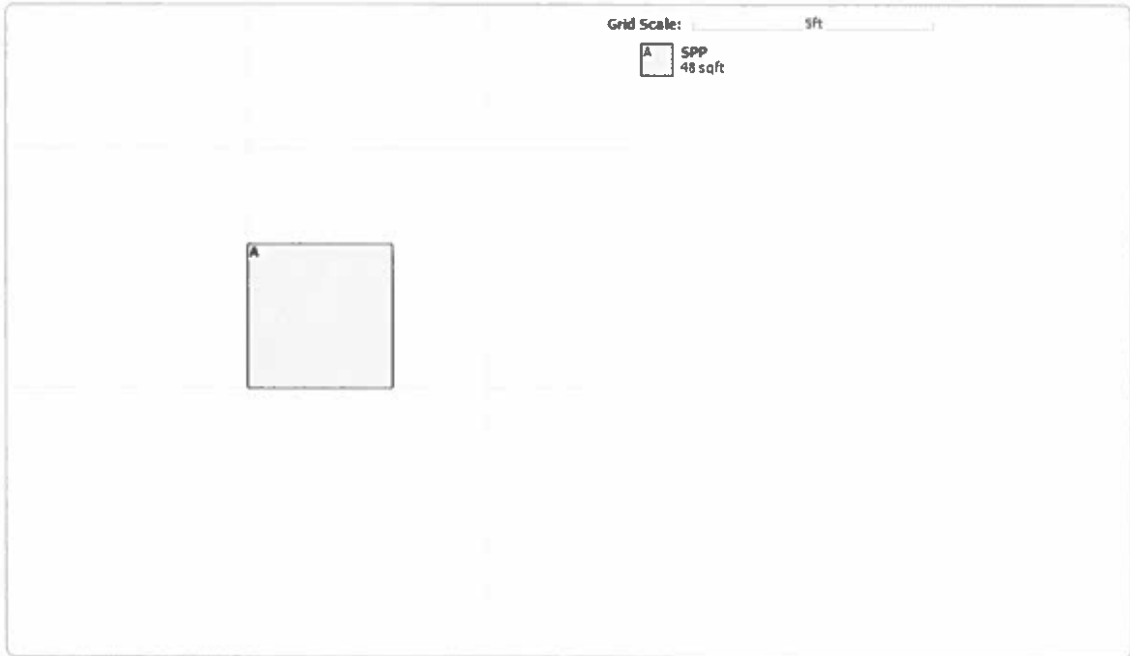
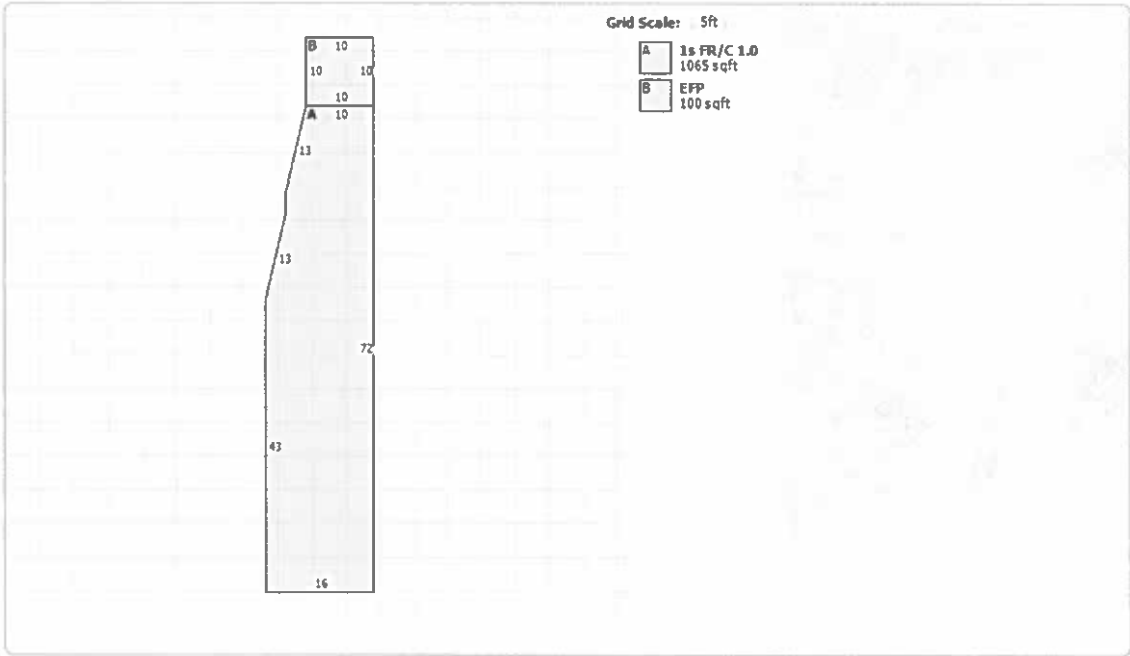
Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2023 Payable 2024	7/11/2024	895640	\$307.22
2023 Payable 2024	1/31/2024	869877	\$307.22
2022 Payable 2023	7/11/2023	855632	\$244.66
2022 Payable 2023	2/6/2023	827160	\$244.66
2021 Payable 2022	2/1/2022	781300	\$500.78
2020 Payable 2021	2/3/2021	735312	\$493.56
2019 Payable 2020	1/28/2020	689214	\$466.08
2018 Payable 2019	2/1/2019	642072	\$456.54
2017 Payable 2018	7/12/2018	625053	\$217.20
2017 Payable 2018	2/8/2018	600106	\$217.20
2016 Payable 2017	2/9/2017	543450	\$441.48
2015 Payable 2016	6/20/2016	513422	\$223.44
2015 Payable 2016	2/10/2016	495236	\$223.44
2014 Payable 2015	2/24/2015	454863	\$434.36
2013 Payable 2014	7/11/2014	425747	\$228.12
2013 Payable 2014	2/5/2014	392710	\$228.12
2012 Payable 2013	7/10/2013	376155	\$231.18
2012 Payable 2013	2/8/2013	348864	\$231.18
2011 Payable 2012	7/9/2012	324467	\$227.98
2011 Payable 2012	3/28/2012	317404	(\$22.80)
2011 Payable 2012	3/12/2012	316614	\$250.78
2010 Payable 2011	7/6/2011	278297	\$194.55
2010 Payable 2011	2/22/2011	255885	\$194.55
2009 Payable 2010	7/12/2010	232659	\$191.71
2009 Payable 2010	2/16/2010	206461	\$406.65
2008 Payable 2009	3/3/2009	165702	\$192.18
2007 Payable 2008	7/17/2008	140262	\$393.40

Total:

Tax Year	Amount Paid
2023 Payable 2024	\$614.44
2022 Payable 2023	\$489.32
2021 Payable 2022	\$500.78
2020 Payable 2021	\$493.56
2019 Payable 2020	\$466.08
2018 Payable 2019	\$456.54
2017 Payable 2018	\$434.40
2016 Payable 2017	\$441.48
2015 Payable 2016	\$446.88
2014 Payable 2015	\$434.36
2013 Payable 2014	\$456.24
2012 Payable 2013	\$462.36
2011 Payable 2012	\$455.96
2010 Payable 2011	\$389.10
2009 Payable 2010	\$598.36
2008 Payable 2009	\$192.18
2007 Payable 2008	\$393.40

Sketches



Map



Property Card

Property Card

No data available for the following modules: Agricultural, Commercial, Commercial Detail, Yard Items.

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GEO SPATIAL

Preble County, Ohio - Property Record Card, Page 1
 Parcel: D13001203400009000
 Map Number: D13-034

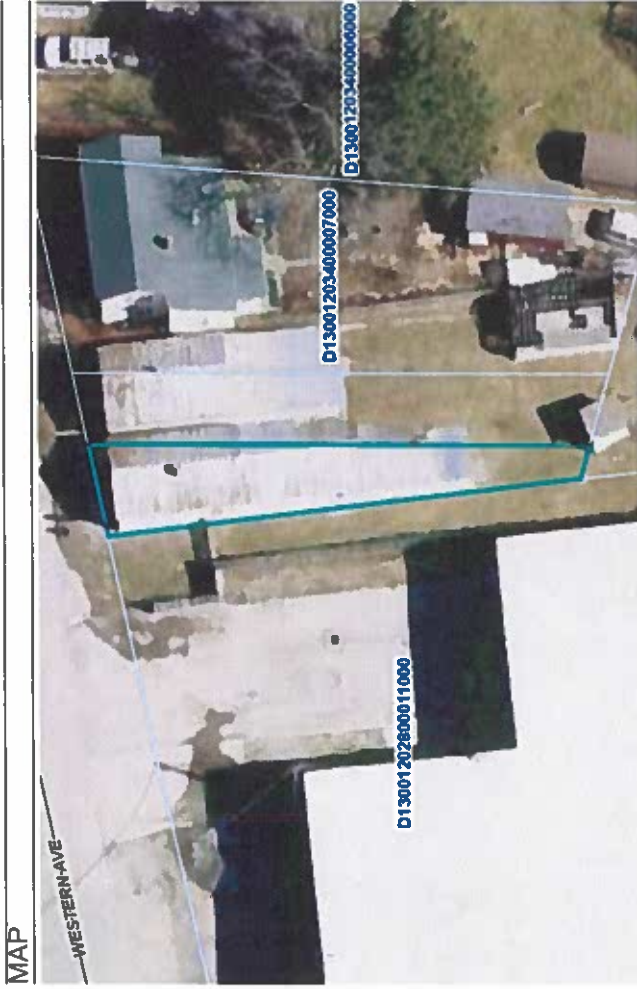
GENERAL PARCEL INFORMATION

Owner
 Property Address
 Mailing Address
 Land Use
 Legal Description
 School District
 Tax District

PHILLIPS VICKI LYNN
 133 WESTERN AVE
 PHILLIPS VICKI LYNN
 4636 PRICES CREEK RD
 LEWISBURG OH 45338
 510 RESIDENTIAL DWELLING PLATTED
 LOT 197
 W SIDE 16'PT
 TRI COUNTY NORTH SD
 D13 Lewisburg Village - Tri County North School District

VALUATION

Land Value	Appraised	Assessed
Improvements Value	\$3,800.00	\$1,330.00
Total Value	\$27,200.00	\$9,520.00
	\$31,000.00	\$10,850.00
Taxable Value		\$10,850.00
Net Annual Tax:		\$515.10
Tot Amt Collected:		(\$614.44)



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
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Totals:

LAND		Frontage	Depth	Rate	Total	Value	Acres
Code	F - FRONT	15	118/0	255	\$3,800.00	\$3,800.00	0.0406

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
1/16/2024	\$0.00	PHILLIPS, VICKI LYNN	44	
3/16/2022	\$0.00	PHILLIPS, HARRY JAMES &	390	
	\$0.00	PHILLIPS HARRY JAMES &	0	

COMMENTS

Type Description

Front of Card

REVAL 17 PER PARCEL LAYER THE SHED LISTED SITS OFF PARCEL, CHINGD SHED TO PP SHED & CHINGD MSMTS REVAL 2023 PER MAILER CHNG ROOM COUNT TO 5 CHNG

Transfer

Number of parcels this sale: 0

Preble County, Ohio - Property Record Card, Page 3
 Parcel: D13001203400009000
 Map Number: D13-034

GENERAL PARCEL INFORMATION

Owner: PHILLIPS VICKI LYNN
 Property Address: 133 WESTERN AVE
 Mailing Address: PHILLIPS VICKI LYNN
 4636 PRICES CREEK RD
 LEWISBURG OH 45338
 Land Use: 510 RESIDENTIAL DWELLING PLATTED
 Legal Description: LOT 197
 W SIDE 16'PT
 School District: TRI COUNTY NORTH SD
 Tax District: D13 Lewisburg Village - Tri County North School District

SKETCH

Grid Scale: 5ft
 1/8" = 10' 1.0
 1/16" = 5' 0.5
 1/32" = 2' 0.25
 1/64" = 1' 0.125



VALUATION

	Appraised	Assessed
Land Value	\$3,800.00	\$1,330.00
Improvements Value	\$27,200.00	\$9,520.00
Total Value	\$31,000.00	\$10,850.00

Taxable Value: \$10,850.00
 Net Annual Tax: \$515.10
 Tot Amt Collected: (\$614.44)

RESIDENTIAL

Number Of Stories	1
Year Built	0
Year Remodelled	0
Grade	D-
Condition	F
Occupancy	SINGLE FAMILY
Construction	WOOD
RoofType	GABLE
RoofMaterial	SHINGLES
Total Area	1065
Living Area	1065
Finished Basement Area	0
Air Conditioned Area	0
Unheated Area	0
Total Rooms	5
Total Bedrooms	3
Total Full Baths (Including Base Plumbing)	1
Total Half Baths	0
Extra Plumbing Fixtures Value	\$27,200.00

RESIDENTIAL DETAIL

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplace
1	1065	FR	5	3	1	0	0

IMPROVEMENTS

Description	Stories	Area	Grade	Year Built	Value
SPP PP SHED	0	48	C	OLD	

Notes: All Agents please call for more information on the real estate auction terms & commission split.



*Thank you for your interest in today's
Real Estate Auction!*

If you have any questions or concerns, please contact us

Bob - 937-533-7081

Email bob@walnutharvestauctions.com

Bob Roach, Auctioneer, & Realtor

Anna Marie Roach, Office Manager, & Realtor

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