

**REAL  
ESTATE**

# AUCTION



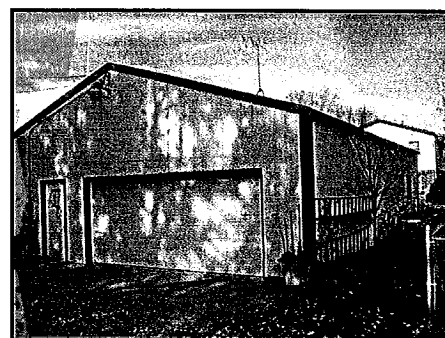
**BIDDER'S INFORMATION PACKET**

**THURS. DEC. 1, 2011 - 11:01AM AM**



**INCOME  
PROPERTY**

**207 W. Deem St.  
Eaton, OH**



**OPEN HOUSE**

**Saturday, Nov. 19th 10:00 - 11:01 AM**

**Charles D. Hubler, Attorney at Law**

Preble Co. Probate # 2010 1060-A

Kyle Smith, Executor of the Estate of:

***Lawrence L. Smith, Dec.***

[www.kramerauctions.com](http://www.kramerauctions.com)



**KRAMER & KRAMER INC.**

**AUCTIONEERS • REALTORS 1•937•456•1101 EATON, OHIO**



# Kramer & Kramer Inc.

## Auctioneers – Realtors

420 N. Barron St. / P. O. Box 85, Eaton, Ohio 45320  
937-456-1101 / fax 937-456-1201

## Welcome!

November 9, 2011

Dear Prospective Bidder,

On behalf of the family of the Late Lawrence Smith, we welcome you to this public auction of real estate. The entire firm of Kramer & Kramer Inc. Auctioneers -- Realtors takes great pride the Smith family has entrusted us with the responsibility of auctioning this property located at 207 W. Deem St., Eaton, OH.

This auction will be conducted onsite at the property on Thursday, Dec. 1, 2011. At 11:01 AM we will call the bids on the Real Estate. The real estate auction should take approximately 15 to 20 minutes to conduct, and another 15 to 20 minutes to finalize papers, should you be the winning bidder.

We have included much of the information concerning this fine home in this bidder information packet (BIP); however, this information is not warranted, nor is it intended to be all the information available concerning this property. We feel it is very important that as much disclosure concerning the house is made to everyone, and in that fashion, potential bidders can arrange their financing or at least be ready to bid a price that is reflective of the fair market value.

This BIP is presented in good faith to assist buyers and lenders, but buyers should rely on their own inspections. The property sells "AS-IS" with no warranties, implied or expressed.

Scheduled times for viewing the house are:

Saturday                      Nov. 19th                      10:00 to 11:01 AM

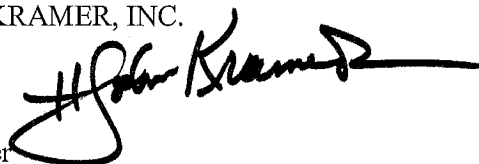
One hour before auction

Whether you are interested in bidding on this home, or whether you are just simply interested in the auction method of marketing, please come and attend the auction which will be held on site at 207 W. Deem St., Eaton, OH.

Very truly yours,

KRAMER & KRAMER, INC.

H. John Kramer



***H. John Kramer, CAI, AARE, CES, GRI***

*Auctioneer – Realtor – Appraiser*

*Kramer & Kramer, Inc., Auctioneers – Realtors, Eaton, OH 45320 / 937-456-1101*

## WHAT YOU THE BIDDER CAN EXPECT . . .

Questions, which we are asked most frequently, are: "What can I expect at the Real Estate Auction?" followed closely by "How do I bid?" "What is the property worth?"; plus various questions on terms and conditions.

It is our hope and goal that this Bidder's Information Packet (BIP) will answer all your questions and also address your concerns. We have attempted to compile much of the necessary information for you.

### **How do I bid?**

It's easy. Truthfully! Once eye contact is made, your body language will usually tell the auctioneer you are interested in bidding. After that, a simple nod of the head, raising of your arm or bid card number, or any other intentional movement will be fine. The best advice is to talk to one of the auctioneers prior to the bidding and express your desire to bid.

### **What is the property worth?**

It is worth what a ready, willing and able Buyer with knowledge will pay a willing Seller. Our job is to provide you the information you need to determine how the property compares to other properties that have sold in the area or similar market. Our BIP will show "recent area sales" which provides you, or your banker, the information needed to formulate your own appraisal. Our advice is two-fold: (1) Decide what the property is worth to you, and (2) be sure you have access to the funds, with a loan confirmation if necessary.

### **What can I expect at a Real Estate Auction?**

You can usually expect the property to be sold. Over 95% of our Real Estate Auctions result in sales; therefore, be prepared to bid your price.

Multiple parcel real estate auctions are similar, but the bid calling can take one to six hours, with 1-1/2 to 2 hours being normal. We have a special handout on Multi-Parcel Real Estate Auctions.

Our procedures are pretty well established. We will start the real estate auction at the time advertised and spend ten to fifteen minutes going over the Bidder's Information Packet, and clarifying any possible changes. Then we have the out calling of the live bids (the auction, if you will), which will last anywhere from five to ten minutes. Usually within fifteen to twenty minutes we are done, then the signing of the documents (all of which are in the BIP), will take a few minutes longer.

Last of all, you can expect to be treated with respect in an honest and ethical manner. The Agency Disclosure Statement describes the legal relationships, but we desire to create or continue a lifetime relationship. Buying real estate at auction is easy and no different than buying a \$2.00 box lot.

***Decide what it is worth to you.  
Assure you have the adequate funds.  
Bid your price!***

**KRAMER & KRAMER INC.**  
AUCTIONEERS • REALTORS 1-937-456-1101 EATON, OHIO



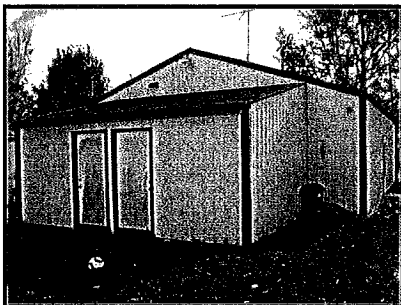
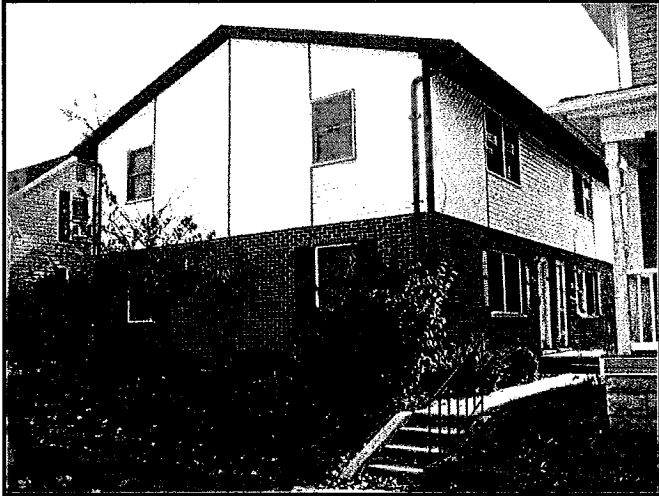
**REAL  
ESTATE**

**AUCTION**



**THURS., DEC. 1  
11:01 AM**

**EATON, OH  
207 W. Deem St.**



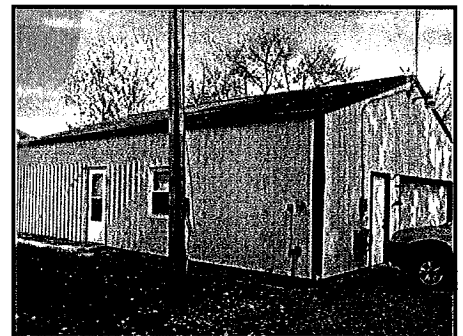
1991 2-Story Double Rental Unit, Each with 2 BR & Bath up; LR, Kitchen, Utility & Half Bath Down; Gas Heat - Separate Utilities & 1280 Sq. Ft. Garage - Finished Recreation Room with AC & Gas Heat. Appraised at \$113,000, Minimum Opening Bid \$75,334.00 or only \$37,677.00 Per Unit. Contact Kramer & Kramer Auctioneers & Realtors for Detailed BIP with Terms and Conditions.

**Chuck Hubler, Attorney at Law**

**Preble Co. Probate # 2010 1060-A**

**Kyle Smith, Executor of the Estate of:**

***Lawrence L. Smith, Dec.***



**OPEN HOUSE**

**Saturday, Nov. 19th  
10:00 to 11:01 AM**

*And One Hour Prior Auction*

[www.kramerauctions.com](http://www.kramerauctions.com)

**KRAMER & KRAMER INC.**  
AUCTIONEERS • REALTORS 1-937-456-1101 EATON, OHIO



# KRAMER & KRAMER INC.

## AUCTIONEERS – REALTORS

420 N. Barron St / PO Box 85 / Eaton, OH 45320 / 937-456-1101

www.kramerauctions.com

### AGREEMENT TO PURCHASE REAL ESTATE BY PUBLIC AUCTION – Thursday, December 1, 2011

1. The undersigned hereinafter called the BUYER, has this day purchased at Public Auction from Kyle L. Smith, Executor for the Estate of Lawrence L. Smith, hereinafter called the SELLERS, the following described Real Estate:

Being E 46' PT Lot 818, in the City of Eaton, County of Preble and State of Ohio as recorded in the Preble County Recorder's Office and subject to all legal highways, easements, rights of way and restrictions of record.

Parcel ID: M40 000 604 102 009 000. Mailing Address: 207 W. Deem St., Eaton, OH 45320.

2. The property shall include the land, all appurtenant rights, privileges and easements, and all buildings, improvements and fixtures, including but not limited to, such of the following as are now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings and screens; storm windows and doors; television antennae; curtain rods; garage door opener and control(s); all landscaping, and all other fixtures.

3. The Buyer has agreed to pay for the premises the sum of:

\$ \_\_\_\_\_

and deposits herewith the sum of \$5,000.00 and will pay the balance, in cash, upon delivery of the deed, on or before Friday December 30, 2011. The property shall sell free and clear of all mortgages, liens or encumbrances, except as noted on the real estate taxes. The BUYER acknowledges that this sale is not contingent upon financing and that failure to close on or before the above date shall constitute loss of deposit monies. Final Sale is contingent upon approval by Preble County Probate Court Judge Wilfred G. Dues.

4. BUYER will have possession of premises upon payment of balance due and delivery of deed, subject to tenant in the south unit. Rents and or deposits prorated upon closing.

5. The semi-annual installment of taxes and assessments, for the first half of 2011, now of record, both general and special, including re-spread or reassessed assessments, shall be paid via the short proration method. The Buyer shall pay all taxes and assessments becoming due thereafter.

# KRAMER & KRAMER INC.

## AUCTIONEERS – REALTORS

420 N. Barron St / PO Box 85 / Eaton, OH 45320 / 937-456-1101

www.kramerauctions.com

6. The SELLER will keep effective the present insurance until delivery of deed. In the event of loss of or damage to improvements on said premises by fire or casualty prior to delivery of deed, this agreement shall remain in full force and effect and the insurance proceeds may be applied to the balance due on the purchase price or used towards repair of damage, at the option of the SELLER. If the BUYER desires additional insurance coverage, the same shall be procured at the expense of the BUYER.

7. The BUYER and SELLER agree to accept the sale of this property upon the terms and conditions that were announced by the AUCTIONEERS on sale day. The BUYER acknowledges they were permitted access for any desired inspections of property, and property is being sold in "AS IS" condition with no expressed or implied warranty what so ever. The Buyer acknowledges receipt of copies of 1) This Agreement, 2) Agency Disclosure and 3) Bidder's Information Packet.

**DATED: Thursday, December 1, 2011**

**BUYER:** X \_\_\_\_\_ X \_\_\_\_\_

The undersigned SELLER accepts the above purchase offer and acknowledges receipt of the above mentioned deposit monies as down payment and will deliver deed upon payment of balance due. Deposit monies shall be held in KRAMER & KRAMER INC AUCTIONEERS - REALTORS, Trust Account, US Bank of Preble County, Eaton, Ohio, by:

H John Kramer, Broker \_\_\_\_\_ Check# \_\_\_\_\_

**SELLER:** X \_\_\_\_\_

Kyle L. Smith, Executor for the Estate of Lawrence L. Smith

DEED MADE TO: \_\_\_\_\_

ADDRESS ON DEED: \_\_\_\_\_

CURRENT ADDRESS OF BUYER: \_\_\_\_\_

PHONE # OF BUYER: \_\_\_\_\_ TYPE OF DEED: \_\_\_\_\_

ATTORNEY: Charles D. Hubler - 201 S. Barron St., Eaton, OH 45320 / 937-456-5581



# 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: 207 W. Deem St Eaton OH

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

Seller(s): Lawrence L. Smith ESTATE

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

The seller will be represented by H. JOHN KRAMER, and KRAMER & KRAMER, INC.  
AGENT(S) BROKERAGE

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage \_\_\_\_\_ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) H. JOHN KRAMER and real estate brokerage KRAMER & KRAMER, 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.

[Signature]  
BUYER/TENANT

12-1-11  
DATE

[Signature]  
SELLER/LANDLORD

11-4-11  
DATE

BUYER/TENANT

12-1-11  
DATE

EX 12 of Lawrence Smith et al  
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 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 broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another 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 an attorney or to:

Ohio Department of Commerce  
Division of Real Estate & Professional Licensing  
77 S. High Street, 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100



# Kramer & Kramer Inc.

## Auctioneers – Realtors

420 N. Barron St. / P. O. Box 85, Eaton, Ohio 45320

937-456-1101 / fax 937-456-1201

[www.kramerauctions.com](http://www.kramerauctions.com)

*Smith*

*207 W. Deem St.  
Eaton, OH*

### AUCTION COMMISSION PARTICIPATION form

## ★★ For Licensed Real Estate Agents Only ★★

1. The licensee must be actively licensed in the state in which the Auction takes place. No commission will be shared with a non-licensed individual or firm.
2. The participating licensee **must register** their prospective bidder, on this approved form, prior to the prospective bidder inspecting the property or making contact, concerning the Auction through Kramer & Kramer, Inc. Auctioneers-Realtors.
3. The participating licensee must attend all viewings of property and the Auction with the prospective bidder and follow through to closing, to share a commission.
4. The participating licensee must register the prospective bidder at least **48 hours prior** to the Auction.
5. No commission will be paid to any participating licensee acting as a principle and buying the property for their own benefit.
6. The participating licensee acknowledges receipt of this agreement and of the Auction's Bidder's Information Packet.
7. In states requiring Agency Disclosures, this Participation Agreement must include an Agency Disclosure form showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.
8. Commission participation on this property will be 1.0% % of the selling price, if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction Day.

Prospective Bidder \_\_\_\_\_ (Print)      Prospective Bidder \_\_\_\_\_ (Signature)

Participating Licensee \_\_\_\_\_

Real Estate Company \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Date & Time \_\_\_\_\_

This agreement accepted by Kramer & Kramer, Inc., Auctioneers - Realtors

this \_\_\_\_\_ day of \_\_\_\_\_, 2011 at \_\_\_\_\_

By \_\_\_\_\_

**KRAMER & KRAMER INC.**  
AUCTIONEERS • REALTORS 1-937-456-1101 EATON, OHIO



# Kramer & Kramer, Inc. Auctioneers - Realtors

## RADON GAS and MOLD DISCLOSURE and RELEASE

Property

207 Deen ST Eaton Oh

Date

12-1-11

Seller

L.L. Smith ESTATE

**MOLD INSPECTION.** Buyer acknowledges that mold contaminants or other microscopic organisms may exist in the property, of which the seller and the auction firm have not tested for nor do they have any reports. These contaminants generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. These conditions may be identified with a typical home inspection. Buyer is hereby advised to obtain a home inspection to better determine the condition of the property. In the event mold contamination is suspected, it is recommended that the buyer satisfy himself/herself as to the condition of the property by having a mold inspection performed. The cost and quality of such inspections may vary. Companies able to perform such inspections may be found in the yellow pages or on the World Wide Web under microbial or mold inspections or environmental and ecological services. . Buyer is encouraged to obtain the services of a qualified and experienced professional to conduct inspections and tests prior to bidding on the property.

**RADON GAS** Buyer acknowledges that radon gas may exist in the property, of which neither the seller nor the auction firm is aware. Radon is an invisible and odorless gaseous radioactive element. Buyer is encouraged to obtain the services of a qualified and experienced professional to conduct inspections and tests regarding radon gas prior to bidding on the property.

**RELEASE.** Buyer acknowledges that the seller nor the auction firm are not qualified to inspect the property for mold contaminants or other microscopic organisms, or radon gas, or to make recommendations or determinations concerning possible health or safety issues resulting from the presence of mold contaminants or microscopic organisms or radon gas. Buyer hereby agrees to release, hold harmless and indemnify the seller and the auction firm, their officers, employees, agents, successors and assigns from any liability or expense whatsoever including attorneys' fees, against any claims of damage or injury due to the alleged presence of mold contaminants or microscopic organisms or radon gas in the property.

**PROFESSIONAL ADVICE.** Buyer acknowledges that he/she has read this radon gas and mold disclosure and release and fully understands its contents and significance. Buyer further understands that he/she has the right to discuss this radon gas and mold disclosure and release with any individual, and to the extent desired, he/she has availed himself/herself of this opportunity.

Buyer: \_\_\_\_\_

Date

12-1-11

Buyer: \_\_\_\_\_

Date

12-1-11

# Kramer & Kramer, Inc.

Auctioneers – Realtor

420 N. Barron St. / PO Box 85 / Eaton, OH 45320

## MEGAN'S LAW ADDENDUM TO PURCHASE CONTRACT

Effective July 1<sup>st</sup>, 1997, Ohio Law requires certain classes of sex offenders, most notably sexual predators and habitual sex offenders, as defined in O.R.C. 2950.01 (b)(E) to register with the appropriate county sheriff's office where this person will be residing. The sheriff's office is required to disclose the offender's address to certain classes of people. Due to the nature and sensitivity of the issue Kramer & Kramer, Inc., encourages purchasers to independently consult the sheriff's office regarding this issue.

Kramer & Kramer, Inc. does not warrant the accuracy of the information provided by the sheriff's office and does not maintain a list of sexual predators, and habitual sex offenders in the market areas we serve.

Please sign below as a receipt of this notification. This notification will become part of the purchase contract in this transaction.

Property Address:

207 Deans Estate

Auction Date:

Dec 1, 2011

SELLERS:

[Signature]

Eric Lawrence P. Smith, Esq.

11-4-11

Date

PURCHASERS:

✓

✓

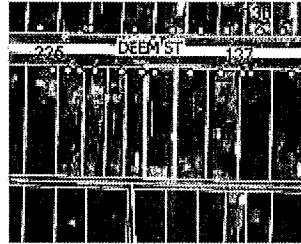
12-1-11

Date

# Data For Parcel M40000604102009000

## Base Data

<b>Parcel:</b>	M40000604102009000
<b>Owner:</b>	SMITH LAWRENCE L
<b>Address:</b>	207 W DEEM ST



[+] Map this property.

## Mailing Address

<b>Mailing Name:</b>	SMITH LAWRENCE L
<b>Address:</b>	405 EATON LEWISBURG RD
<b>City State Zip:</b>	EATON OH 45320

## Geographic

<b>City:</b>	CITY OF EATON
<b>Township:</b>	WASHINGTON TOWNSHIP
<b>School District:</b>	EATON SD

## Legal

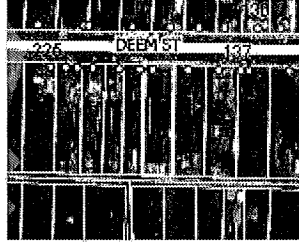
<b>Legal Description Line 1:</b>	E 46' PT LOT 818	<b>Low Topography:</b>	NO	<b>Public Water Utilities:</b>	NO
<b>Legal Description Line 2:</b>		<b>Rolling Topography:</b>	NO	<b>Public Sewer Utilities:</b>	NO
<b>Legal Description Line 3:</b>	TRACT I	<b>Standard Topography:</b>	YES	<b>Public Gas Utilities:</b>	NO
<b>Land Use Code:</b>	520 TWO FAMILY DWELLING PLATTED LAND	<b>Paved Roads:</b>	YES	<b>Public Electric Utilities:</b>	NO
<b>Map Number:</b>	M40-041	<b>Gravel Roads:</b>	NO	<b>Private Water Utilities:</b>	NO
<b>Market Area:</b>	M4001 EATON NW	<b>Dirt Roads:</b>	NO	<b>Private Sewer Utilities:</b>	NO
<b>Acres:</b>	0.0000	<b>Sidewalks:</b>	NO	<b>Private Gas Utilities:</b>	NO
<b>Level Topography:</b>	NO	<b>Curbs:</b>	NO	<b>Private Electric Utilities:</b>	NO
<b>High Topography:</b>	NO	<b>Standard Roads:</b>	NO	<b>Standard Utilities:</b>	YES

GIS parcel shapefile last updated 10/28/2011 4:46:26 AM.  
 CAMA database last updated 10/27/2011 11:59:35 PM.

# Data For Parcel M40000604102009000

## Valuation Data

**Parcel:** M40000604102009000  
**Owner:** SMITH LAWRENCE L  
**Address:** 207 W DEEM ST



[+] Map this property.

## Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$14,400.00	\$5,040.00
<b>Improvements Value:</b>	\$104,500.00	\$36,580.00
<b>Total Value:</b>	\$118,900.00	\$41,620.00
<b>Taxable Value:</b>	\$41,620.00	

## Valuation History

Date	Tax Year	Reason	Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Assessed Land Value	Assessed Improvements Value	Assessed Total Value
9/13/2011	2011	REAPPRAISAL	\$14,400.00	\$104,500.00	\$118,900.00	\$5,040.00	\$36,580.00	\$41,620.00
11/13/2008	2008	REAPPRAISAL	\$10,500.00	\$142,200.00	\$152,700.00	\$3,680.00	\$49,770.00	\$53,450.00
10/25/2005	UNAVAILABLE		\$9,700.00	\$139,000.00	\$148,700.00	\$3,400.00	\$48,650.00	\$52,050.00
12/31/2004	UNAVAILABLE		\$8,800.00	\$124,100.00	\$132,900.00	\$3,080.00	\$43,440.00	\$46,520.00

GIS parcel shapefile last updated 10/28/2011 4:46:26 AM.

CAMA database last updated 10/27/2011 11:59:35 PM.

# Data For Parcel M40000604102009000

Taxes are calculated based on valuations effective as of tax lien date of January 1, 2010. Second half Tax Bills are due on July 15, 2011. For questions regarding taxes please contact the Preble County Treasurer's office at 937-456-8140.

## Tax Data

Parcel: M40000604102009000  
 Owner: SMITH LAWRENCE L  
 Address: 207 W DEEM ST



[+] Map this property.

Tax Year 2010 Payable 2011

## Property Tax

	First Half	Second Half
<b>Gross Property Tax:</b>	\$1,563.68	\$1,563.68
<b>Reduction:</b>	(\$407.10)	(\$407.10)
<b>10% Rollback:</b>	(\$115.66)	(\$115.66)
<b>2.5% Rollback:</b>	(\$13.34)	(\$13.34)
<b>Homestead Reduction:</b>	(\$165.67)	(\$165.67)
<b>Net General:</b>	\$861.91	\$861.91
<b>Special Assessments:</b>	\$67.70	\$67.70
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Prior Interest:</b>	\$37.39	
<b>General Delinquencies:</b>	\$860.27	
<b>Special Delinquencies:</b>	\$74.47	
<b>Penalties:</b>	\$92.96	\$221.12
<b>Adjustments:</b>	\$0.00	\$0.00
<b>Due:</b>	\$1,994.70	\$1,150.73
<b>First Half Carry-over:</b>		\$1,994.70
<b>Collected:</b>	\$0.00	\$0.00
<b>Collected After Due Date:</b>		(\$2,924.31)
<b>Balance:</b>	\$1,994.70	\$221.12

## Special Assessments

	First Half	Second Half
<b>Assessment:</b>	1: 17-911-10-911 SYSTEM	
<b>Project Name:</b>	17-911-10-911 SYSTEM	

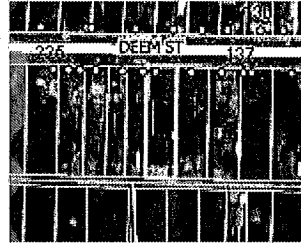
# Data For Parcel M40000604102009000

## Improvements Data

**Parcel:** M40000604102009000

**Owner:** SMITH LAWRENCE L

**Address:** 207 W DEEM ST



[+] Map this property.

## Improvements

Description	Number of Stories	Size	Area	Grade	Year Built	Value
PB POLE BUILDING		40 x 32	1280	C	1988	\$8,900.00
SD FRAME SHED		17 x 26	442	D	1990	\$1,500.00

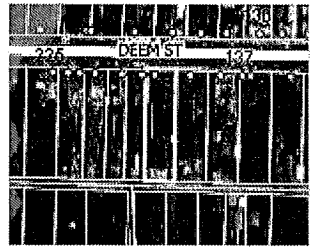
GIS parcel shapefile last updated 10/28/2011 4:46:26 AM.

CAMA database last updated 10/27/2011 11:59:35 PM.

# Data For Parcel M40000604102009000

## Residential Data

**Parcel:** M40000604102009000  
**Owner:** SMITH LAWRENCE L  
**Address:** 207 W DEEM ST



[+] Map this property.

Card 1 of 1

### Residential

<b>Year Built:</b>	1991	<b>Living Area:</b>	2378
<b>Year Remodelled:</b>		<b>Finished Basement Area:</b>	0
<b>Grade:</b>	C-	<b>Air Conditioned Area:</b>	2378
<b>Condition:</b>	A	<b>Unheated Area:</b>	0
<b>Occupancy:</b>	DUPLEX	<b>Total Rooms:</b>	12
<b>Exterior:</b>	WOOD BRICK	<b>Total Bedrooms:</b>	6
<b>Roof Type:</b>	GABLE	<b>Total Full Baths:</b>	2
<b>Roof Material:</b>	SHINGLES	<b>Total Half Baths:</b>	2
<b>Value:</b>	\$94,100.00	<b>Extra Plumbing Fixtures:</b>	0
<b>Number of Stories:</b>	2		

### Residential Detail

Floor	Area	Construction	Number of Rooms	Number of Bedrooms	Number of Full Baths	Number of Half Baths	Number of Fireplaces
2ND	1189	BRK	0	0	0	0	0
1	1189	BRK	12	6	2	2	0

GIS parcel shapefile last updated 10/28/2011 4:46:26 AM.

CAMA database last updated 10/27/2011 11:59:35 PM.

# H I S T O R Y

## *2011 – Our 101<sup>st</sup> Continuous Year of Auctions*

The **KRAMER** auction heritage dates to Feb. 10, 1910 when Lloyd G. Reitz of Brookville, Ohio began his career, and then in 1948 Horace J. Kramer joined L.G. Reitz in a partnership of Reitz & Kramer, which continued until Reitz's retirement 1968, Reitz's 58<sup>th</sup> Year in business. Horace operated independently until 1973 when H. John Kramer, joined his father in business, and in 1978 they formed **KRAMER & KRAMER INC.**, an Ohio corporation.

Today, **KRAMER & KRAMER INC.** conducts upwards to 100 auctions annually serving 100s of clients, employing 5 full & part time auctioneers, a full time auction manager, a full time office manager, a full time bookkeeper and at least 15 part time clerks and auction set up personnel.

**Horace J. Kramer** was inducted into the Ohio Auctioneers Association HALL OF FAME in 1997, and celebrated his 60<sup>th</sup> anniversary year during 2008. He was born in Preble County, grew up on a farm, attended Miami University and served during WWII in the Air Force as a pilot instructor. He has been active in over 10,000 auctions since his first auction on Sept. 20, 1948. A licensed Auctioneer in Ohio & Indiana and licensed Real Estate Broker in Ohio, "JR" loves to play golf, fly and write stories about his family and auctions. He resides with his wife Marian in Eaton, Ohio, and also has a daughter, 5 Grand Children and 8 Great Grand Children.

**H. John Kramer** became the 19<sup>th</sup> and youngest person to be inducted into the Ohio Auctioneers Association HALL OF FAME in 1999, making John and his father the second father - son team to be so honored. Born and raised in Eaton, John graduated from Ohio State University in 1975, was in the U.S. Marine Corps during the Vietnam era of 1970 & 71. He cried his first auction on Oct. 6, 1973, is a licensed Auctioneer and Real Estate Broker in Ohio & Indiana and has many professional designations. John has a Federal Firearms License, is a past President of the Ohio Auctioneers Association, served 9 years on the Ohio Auctioneers Commission and served 3 years as a Director on the National Auctioneers Association Board of Directors. John is an avid golfer and Ohio State Fan and resides with his wife Debbie in Eaton, and has 3 daughters and two grandsons.

**THE KRAMER & KRAMER AUCTION TEAM** specializes in the sale of Real Estate at Auction, particularly using the Multi-parcel Method of selling Real Estate. **KRAMER AND KRAMER INC.** also sell 3 to 5 all Hummel Figurine Auctions yearly; an annual Gun and Firearm Auction the last Saturday of January; the Municipal auction for the cities of Dayton and Hamilton; plus Antique, Collectible, Farm Equipment and General Household Good Auctions. **KRAMER AND KRAMER'S** corporate office is located at 420 N. Barron Street, Eaton, Ohio, 45320. 1-937-456-1101/ Fax 1-937-456-1201; or visit us on our website at:

[www.kramerauctions.com](http://www.kramerauctions.com)

**Most of all ... thank you for attending our Auctions!**

**KRAMER & KRAMER INC.**  
AUCTIONEERS • REALTORS 1-937-456-1101 EATON, OHIO

