

# Gorrell Bros.

**AUCTIONEERS & REAL ESTATE**

1201 N. Williams • Paulding, OH

**419-399-4066**

[www.gorrellbros-paulding.com](http://www.gorrellbros-paulding.com)

## **Real Estate Auction** **Wed., May 19, 2021 @ 5 P.M.**



**Property Location:** 10392 St. Rt. 500, Paulding, OH ... 1 mi SW of Paulding on Rt. 500... 1,800+- sq. ft. original house area 2 story 4 BR country home; 2 bathrooms, family room, living room, kitchen, utility; plus rear apartment / storage area -- buying it in its "everyday as is & where is condition" - nothing has been polished, shined nor repaired for the auction & the utilities are not turned on - **investors and speculators are welcomed**

**Open Inspections - 4- 5 PM Each Day**

**Thurs., April 29 & Wed., May 5 & Wed., May 12**

**or call the office**

**Auction Location --- Gorrell Bros. Auction Facility - 1201 N. Williams St., Paulding, OH**

Call or stop in the office for information or visit our web site @ [www.gorrellbros-paulding.com](http://www.gorrellbros-paulding.com)

...or see information tubes at the house ... **Terms:** \$3,000 earnest money on the day of auction upon signing of the purchase agreement with the balance due at closing on or before June 19, 2021 upon delivery of Deed & Evidence of Marketable Title ... Possession at closing ... Offered subject to confirmation of Paulding County Ohio Probate Court in Case No 20201028(A)

**Seller: Jerry Lee Rhodes Estate, Jonathon R. Rhodes, Executor**

**Troth Law Office, LLC - Glenn H. Troth, Attorney**

**Gorrell Bros. Auctioneers & Real Estate**

**Larry D. Gorrell, Broker**

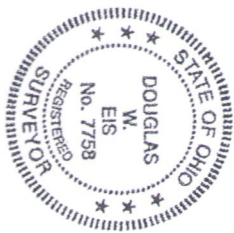
**Aaron Timm & Don Gorrell, Auctioneers**



# Plat of Survey

Being a part of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 15, Town 2 North, Range 2 East, Paulding Township, Paulding County, Ohio.

For: Florice M. Wilhelm  
Deed Ref. 218, Pg. 482

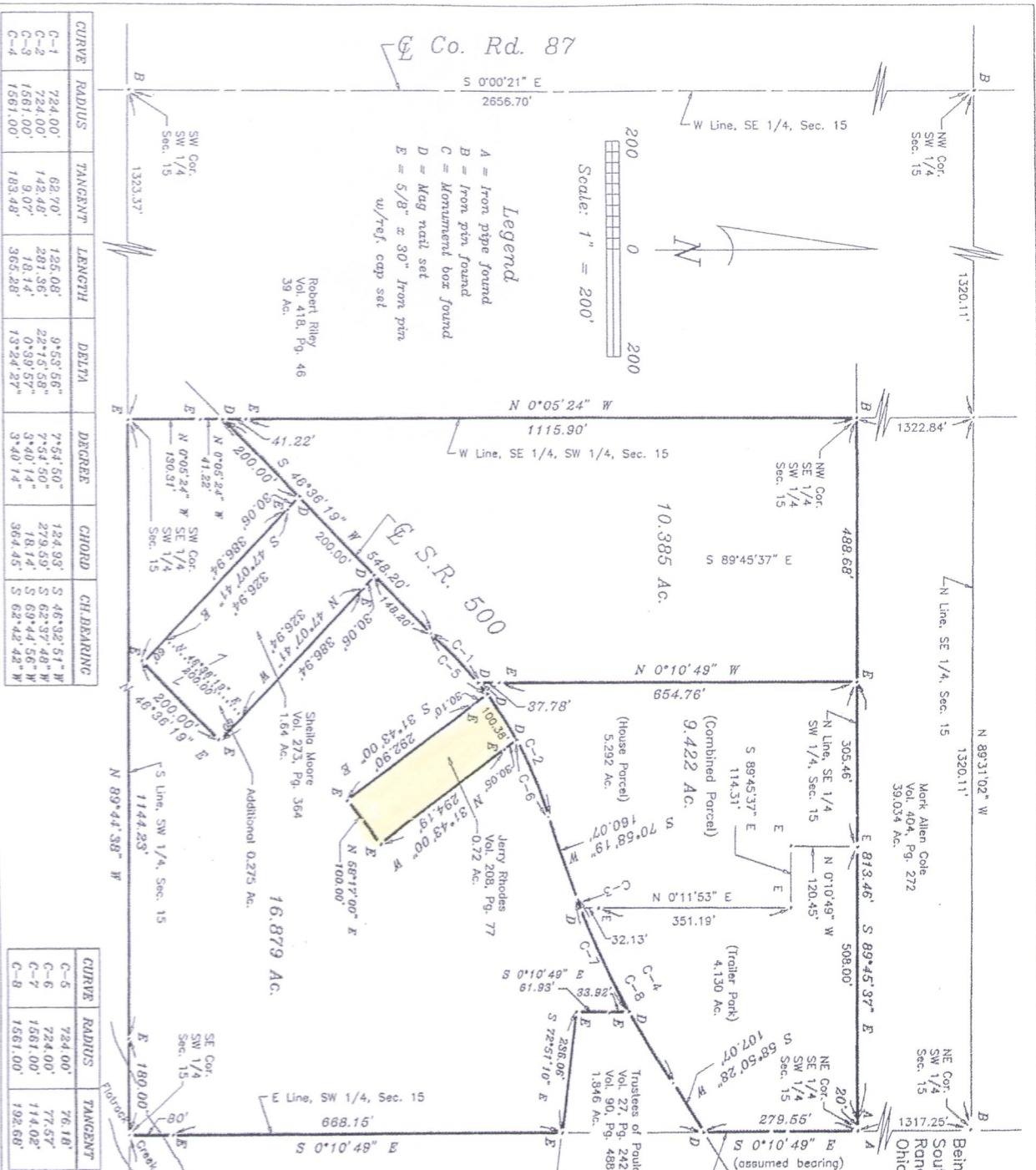


I hereby certify this survey and notes to be correct to the best of my knowledge.

Douglas W. Eis  
Registered Surveyor No. 7758  
D.W. Eis Surveying  
114 Hrounall St.  
Napoleon, Ohio 43545  
(419) 599-4990  
August 13, 2003  
Survey No. B0710-Pa-08-26-03  
Revised 10-6-03: Cornb. 4.130 & 5.292 Ac.

Co. Rd. 87

Twp. Rd. 93



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	724.00'	62.70'	125.08'	9°53'56"	7°54'50"	124.93'	S 46°32'51" W
C-2	724.00'	142.48'	281.58'	22°13'58"	7°54'50"	279.52'	S 62°37'48" W
C-3	1561.00'	9.07'	18.14'	0°39'57"	3°40'14"	18.14'	S 63°44'56" W
C-4	1561.00'	183.48'	365.28'	13°24'27"	3°40'14"	364.45'	S 63°44'42" W

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-5	724.00'	76.18'	151.80'	12°00'47"	7°54'50"	151.52'	N 47°38'16" E
C-6	724.00'	77.57'	154.56'	12°13'53"	7°54'50"	154.26'	N 67°38'50" E
C-7	1561.00'	114.02'	227.63'	8°21'19"	3°40'14"	227.43'	N 65°04'12" E
C-8	1561.00'	192.68'	385.42'	14°04'24"	3°40'14"	382.46'	S 63°08'47" W

Paulding Creek

SE Cor. SW 1/4 Sec. 15



1 in = 100 ft

Disclaimer: These maps are not for survey purposes

Date: 1/27/2021

**Paulding County, Ohio - Property Record Card**  
**Parcel: 27-15S-023-00**  
**Card: 1**

**GENERAL PARCEL INFORMATION**

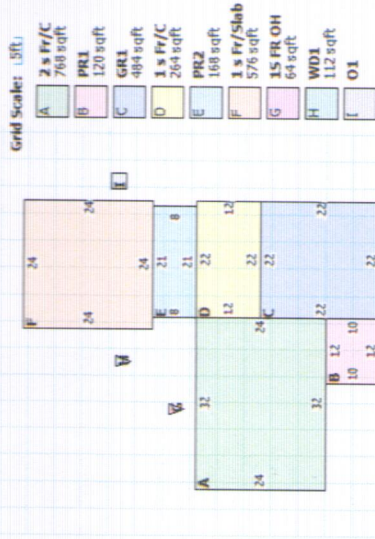
Owner RHODES JERRY L  
 Property Address 10392 SR 500 PAULDING OH 45879  
 Mailing Address 1 FIRST AMERICAN WAY  
 ROANOKE TX 76262  
 Land Use 511 - SINGLE FAMILY DWLG UNPLAT 0-09  
 Legal Description PT SE1/4SW1/4 S-15 PAULDING TWP

**VALUATION**

Land Value Appraised Assessed  
 \$18,600.00 \$6,510.00  
 Improvements Value \$84,800.00 \$29,680.00  
 CAUV Value \$0.00  
 Taxable Value \$36,190.00

**LAND**

Land Type AH - Homesite  
 Acreage 0.72  
 Depth 0  
 Frontage 0  
 D. Factor Value 129  
 Value 18580



**RESIDENTIAL**

Building Style CONVENTIONAL  
 Year Built 1969  
 Stories 2  
 Finished Area 2440  
 First Floor Area 1608  
 Half Floor Area 0  
 Upper Floor Area 832  
 Rooms 8  
 Bedrooms 4  
 Family Rooms 1

Full Baths 1  
 Half Baths 1  
 Basement 0  
 Finished Basement Area PT CRAWL  
 Heating HEAT  
 Cooling NONE  
 Exterior Wall 91  
 Attic NONE  
 Number of Fireplace Openings 1  
 Number of Fireplace Stacks 1

**ADDITIONS**

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$2,810.00
GR1 - Garage Frame	484	0	\$8,700.00
PR2 - Porch Frame -	168	0	\$6,730.00
WD1 - Wood Deck	112	0	\$1,400.00

**IMPROVEMENTS**

Description	Year Built	Dimension Area	Value
Pole Barn encl/dirt -	2008	40x20	\$7,500.00

**AGRICULTURAL**

Land Type	Land Usage	Soil Type	Acres	Value

**SALES**

Date	Buyer	Seller	Price
10/27/2017	RHODES JERRY L	RHODES JERRY L	0
1/1/1990	RHODES JERRY L	Unknown	0

**COMMERCIAL**

*Per Auditor  
 Annual  
 Real Estate  
 Taxes  
 \$1,025.32*

# Interior Photos

