

Gorrell Bros.

AUCTIONEERS & REAL ESTATE
1201 N. Williams • Paulding, OH
419-399-4066
www.gorrellbros-paulding.com

REAL ESTATE AND PERSONAL PROPERTY AUCTION

Sat., Aug. 21 10 A.M.

2 Real Estate Parcels

Parts Vehicles - Race Cars - Tools

Auction Parcel 1 - Located at 612 Park St., Melrose, OH
Approximate 32'x48' pole barn (Hook's garage),
Auditor indicates 75'x100' lot



**Open Inspections - A Gorrell Bros Representative Will Be
At The Parcels on Wed. Aug. 4 from 4 to 5 PM & Sat. Aug. 7,
from 10AM to Noon & Fri., Aug. 20 from 12 Noon to 3 PM**

Auction Parcel 2 - Located at 8517 Rd. 177, Oakwood, OH
(between Melrose & Ft. Brown) ...2 Story older dwelling,
newer approximate 24 ft. x 24 ft. garage & old building ...
sets on .99+- acre ... House in under renovation
- still a "long way to go"



Also Selling 25+- older project & parts trucks, cars, boats, motorcycle, lawn mowers plus 2 race cars, vintage truck camper, open & enclosed trailers (nearly every item requires some repair) including, but subject to final verification in auction catalogue that will be available at the later inspections, on line at our web site and at the auction .. Avion Model C-10 slide in camper (appears 60's) .. 1970 F350 Car Hauler .. Implement trailer (probably home made) .. Haulmark Thrifty Hauler Trailer .. 1970 Honda Motorcycle .. Coachman Travel Trailer .. 1979 Pace Arrow Motor Home .. 1952 Chevy 30 step van .. 4 Winns Boat .. Funny Car #33 .. 1950's (?) Ford pickup .. Chevy Camaro .. Chevy Monte Carlo .. Chevy Malibu .. 1989 Olds Cutlass .. 1994 Buick Park Avenue .. Orner Don Funny Car .. 1985 Chevy S 10 Pickup .. 1985 Chevy C-10 Pickup .. 1991 Nissan Maxima .. 1990 Plymouth Laser .. Buick Century .. Chevy Tahoe .. Jaguar (the list of vehicles is Subject to the availability of the Estate to secure proper titles --- exact list will be available in the auction catalogue JD 110 lawn tractor, small tools, , etc., etc. - visit our web site or Auction Zip week of Aug. 16th for photos & list

Auction Location

The real estate & personal property

**will all sell at Gorrell Bros. Auction Facility - 1201 N. Williams St., Paulding, OH
With The Vehicles, Etc. Remaining At The Real Estate Locations Where They
Are Presently Located - Small Items, Etc. Are At Gorrell Bros.**

Real Estate Terms: \$1,000 earnest money for each parcel on the day of auction w/closing on or before Sept. 21, 2021 upon delivery of Deed & Certificate Of Title ...Multi Parcel Bidding with each parcel offered individually & as a combination during the auction process .. **Personal Property Terms:** Cash, Check, Visa, Master or Discover Card day of auction ... Larry D. Gorrell, Broker - Aaron Timm & Don Gorrell, Auctioneers ... Kenny Thomas Auction Mgr for personal property .. Ken Manz & Chris Aufrance Auctioneers

**Seller: Tony (Hook) Miller Estate, Pldg Co. Probate Crt Case 20201026;
David A. Hyman, Adm; Harvey D. Hyman, Attorney**

Auction Parcel 1 (Pole Barn At 612 Park St., Melrose) Auditor's Aerial Plat



Auction Parcel 1 (Pole Barn At 612 Park St., Melrose) Building Information From Auditor's Card
Auditor's Parcel 09-05S-019-00 ... Annual Real Estate Taxes Per Auditor \$152.30

Paulding County, Ohio - Property Record Card
Parcel: 09-05S-019-00
Card: 1

Grid Scale:5ft.
A 01

GENERAL PARCEL INFORMATION	
Owner	MILLER TONY O
Property Address	612 PARK ST
Mailing Address	123 N MAIN ST
	PAULDING OH 45879
Land Use	599 - OTHER RESIDENTIAL
Legal Description	STRUCTURES
	LOT144N1/2 & LOT 145N1/2 O.P.
	MELROSE VILL

VALUATION		
	Appraised	Assessed
Land Value	\$2,000.00	\$700.00
Improvements Value	\$8,700.00	\$3,050.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$3,750.00	

RESIDENTIAL

LAND					
Land Type	Acreage	Depth	Frontage	D. Factor	Value
L1 - L1	0.1722	100	75	82	2000

ADDITIONS

IMPROVEMENTS				
Description	Year Built	Dimension	Area	Value
Pole Barn	1982	48x32	1536	\$9,700.00

AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value

SALES			
Date	Buyer	Seller	Price
3/12/1996	MILLER TONY O	Unknown	0

COMMERCIAL

Auction Parcel 2 (House At 8517 Rd. 177, Oakwood) Auditor's Aerial Plat



Auction Parcel 2 (House At 8517 Rd. 177, Oakwood) Building Information From Auditor's Card
Auditor's Parcel 08-29S-014-00 ... Annual Real Estate Taxes Per Auditor \$667.66 without Homestead Exemption

Paulding County, Ohio - Property Record Card
Parcel: 08-29S-014-00
Card: 1

GENERAL PARCEL INFORMATION	
Owner	MILLER TONY O
Property Address	8517 RD 177 OAKWOOD OH 45873
Mailing Address	123 N MAIN ST PAULDING OH 45879
Land Use	511 - SINGLE FAMILY DWLG UNPLAT 0-09
Legal Description	S1/2 NE1/4 E OF CAN BROWN TWP S-29

VALUATION		
	Appraised	Assessed
Land Value	\$16,000.00	\$5,600.00
Improvements Value	\$32,900.00	\$11,520.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$17,120.00	

LAND				
Land Type	Acreage	Depth	Frontage	D. Factor Value
AH - Homesite	0.99	0	0	101 16000

AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value

RESIDENTIAL			
Building Style	CONVENTIONAL	Full Baths	1
Year Built	1900	Half Baths	0
Stories	2	Basement	CRAWL
Finished Area	1480	Finished Basement Area	0
First Floor Area	968	Heating	NONE
Half Floor Area	0	Cooling	NONE
Upper Floor Area	512	Exterior Wall	WOOD/ALUM
Rooms	6	Attic	NONE
Bedrooms	3	Number of Fireplace Openings	0
Family Rooms	0	Number of Fireplace Stacks	0

ADDITIONS			
Description	Area	Year Built	Value
PR2 - Porch Frame -	224	0	\$8,130.00

IMPROVEMENTS				
Description	Year Built	Dimension	Area	Value
Garage - 1	1990	24x24	576	\$6,900.00
Garage - 1	1950	24x17	408	\$600.00
Shed	1950	16x12	192	\$500.00

SALES			
Date	Buyer	Seller	Price
3/13/1996	MILLER TONY O	Unknown	0

COMMERCIAL	
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