

TY2018

1.50

Statement of Reason for Exemption From Real Property Conveyance Fee

DTE 100EX
Rev. 1/14

Ohio Revised Code section 319.202 and 319.54(G)(3)

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>AF</u>	Tax. district no. <u>1150</u> <u>1060</u>	Tax list <u>2017</u>	Date <u>2-2-18</u>	Co. no. <u>16</u>	Number <u>E55</u>
			Land	Bldg.	Total <u>0.00</u>

DTE code number 599/511/512 Split/new plat _____ Remarks _____
 Property located in Oxford - RDG / Franklin - RY taxing district _____
 Name on tax duplicate Johnson Robert J & Sandra C Tax duplicate year 2017
 Acct. or permanent parcel no. 029-1158-00/010-344-00/010-438-00 Map book _____ Page _____
 Description Sec 2 / PT W Side river / NE Sec 18 + NW Sec 19
1.552 ac 3.6455 ac 10.546 ac

The Following Must Be Completed by Grantee or His/Her Representative

Type or print all information. See instructions on reverse.

1. Grantor's name Sandra C. Johnson, deceased Phone _____
2. Grantee's name Robert J. Johnson Phone _____
 Grantee's address 15819 CR 429, Coshocton, OH 43812
3. Address of property 22254 CR 254, 16832 TR 483A, and 15819CR 429, Coshocton, OH 43812
4. Tax billing address 15819 CR 429, Coshocton, OH 43812
5. No conveyance fees shall be charged because the real property is transferred:
 - ☐ a) to or from the United States, this state or any instrumentality, agency or political subdivision of the United States or this state.
 - ☐ b) solely in order to provide or release security for a debt or obligation.
 - ☐ c) to confirm or correct a deed previously executed and recorded.
 - ☐ d) to evidence a gift, in any form, between husband and wife, or parent and child, or the spouse of either.
 - ☐ e) on sale for delinquent taxes or assessments.
 - ☐ f) pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant to such order.
 - ☐ g) pursuant to a reorganization of corporations or unincorporated associations or pursuant to the dissolution of a corporation, to the extent that the corporation conveys the property to a stockholder as a distribution in kind of the corporation's assets in exchange for the stockholder's shares in the dissolved corporation.
 - ☐ h) by a subsidiary corporation to its parent corporation for no consideration, nominal consideration or in sole consideration of the cancellation or surrender of the subsidiary's stock.
 - ☐ i) by lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever.
 - ☐ j) when the value of the real property or interest in real property conveyed does not exceed \$100.
 - ☐ k) of an occupied residential property being transferred to the builder of a new residence when the former residence is traded as part of the consideration for the new residence.
 - ☐ l) to a grantee other than a dealer in real property, solely for the purpose of and as a step in, its prompt sale to others.
 - ☐ m) to or from a person when no money or other valuable and tangible consideration readily convertible into money is paid or to be paid for the real estate and the transaction is not a gift.
 - ☒ n) to an heir or devisee, between spouses or to a surviving spouse, from a person to himself and others, to a surviving tenant, or on the death of a registered owner.
 - ☐ o) to a trustee acting on behalf of minor children of the deceased.
 - ☐ p) of an easement or right-of-way when the value of the interest conveyed does not exceed \$1,000.
 - ☐ q) of property sold to a surviving spouse pursuant to Ohio Revised Code section (R.C.) 2106.16.
 - ☐ r) to or from an organization exempt from federal income under Internal Revenue Code section 501(c)(3), provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization.
 - ☐ s) among the heirs at law or devisees, including a surviving spouse of a common decedent, when no consideration in money is paid or to be paid for the real property.
 - ☐ t) to a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust.
 - ☐ u) to the grantor of a trust by a trustee of the trust, when the transfer is made to the grantor pursuant to the exercise of the grantor's power to revoke the trust or to withdraw trust assets.
 - ☐ v) to the beneficiaries of a trust if the fee was paid on the transfer from the grantor of the trust to the trustee or pursuant to trust provisions that became irrevocable at the death of the grantor.
 - ☐ w) to a corporation for incorporation into a sports facility constructed pursuant to R.C. section 307.696[307.69.6].
 - ☐ x) between persons pursuant to R.C. section 5302.18.
 - ☐ y) from a county land reutilization corporation organized under R.C. section 1724 to a third party.
6. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current year? ☐ Yes ☒ No If yes, complete form DTE 101.
7. Has the grantor indicated that this property is qualified for current agricultural use valuation for the preceding or current tax year? ☐ Yes ☒ No If yes, complete form DTE 102.
8. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? ☒ Yes ☐ No If yes, is the property a multi-unit dwelling? ☐ Yes ☒ No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

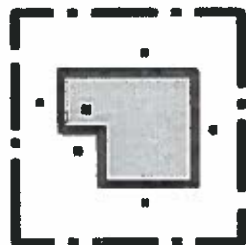
Robert J. Johnson
 Signature of grantee or representative

1/31/2018

Date

Affidavit of Facts must be included with letters b), g), m) and r)

Ownership		General Information	
Owner:	JOHNSON ROBERT J & 15819 COUNTY ROAD 429 COSHOCTON OH 43812	22254 CR 254 LUSE: 599 Liv Unit: 0 Zoning: Field Review Flag: Tax Dist:	AGLAND USE: N Class: R Nbhd: 00117 MOBILE HOME ON PROPERTY OXFORD TWP-RDGWD LSD
Notes	SEC 2 06 DOC 5751 LC - JEFF & BRENDA ADKINS 12/27/07 Legal Desc		
MHP= GRAY 2 MH ON PROPERTY			



Sorry, no sketch available
for this record

Land Description									
L#	Type	Cd	Flact	Size	Base	Incre	Decre	Inft 1 2	Adj
1	A	1		1,000	17,500	17,500	17,500	1	-40
2	A	8		0.382	4,380	4,380	4,380		
3	A	9		0.170	0	0	0		
Tot Parcel Size: 1.552				Deed: 1.552					

Building Permit					Sales History					Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					11/13/06	2	18,900	06-5751	0	0	0

Enter: Date: 02/04/08 Entr Rslt: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description:

Story Ht:	Plumb Upbr:	Heating:	Prefab Fireplace:	Func % Gd:
Attic:	Dore Remod:	Phys Cond:	Add Sty Stack(PF):	Func Desc:
Constr:	Tot Rooms:	Int Ext Cnd:	Basmt Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Bkt:	Fam Rooms:	Unfin Area:	Pct Cndlt:	Over Dear Tbl:
Efr Year:	Full Baths:	Rec Room:	Grade:	C&D Descrip:
Yr Remod:	Half Baths:	Fin Basmt Area:	CDL:	Condo Level:
Rem Kit:	Extra Fix:	WBFP Stacks:	Market Adj:	Condo Type:
Rem Bath:	Foundation:			Condo View:
Elec Upgr:	Basmt:	Add Sty Stack(WB):		

Robert J. Johnson

AF a/a/18

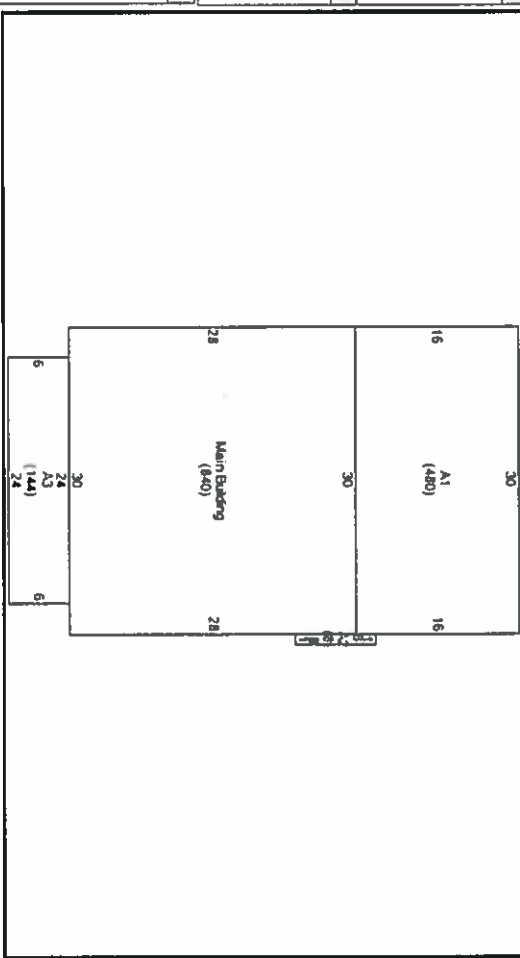
Area										RCNLD	
L#	Low	1st	2nd	3rd	Description	Area	Units	Mod Cd	Cond	%Gd	RCNLD
Card L# Code Yr Bkt W x L Area Grd Units Mod Cd Cond %Gd RCNLD											
O	1	1	AB1	Bank Barn	1900	36 x 50	1,800 D	1	134	P	20
B	1	2	RM3	Single Wide Mh P.	1980	12 x 70	840 D	1		F	20
4	1	3	SM7	Old (Dwelling) Tvc	1990	8 x 24	192 C	1		P	10
Y											330
Value Summary											
Base Price						12,170	Prior				
Basement						6,250	Cost				
Heating						18,420	Market				
Plumbing						0	Current Apr				
Attic						0					
Other Feat						0					
Subtotal						0					
Additions						0					
Grade Fact						0					
SFLA						0					
Land						12,170					
Bldg						6,250					
Total						18,420					
Rev Code: 1 - Cost Approach						1,00 / 1,00					

6450

Ownership		General Information	
Owner:	JOHNSON ROBERT J & 15819 COUNTY ROAD 429 COSHOCTON OH 43812	16832 TR 483A LUSE: 511 Liv Unit: 1 Zoning: AG LAND USE: N Field Review Flag: Class: R Tax Dist: FRANKLIN TWP-RV LSD Nhd: 00321	
Notes		Legal Desc	
SPT TO 010-344-02 COURTRIGHT		PT W SIDE RIVER 3.6455 AC HIGHWAY EASEMENT LC CORY L & KIMBERLY MBATES 8/15/06	

Land Description		Size	Base	Incre	Decre	Int'l 2	Adj	AdRate	Value
L#	Type Cd	F/Act							
7	A	1	1,000	15,000	15,000			15,000	15,000
10	A	8	0.173	3,750	3,750			3,750	650
11	A	9	2.473	0	0			0	0
Tot Parcel Size:		3.6455		Deed: 3.6455					

Building Permit			Sales History			Miscellaneous	
Date	Number	Amount Purpose	O/C	Sale Date Type	Price	LT #	Valid
				01/15/08			
				08/17/07			
				09/13/04	06-4692		
				08/31/00	2		4
Enter: Date: 02/27/08			Entr Rslt: Left Door Hanger			Spoke With: Other	
Improvement Description:			Appr: GH			Misc Impr: 100	
						Gross Impr: 0	



L#		Low	1st	2nd	3rd	Description	Area	RCNLD	Area	RCNLD	%Gd	RCNLD	RCNLD
A	0						840	29,960			40	5,600	
D	B 1	50	10			1st Frame Addn/Unf Basement	480	7,620			15	2,020	
D	C 2		15			F Bay Frame Bay	8	110			15	2,020	
N	D 3		11			Ofp Open Frame Porch	144	1,040			15	840	
S													
Card L# Code Yr Bld W x L Area Gd Units Mod Cd Cond %Gd RCNLD													
1	1	RG1	Frame/Cb/Steel	1958	28 x 50	1,400 D	1	A	40	5,600			
2	2	AB2	Flat Barn	1900	36 x 46	1,656 D	1	P	15	2,020			
3	3	AL1	1s Lean To	1900	22 x 46	1,012 C	1	F	15	840			
Value Summary													
Land Bldg Total													
Rev Code: 1 - Cost Approach													
Land/Bldg Fact 1.00 / 1.00													

Dwelling Computations			
Base Price	82,460	C&D Factor	110,680
Basement	0	Total RCN	43,71
Heating	3,150	RCN PSF	POOR
Plumbing	0	CDU	35
Attic	0	% Good	17.94
Other Feat	0	RCNLD	38,760
Subtotal	85,610	RCNLD PSF	8,560
Additions	25,070	OBY & Misc Imp	100 / 1
Grade Fact	0.92	Pct Cmpl/Adjfact	47,320
SFLA	2,160	Tot Card Value	

22040

Ownership		General Information	
Owner: JOHNSON ROBERT J & 15819 CR 429 COSHOCTON OH 43812		15819 CR 429 LUSE: 512 Liv Unit: 1 Zoning: AG LAND USE: N Field Review Flag: Class: R Tax Dist: FRANKLIN TWP-RV LSD Nbrhd: 00321	
Notes		Legal Desc	
PR-SHED SPT TO 010-438-04 NORRIS		NE SEC 18 10.059 AC + NW SEC 19 .487 AC = 10.546 AC	

Land Description									
L#	Type	Cd	F/Act	Size	Base	Incr	Decr	Intlt 2	Adl
1	A	1		1.000	15000	15000		15000	AdlRate
6	A	9		0.166	0	0	0		Value
7	A	2		9.380	3000	3000	3000		15,000
Tot Parcel Size: 10.546				Deed: 10.546					

Building Permit					Sales History					Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
01/01/1997	999999	8,500	P-SHED	C	05/09/16				11-2932	800	0
					09/10/11						
					04/16/02						
					02/13/01	2			01-893	4	

Enter: Date: 06/13/08 Entr Rst: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description:		Heating:		Plumb Upbr:	
Story Ht: 1	Attic: none	Phys Cond: at condition	Prefab Fireplace:	Dure Remod:	
Constr: vinyl/metal	Bedrooms: 6	Int Ext Crd: same	Add Sty Stack(P/F):	Storm Flood:	
Yr Blt: 1935	Farm Rooms: 0	Unfin Area:	Misc Desc 1:	Full Baths: 2	
Yr Remod:	Rec Room:	Pct Cmpdt:	Over Door Tbl:	Half Baths: 0	
Rem Kit:	Fin Bsmt Area:	Grade:	C&D Descrip:	Extra Fk: 2	
Rem Bath:	WBSP Stacks:	CDU:	Condo Level:	Foundation:	
Elec Upgr:	Openings:	Market Adl:	Condo View:	Bsmt:	
	Add Sty Stack(WB):				

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	A	0				1,368	43,060
D	B	1	31		Wddk Wood Decks	80	400

Card L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD					
1	1	RG1	Frame/ Cb/ Steel I	1978	24 x 48	1,152	D	1	40	4,760	Subtotal	1,177.0	3,177.0		
2	2	AP1	Four Side Closed	1997	24 x 40	960	C	1	50	4,330	OBV & MSC Imp	660	14,490		
4	4	1	5	AP1	Four Side Closed	2002	24 x 40	960	C	1	Grade Fact	0.85	Pct Cmpl/Absract	100 / 1	
											SFLA	1,368	Tot Card Value	57,950	
Value Summary											Prior	Cost	Market	Current Apr	

Value Summary									
Land	43,140	43,140	0	43,140	Base Price	71,410	C&D Factor	72,430	
Bldg	57,950	57,950	0	57,950	Basement	-4,370	Total RCN	52,76	
Total	101,090	101,090	0	101,090	Heating	2,730	RCN PSF	52,76	
Rev Code: 1 - Cost Approach					Plumbing	2,000	CDU	AVERAGE	
					Attic	0	%Good	60	
					Other Feat	0	RCNLD	43,460	
					Subtotal	71,770	RCNLD PSF	31,77	
					Additions	660	OBV & Misc Imp	14,490	
					Grade Fact	0.85	Pct Cmpdt/Adjfact	100 / 1	
					SFLA	1,368	Tot Card Value	57,950	

35,380