

TY2018

## Statement of Reason for Exemption From Real Property Conveyance Fee

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

.50

### FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>AF</u>	Tax. district no. <u>1060</u>	Tax list <u>2017</u>	Date <u>1-26-18</u>	Co. no. <u>16</u>	Number <u>E43</u>
			Land	Bldg.	Total

DTE code number 511 ☐ Split/new plat Remarks \_\_\_\_\_

Property located in Franklin-RV \_\_\_\_\_ taxing district

Name on tax duplicate O'Neil Deborah A & Randy V. Tax duplicate year 2017

Acct. or permanent parcel no. 010-848-00 Map book \_\_\_\_\_ Page \_\_\_\_\_

Description PT SW Sec 19

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

Type or print all information. See instructions on reverse.

1. Grantor's name Randy V. O'Neil, Deceased Phone 740-452-5403
2. Grantee's name Deborah O'Neil Phone 562-357-9640  
Grantee's address 15256 CR 274, Coshocton OH 43812
3. Address of property Same
4. Tax billing address Same
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.

Thomas Young (de) Atty  
Signature of grantee or representative

January , 2018  
Date

**Ownership**  
Owner: ONEIL DEBORAH A & JLRS  
15256 COUNTY ROAD 274  
COSHOCTON OH 43812

**General Information**  
15256 CR 274  
LUSE: 511  
Liv Unit: 1  
Class: R  
Zoning: N  
Field Review Flag: 00321  
Tax Dist: FRANKLIN TWP-RV LSD

**Notes**  
SPT TO 010-848-01 ELIOTT  
PT SW SEC 19  
DOC 11-4081  
Legal Desc

Land Description	L#	Type	Cd	Fact	Size	Base	Incre	Decre	Inft 1	2	Adl	AdlRate	Value
1	A	1			0.460	15000	15000	15000	4	25		18750	8,630

Tot Parcel Size: 0.46 Deed: .46

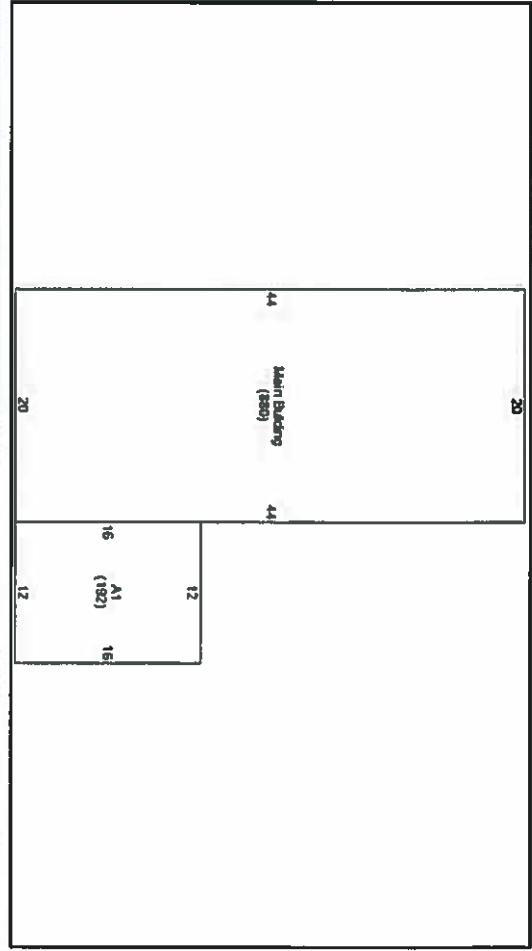
Date	Number	Building Permit	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:
11/01/2009	999999999		4,200	OFF	C	11/17/11	2		11-4081	4	500
06/24/1992	999999		2,500	GAR	C	11/03/11	2			4	0
						10/31/11	2			4	
						12/28/07	2		07-616	4	

Enter: Date: 12/26/13 Entr Rslt: Info Data Mailer

Improvement Description: Heating: air conditioner Prefab Fireplace: Add Sty Stack(PF): 0

Story Ht: 1 Plumb Updr: Dore Remod: 6  
Cnstr: vinyl/wood Tot Rooms: 6 Int Ext Cnd: same  
Style: other Bedrooms: 2 Storm Flood: Misc Desc 1: Econ Desc: 0  
Yr Bilt: 1970 Fam Rooms: 0 Unfin Area: Misc Desc 2: Over Depr Tbl: 0  
Yr Remod: 1981 Full Baths: 1 Rec Room: Pct Cmpl: C&D Descrip: Condo Level: 0  
Rem Kit: Half Baths: 0 Fin Bsmt Area: WBFP Stacks: Condo Type: Condo View:  
Rem Bath: no Extra Fk: 2 Foundations: 0 CDU: AV  
Elec Upgr: no Bsmt: Add Sty Stack(WB): Market Adl:

Spoke With: Owner Appr: WT



L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	0					880	23,460
D	B	1	12		Efp Enclosed Frame Porch	192	2,830
N							
S							
O	1	1	RG1	Frame Or Cb Deta	1993	24 x 24	576 D
B	1	2	RC2	Canopy	1993	8 x 24	192 D
A							
Y							

Value Summary	Prior	Cost	Market	Current Appr
Land	8,630	8,630	0	8,630
Bldg	32,060	32,060	0	32,060
Total	40,690	40,690	0	40,690
Rev Code: 1 - Cost Approach			Land/Bldg Fact	1.00 / 1.00

**Dwelling Computations**

Base Price	43,510	C&D Factor	43,820
Basement	-6,070	Total RCN	47,61
Heating	1,660	RCN PSF	60
Plumbing	0	CDU	26,260
Attic	0	% Good	29.84
Other Feat	39,100	RCNLD	5,800
Subtotal	4,720	RCNLD PSF	100 / 1
Additions	0.70	OBV & Misc Imp	32,060
Grade Fact	880	Pct Cmpl/Adjfact	
SFLA		Tot Card Value	

Deborah A. O'Neil

AF 1/26/18

14,240