

T4 2018 2.50

Statement of Reason for Exemption From Real Property Conveyance Fee

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

DTE 100EX
Rev. 1/14

FOR COUNTY AUDITOR'S USE ONLY

Instr. AF	Tax. district no. 1160	Tax list 2017	Date 1-18-18	Co. no. 16	Number E28
			Land	Bldg.	Total 0.00

DTE code number 110 / 111 / 199 Split/new plat _____ Remarks _____
Property located in Perry - RV _____ taxing district _____
Name on tax duplicate Ramsey Donald L. & Tax duplicate year 2017
Acct. or permanent parcel no. 031-264-00 / 031-265-00 / 031-266-00 Map book _____ Page _____
Description 031-267-00 / 031-268-00

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

Type or print all information. See instructions on reverse.

1. Grantor's name Kathryn D. Ramsey, Deceased Phone _____
2. Grantee's name Donald L. Ramsey Phone _____
Grantee's address 18889 State Route 79, Warsaw, OH 43844
3. Address of property 18889 State Route 79, Warsaw, OH 43844
4. Tax billing address 18889 State Route 79, Warsaw, OH 43844
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.

Signature of grantee or representative

January 18, 2018

Date

PARCEL ID 031-00000264-00

JUR: 000

TAX YEAR: 2018

DT MAP RTG: 0123 00 093 00

PIN#:

COSHOCTON - Property Card

Printed: 01/18/18

Card: 1 of 1

Appr#:

Input Date: / /

ID: _____

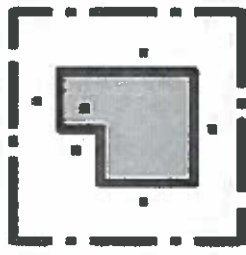
Addition Continued...

<u>L#</u>	<u>Low</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>Description</u>
7		10			1sfr Frame Addn

<u>Area</u>	<u>RCNLD</u>
30	500

Ownership		General Information	
Owner: RAMSEY DONALD L JR & S 18869 STATE ROUTE 79 WARSAW OH 43844		TR 381 LUSE: 110 AG LAND USE: Y Liv Unit: 0 Class: A Zoning: Nbhd: 00312 Field Review Flag: Tax Dist: PERRY TWP - RV LSD	

Notes		Legal Desc	
		PT SE 1.60A 05 DOC 3041	



Sorry, no sketch available for this record

Land Description												
L#	Typ	Cd	FtAct	Size	Base	Incr	Decr	Inft1	2	Adj	AdjRate	Value
1	A	4		1,600	3500	3500		3500			3500	5,600
Tot Parcel Size:				1.60	Deed:		1.6					

Sorry, no sketch available
for this record

Tot Parcel Size: 1.60 Deed: 1.6

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					06/14/05	2		05-3041	4	0	0
					06/14/05	2			4		

Same

Same

Enter: Date: 06/09/08 Entr Rst: Vacant Land Spoke With: Other Appr: JL

Improvement Description:		Heating:		Prefab Fireplace:		Funct % Gd:	
Story/Ht:	Plumb Upbr:	Phys Cond:	Add Sty Stack(PF):			Func Desc:	
Attic:	Dare Remod:	Int Ext Cnd:	Bsmt Gar # Cars:			Econ % Gd:	
Cnstr:	Tot Rooms:	Storm Flood:	Misc Desc 1:			Econ Desc:	
Style:	Bedrooms:	Unfin Area:	Pct Cmpl:			Over Dear Tbl:	
Yr Blt:	Fam Rooms:	Rec Room:	Grade:			C&D Descrip:	
Est Year:	Full Baths:	Fin Bsmt Area:	CDU:			Condo Level:	
Yr Remod:	Half Baths:	WBFP Stacks:	Market Adj:			Condo Type:	
Rem Kit:	Extra Fk:	Openings:				Condo View:	
Rem Bath:	Foundation:	Add Sty Stack(WB):					
Elec Upgr:	Bsmt:						

A	D	D	N	S	Low	1st	2nd	3rd	Description	Area	RCNLD	Dwelling Computations			
O	B	B	N	S								Base Price	C&D Factor		
												Basement	Total RCN		
												Heating	RCN PSF		
												Plumbing	CDU		
												Attic	% Good		
												Other Feat	RCNLD		
												Subtotal	RCNLD PSF		
												Additions	OBY & Misc Imp		
												Grade Fact	Pct Cmpl/Adjfact		
												SFLA	Tot Card Value		
Value Summary												Prior	Cost	Market	Current Apr
Land												5,600	5,600	0	5,600
Bldg												0	0	0	0
Total												5,600	5,600	0	5,600
Rev Code: 1 - Cost Approach														Land/Bldg Fact	1.00 / 1.00

1960

Ownership				General Information							
Owner: RAMSEY DONALD L JRS & 18889 STATE ROUTE 79 WAUSAU OH 43844				TR 381 LUSE: 110 Liv Unit: 0 Zoning: Field Review Flag: Tax Dist: PERRY TWP - RV LSD							
Notes				S PT 1/2 12.24A 05 DOC 3041							
Legal Desc											
Land Description											
L#	Typ	Cd	Fact	Size	Base	Incr	Decr	Imft 2	Adj	AdjRate	Value
1	A	2		7.000	3500	3500	3500			3500	24,500
2	A	3		3.000	3500	3500	3500			3500	10,500
3	A	4		2.240	3500	3500	3500			3500	7,840
Tot Parcel Size: 12.24				Deed: 12.24							

Building Permit					Sales History				Miscellaneous		
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					08/14/05	2		05-3041	4	0	0
					08/14/05	2			4		

Same

Enter Date: 10/26/95	Enter Rslt: Vacant Land	Spoke with: Other	Appr: 125
----------------------	-------------------------	-------------------	-----------

[illegible]

Story Ht:	Plumb Uptr:	Heating:	Prefab Fireplace:	Funct % Gd:
Attic:	Dare Remod:	Phys Cond:	Add Sty Stack(Pp):	Funct Desc:
Constr:	Tot Rooms:	Int Ext Cnd:	Bsmnt Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Deor Tbl:
Eft Year:	Full Baths:	Rec Room:	Pct Cmbld:	C&D Descrip:
Yr Remod:	Half Baths:	Fin Bsmnt Area:	Grade:	Condo Level:
Rem Kit:	Extra Fix:	WBFP Stacks:	CDU:	Condo Type:
Rem Bath:	Foundation:	Openings:	Market Adl:	Condo View:
Elec Upgr:	Bsmnt:	Add Sty Stack(WB):		

Dwelling Computations									
L#	Low	1st	2nd	3rd	Description	Area	RCNLD		
A	D	D	N	S					
Card	L#	Code	Yr Bld	W x L	Area	Grd	Units	Mod Cd	Cond
								%Cd	RCNLD
O	B	L	Y						
<div> <div> <div>Base Price</div> <div>C&D Factor</div> <div>Total RCN</div> <div>RCN PSF</div> <div>CDU</div> <div>FAR</div> </div> <div> <div>Basement</div> <div>Heating</div> <div>Plumbing</div> <div>Attic</div> <div>Other Feat</div> <div>Subtotal</div> <div>RCNLD PSF</div> <div>0</div> </div> <div> <div>Additions</div> <div>Grade Fact</div> <div>SFLA</div> <div>OBV & Misc Imp</div> <div>Pct Cmpnt/Adjfact</div> <div>Tot Card Value</div> </div> </div>									
<div> <div>Value Summary</div> <div>Prior</div> <div>Cost</div> <div>Market</div> <div>Current Appr</div> </div>									
<div> <div>Land</div> <div>42,840</div> <div>42,840</div> <div>0</div> <div>42,840</div> </div>									
<div> <div>Bldg</div> <div>0</div> <div>0</div> <div>0</div> <div>0</div> </div>									
<div> <div>Total</div> <div>42,840</div> <div>42,840</div> <div>0</div> <div>42,840</div> </div>									
<div> <div>Rev Code: 1 - Cost Approach</div> <div>Land/Bldg Fact</div> <div>1.00 / 1.00</div> </div>									

1499b

Owner: RAMSEY DONALD L JR & 18889 SR 79 LUSE: 111 AG LAND USE: Y
18889 STATE ROUTE 79 Liv Unit: 1 Class: A
WARSAW OH 43844 Zoning: Nbhd: 00312
Field Review Flag:
Tax Dist: PERRY TWP - RV LSD

Notes: SW 2.25A
05 DOC 3041 Legal Desc

Land Description		Size	Base	Incre	Decre	Int'l 2	Adj	AdjRate	Value
L#	Typ Cd	Ffact							
2	A	2	1.980	3500	3500			3500	6,930
3	A	9	0.270	0	0			0	

Building Permit		Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
Date	Number										
					06/14/05	2		05-3041	4	0	0
					06/14/05	2					

Sales History		Price	LT #	Valid	Misc Impr:	Gross Impr:

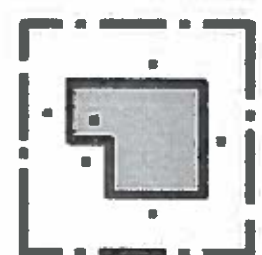
Enter: Date: 05/02/08 Enter Rslt: Left Door Hanger Spoke With: Other Appr: JL

Improvement Description: Heating: Prefab Fireplace: Funct % Gd: Add Sty Stack(PF):
Plumb Updr: Dare Remod: Phys Cond: Add Sty Stack(PF):
Attic: Tot Rooms: Int Ext Cnd: Storm Flood: Misc Desc 1: Econ % Gd:
Cnstr: Bedrooms: Unfin Area: Rec Room: Fin Bsmt Area: C&D Descrip:
Style: Yr Bilt: Full Baths: Half Baths: WBRP Stacks: Condo Level:
Yr Remod: Rem Klt: Foundation: Add Sty Stack(WB): Condo Type:
Rem Bath: Bsmt: Market Adj: Condo View:
Elec Upgr:

Area		RCNLD	
L#	Low 1st 2nd 3rd Description		
A			
D			
D			
N			
S			

Card L#		Code	Yr Bilt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
1	1	RG1	1983	30 x 70	2,100	C	1		A	55	14,050
B											
4											
Y											

Sorry, no sketch available for this record



same

Base Price		C&D Factor	
Land	6,930	6,930	0
Bldg	14,050	14,050	0
Total	20,980	20,980	0
Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 / 1.00

7350

Ownership	General Information
Owner: RAMSEY DONALD L, JRS & 18889 STATE ROUTE 79 WARSAW OH 43844	TR 381 LUSE: 199 Liv Unit: 0 Zoning: AG LAND USE: Y Field Review Flag: Class: A Tax Dist: PERRY TWP - RV LSD Nbrhd: 00312
Notes	SE 109.19A 05 DOC 3041 Legal Desc

Land Description					
L#	Type	Cd	Flact	Size	Base
1	A	2		69,760	3500
2	A	3		31,000	3500
3	A	4		6,950	3500
4	A	9		1,480	0
Tot Parcel Size: 109.19					Deed: 109.19

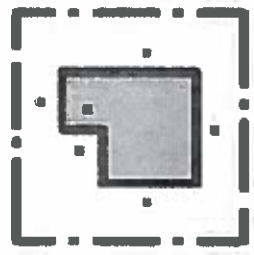
Building Permit				Sales History				Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid
					06/14/05	2		05-3041	4
					06/14/05	2			4

Enter Date: 06/06/08 Enter Rslt: Currently Unoccupied Spoke With: Other Appr: JL

Improvement Description:	Heating:	Prefab Fireplace:	Funcnt % Gd:
Story/Ht:	Plumb Updr:	Add Sty Stack (PF):	Funcnt Desc:
Attic:	Dare Remod:	Basmt Gar # Cars:	Econ % Gd:
Constr:	Tot Rooms:	Misc Desc 1:	Over Desc:
Style:	Bedrooms:	Pct Cmpdt:	C&D Descrip:
Yr Blt:	Fam Rooms:	Grade:	Condo Level:
Est Year:	Full Baths:	CDU:	Condo Type:
Yr Remod:	Half Baths:	Market Adj:	Condo View:
Rem Klt:	Fin Basmt Area:		
Rem Bath:	WBSP Stacks:		
Elec Upgr:	Foundations:		
	Basmt:		
	Add Sty Stack (WB):		

Area										RCNLD			
L#	Low	1st	2nd	3rd	Description	Area	RCNLD	Base Price	RCNLD	Base Price	RCNLD	Base Price	RCNLD
A													
D													
D													
N													
S													
Card L# Code Yr Bldg W x L Area Gd Units Mod Cd Cond %Gd RCNLD													
O	1	1	AB1	Bank Barn	1900	24 x 36	864 D	1	45	P	20	3,080	
B	1	2	AL1	1s Lean To	1900	12 x 36	432 C	1		P	10	240	
A													
Value Summary													
Land 376,990 376,990 0 376,990													
Bldg 3,620 3,620 0 3,620													
Total 380,610 380,610 0 380,610													
Rev Code: 1 - Cost Approach Land/Bldg Fact 1.00 / 1.00													

Sorry, no sketch available for this record



same