

TY2018 1.60

DTE FORM 100(EX) STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE
(REV 12/98) Revised Code Sections 319.202 and 319.54(F)(3)
TYPE OR PRINT ALL INFORMATION

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>WD</u>	Tax. Dist. No. <u>1090/3010</u>	Tax List <u>2017</u>	Date <u>1-30-18</u>	Co. No. <u>16</u>	Number <u>E45</u>
			Land	Bldg.	Tot.

D.T.E. CODE No. 100/510 ☐ Split/New Plat Remarks: _____
 Property Located in Keene-RV / Coshocton corp-CSD Taxing District _____
 Name on Tax Duplicate Beach James M Tax Duplicate Year 2017
 Acct. or Permanent Parcel No. 017-00000300-00 & 043-00003363-00
 Description: W PT 4 / In Lot 308A

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

- Grantor's Name James M. Beach
- Grantee's Name James M. Beach, Trustee, or any successor trustee, of the James M. Beach Revocable Trust dated January 23, 2018
 Grantee's Address 639 South 13th Street, Coshocton, Ohio 43812
- Address of Property CR 1 & 639 South 13th Street
- Tax Billing Address 639 South 13th Street, Coshocton, Ohio 43812
- No Conveyance fees shall be charged because the real property is transferred:
 - ☐ To or from the United States, this state, or any instrumentality, agency, or political subdivision of the United States or this state;
 - ☐ Solely in order to provide or release security for a debt or obligation;
 - ☐ To confirm or correct a deed previously executed and recorded;
 - ☐ To evidence a gift, in any form, between husband and wife, or parent and child or the spouse of either;
 - ☐ On sale for delinquent taxes or assessments;
 - ☐ Pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant such order;
 - ☐ 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;
 - ☐ 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;
 - ☐ By lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever;
 - ☐ When the value of the real property or interest in real property conveyed does not exceed one hundred dollars;
 - ☐ 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;
 - ☐ 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;
 - ☐ 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;
 - ☐ 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;
 - ☐ To a trustee acting on behalf of minor children of the deceased;
 - ☐ Of an easement or right-of-way when the value of the interest conveyed does not exceed one thousand dollars;
 - ☐ Of property sold to a surviving spouse pursuant to section 2106.16 of the Revised Code;
 - ☐ To or from an organization exempt from federal income taxation under section 501(c)(3) of the Internal Revenue Code, provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization;
 - ☐ 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;
 - ☐ To a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust;
 - ☐ 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;
 - ☐ 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;
 - ☐ To a corporation for incorporation into a sports facility constructed pursuant to section 307.696 [307.69.6] of the Revised Code.
- 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 tax year? ☐ YES ☒ NO. If yes, complete DTE Form 101.
- 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 DTE Form 102.
- Application For 2 1/2% 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 January 1 of next year? ☒ YES ☐ NO. If yes, is the property a multi-unit dwelling? ☐ YES ☒ NO. (P/N 043-00003363-00)

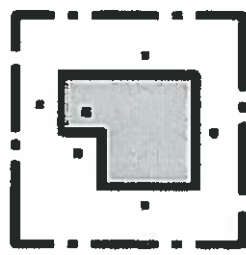
I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief is a true, correct, and complete statement.

Melanie Jones
SIGNATURE OF GRANTEE OR REPRESENTATIVE

1-23-18
DATE

Ownership		General Information	
Owner: BEACH JAMES M 639 S 13TH ST COSHOCTON OH 43812	CR 1 LUSE: 100 Liv Unit: 0 Zoning: AG LAND USE: N Field Review Flag: Class: A Tax Dist: KEENE TWP - RV LSD Nbhd: 00309		
Notes	Legal Desc: W PT 4		

Sorry, no sketch available for this record



Land Description					
L#	Type	Cd	F/Act	Size	Base
1	A	4		45.118	4500
				Incr: 4500	Decr: 4500
				Adl: 4500	AdjRate: 4500
					Value: 203,030

Tot Parcel Size: 45.118 Deed: 45.118

Building Permit			Sales History			Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price
							LT#
							Valid
							Misc Impr: 0
							Gross Impr: 0

Enter: Date: 07/16/08 Entr Rslt: Vacant Land Spoke With: Other Appr: CC
 Improvement Description:

Story Ht: Attic: Constr: Style: Yr Blt: Eff Year: Yr Remod: Rem Kit: Rem Bath: Elec Upgr:	Plumb Upgr: Dare Remod: Tot Rooms: Bedrooms: Bath Rooms: Full Baths: Half Baths: Extra Fk: Foundation: Bsmnt:	Heating: Phys Cond: Int Ext Cnd: Storm Flood: Unfin Area: Rec Room: Fin Bsmnt Area: WBFP Stacks: Openings: Add Sty Stack(WB):	Prefab Fireplace: Add Sty Stack(PF): Bsmnt Gar # Cars: Misc Desc 1: Misc Desc 2: Pct Cmbt: Grade: CDU: Market Adj:	Funct % Gd: Funct Desc: Econ % Gd: Econ Desc: Over Depr Tbl: C&D Descrip: Condo Level: Condo Type: Condo View:
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L#	Low	1st	2nd	3rd	Description	Area	RCNLD
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A	D	D	N	S
Card L#	Code	Yr Blt	W x L	Area
Grd	Units	Mod Cd	Cond	%Gd
RCNLD	RCNLD			

Base Price				C&D Factor			
Land	Bldg	Total	RCN	RCN	PSF	CDU	AVERAGE
203,030	0	203,030	0	0	0	0	0
203,030	0	203,030	0	0	0	0	0
203,030	0	203,030	0	0	0	0	0

Value Summary	Prior	Cost	Market	Current	Apr
Land	203,030	203,030	0	203,030	0
Bldg	0	0	0	0	0
Total	203,030	203,030	0	203,030	0
Rev Code: 1 - Cost Approach			Land/Bldg Fact	1.00 / 1.00	

James M. Beach
 TTEE or any succ
 TTEE of the James
 M. Beach Revocable
 Trust dated January
 23, 2018

71060

PARCEL ID 043-00003363-00

JUR: 000

TAX YEAR: 2018 DT MAP RTG: 0151 10 484 00

PIN#: COSHOCTON - Property Card

Printed: 01/30/18 Card: 1 of 1

Appr#: Input Date: / / ID:

Ownership General Information

Owner: BEACH JAMES M
639 SOUTH 13TH STREET
COSHOCTON OH 43812

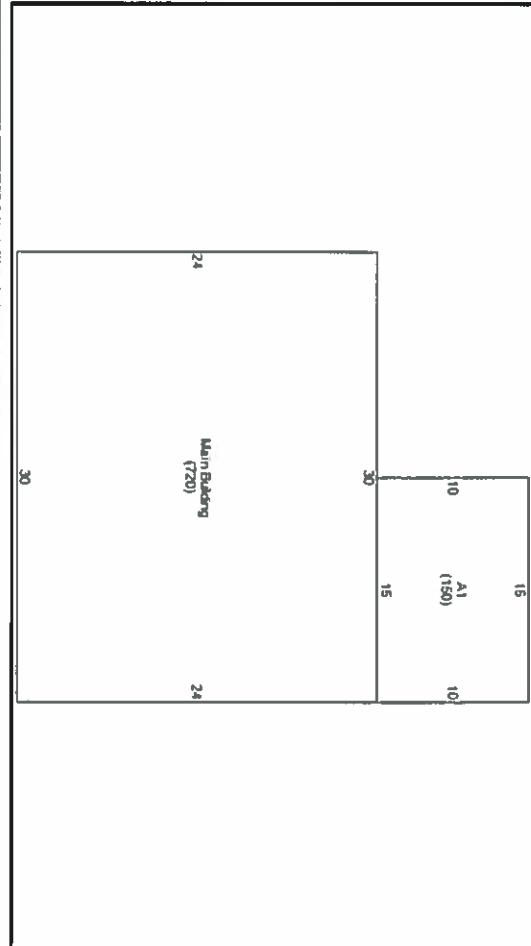
639 S 13TH ST
LUSE: 510
Liv Unit: 1
Zoning: AG LAND USE: N
Field Review Flag: Class: R
Tax Dist: COSHOCTON CORP - CSD Nbhd: 01615

Notes Legal Desc
N-LOT 3089 49.8 X 156.16

Land Description

L#	Type	Cd	FtAc	Size	Base	Incre	Decre	Intlt 2	Adl	AdlRate	Value
1	F	1	49.8	50.0 x 156	220	110	220			220	12,430

Tot Parcel Size: 0.1791 Deed: 0



Building Permit				Sales History				Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT#	Valid
									Misc Impr: 0 Gross Impr: 0

Enter: Date: 11/27/07 Entr Rslt: Left Door Hanger

Spoke With: Other

Appr: GH

Improvement Description:

Story Ht: 1 Plumb Upar: Heating: air conditioner Prefab Fireplace: Funct % Gd:
Attic: full-in Dare Remod: 7 Phys Cond: Add Sty Stack(PF): Econ % Gd:
Cnstr: vinyl/metal Tot Rooms: 7 Int Ext Cnd: same Bmnt Gar # Cars: 0
Style: cape cod Bedrooms: 3 Storm Flood: Misc Desc 1: Over Dear Tbl: 0
Yr Blt: 1948 Fam Rooms: 0 Unfin Area: Misc Desc 2: C&D Descrip: 0
Eff Year: Full Baths: 1 Rec Room: Pet Cnslt: Grade: C- Condo Level: 1
Yr Remod: Half Baths: 0 Fin Bmnt Area: WBFP Stacks: 0 Condo Type: 1
Rem Kit: Extra Fix: 3 Foundation: Openings: 0 Market Adl: Condo View:
Rem Bath: no Bsmt: full Add Sty Stack(WB):

L# Low 1st 2nd 3rd Description Area RCNLD

A	0				720	37,200
D	B 1	10	1stfr	Frame Addn	150	3,550

C	Card L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
B	1	1	RG1	Frame Or Cb Dela	1980	18 x 24	432 C	1	A	40	2,960

Dwelling Computations					
Base Price		50,640	C&D Factor		67,920
Basement		0	Total RCN		56,65
Heating		1,940	RCN PSF		56,65
Plumbing		700	CDU		GOOD
Attic		8,720	% Good		60
Other Feat		0	RCNLD		40,800
Subtotal		62,000	RCNLD PSF		35,23
Additions		5,920	OBY & Misc Imp		2,960
Grade Fact		0.92	Pct Cmplty/Adfact		100 / 1
SRLA		1,158	Tot Card Value		43,760

Value Summary				
Land	12,430	12,430	0	12,430
Bldg	43,760	43,760	0	43,760
Total	56,190	56,190	0	56,190
Rev Code: 1 - Cost Approach	Land/Bldg Fact		1.00 /	1.00

19670