

TY 2018

## 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. <u>SV</u>	Tax. district no. <u>1090</u>	Tax list <u>2017</u>	Date <u>1-16-18</u>	Co. no. <u>16</u>	Number <u>E17</u>
			Land	Bldg.	Total 0.00

DTE code number 101 Split/new plat \_\_\_\_\_ Remarks \_\_\_\_\_

Property located in Keene - RY \_\_\_\_\_ taxing district

Name on tax duplicate McKee Max L Tax duplicate year 2017

Acct. or permanent parcel no. 017-365-00 Map book \_\_\_\_\_ Page \_\_\_\_\_

Description SW PT NE

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

Type or print all information. See instructions on reverse.

1. Grantor's name Max L. McKee Phone (740) 622-6464
2. Grantee's name Max L. McKee, et al. Phone (740) 622-6464
- Grantee's address 49309 CR 186, Fresno, OH 43824
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.

Signature of grantee or representative \_\_\_\_\_ Date 1/9/18

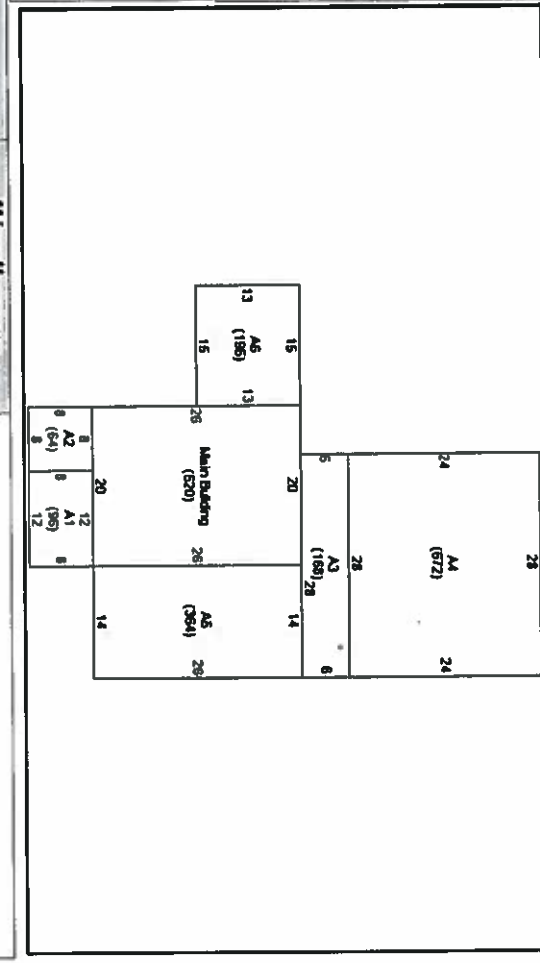
Affidavit of Facts must be included with letters b), g), m) and r)

**Ownership**  
Owner: MCKEE MAX L  
49308 CR #186  
FRESNO OH 43824

**General Information**  
49308 CR 186  
LUSE: 101  
Liv Unit: 1  
AG LAND USE: N  
Class: A  
Nbrhd: 00309  
Zoning:  
Field Review Flag:  
Tax Dist: KEEBETWP - RV LSD

**Notes**  
003 BLDGS NV DOG  
00 SPLIT #294 TO 017-365-02 HUTCHISON  
SW PT NE  
Legal Desc

Land Description	Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
1 A 1	1,000	19000	19000	19000			19000	19,000
2 A 2	4,677	4500	4500	4500			4500	21,050
4 A 4	11,581	4500	4500	4500			4500	52,110
5 A 5	4,892	500	500	500			500	2,450
*Add'l Land								
Total Parcel Size: 35.164 Deed: 35.164								



Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					04/24/00				8	0	0
					07/02/98		2				

SV  
1/16/18

**Improvement Description:**  
Enter Date: 07/15/08 Enter Rst: Info At Door Spoke With: Owner Appr: CC

**Story Ht:** 2  
**Attic:** none  
**Chstr:** vinyl/metal  
**Style:** old style two story  
**Yr Blt:** 1900  
**Yr Remod:** none  
**Yr Remod:** none  
**Rem Bath:** no  
**Elec Upgr:** no

**Plumb Upgr:** none  
**Dare Remod:** none  
**Tot Rooms:** 4  
**Bedrooms:** 2  
**Fam Rooms:** 0  
**Full Baths:** 1  
**Half Baths:** 0  
**Extra Fk:** 2  
**Foundation:** full  
**Basmt:** full

**Heating:** at condition  
**Phys Cond:** same  
**Int Ext Cnd:** same  
**Storm Flood:** same  
**Unfin Area:** none  
**Rec Room:** none  
**Fin Basmt Area:** none  
**WBFP Stacks:** 1  
**Openings:** 1  
**Add Sty Stack (WB):** none

**Prefab Fireplace:** none  
**Add Sty Stack (PF):** none  
**Basmt Gar # Cars:** 0  
**Misc Desc 1:** none  
**Misc Desc 2:** none  
**Pet Cmt:** none  
**Grade:** D+  
**CDU:** GD  
**Market Adj:** none

**Funct % Gd:** none  
**Funct Desc:** none  
**Econ % Gd:** none  
**Econ Desc:** none  
**Over Desr Tbl:** none  
**C&D Descrp:** none  
**Condo Level:** none  
**Condo Type:** none  
**Condo View:** none

Max L. McKee  
and Harriett  
Ellen McKee  
JCRS

	LF#	Low	1st	2nd	3rd	Description	Area	RCNLD	*Addtl Addn			
A	0						520	34,850				
D	B 1	50	10			1stfr Frame Addn/Unfr Basement	96	2,210				
D	C 2	50	11			Ofp Open Frame Porch/Unfr Basement	64	860				
N	D 3	50	10			1stfr Frame Addn/Unfr Basement	168	3,870				
S	E 4		13			F Gar Frame Garage	672	5,140				
	F 5		10			1stfr Frame Addn	364	7,290				
	Card LF#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Ctl	Cond	%Gd	RCNLD	
O	1	1	AP2	Four Side Closed	1900	38 x 106	4,028	C	1	A	25	5,240

Value Summary	Prior	Cost	Market	Current Appr
Land	150,560	150,560	0	150,560
Bldg	61,490	61,490	0	61,490
Total	212,050	212,050	0	212,050
Rev Code:	1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00	

74220

*Land Continued...*

L#	Typ	Cd	Fact	Size	Base	Incre	Decre	Int1	2	Adj	AdjRate	Value
6	A	9		0.580	0	0	0				0	
7	A	3		12.434	4500	4500	4500				4500	55,950

*Addition Continued...*

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
6		11			Ofp Open Frame Porch	195	2,050