

TY2018

\$1.00

Real Property Conveyance Fee Statement of Value and Receipt

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

DTE 100
Rev. 11/12

FOR COUNTY AUDITOR'S USE ONLY

Type Instrument	WD	Tax list year	2017	County number	16	Tax. dist. number	1130	Date	1/29/2018
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Property located in Montee, RV taxing district
 Name on tax duplicate Neptune Josh & Joy Tax duplicate year 2017
 Acct. or permanent parcel no. 026-284-03 / 026-284-01 Map book _____ Page _____
 Description 08-07-10 SW QTR 4.596 AC ☐ Platted ☐ Unplatted
08-07-09-SE QTR .405 75.00 AC TR #2 NE QTR Sec 9
10.048 AC + NW QTR
Sec 10 16.427 AC = 479
 Auditor's comments: ☐ Split ☐ New plat ☐ New improvements ☐ Partial value
☐ C.A.U.V ☐ Building removed ☐ Other _____

Number	56
No. of Parcels	2
DTE Code No.	511 / 100
Neigh. Code	00202
No. of Acres	31.476
Land Value	
Bldg. Value	
Total Value	
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale 1. Yes 2. No	
Receipt Number	

Grantee or Representative Must Complete All Questions in This Section

Type or print all information. See instructions on reverse.

1. Grantor's name Josh Neptune & Joy Neptune Phone _____
 2. Grantee's name Ivan A. Miller and Mary H. Miller Phone _____
 Grantee's address 8206 TR 654 Fredericksburg OH 44627
 3. Address of property 32340 TR 330 Killbuck OH 44637
 4. Tax billing address 8206 TR 654 Fredericksburg OH 44627
 5. Are there buildings on the land? ☒ Yes ☐ No If yes, check type:
☒ 1, 2 or 3 family dwelling ☐ Condominium ☐ Apartment No. of units _____
☐ Manufactured (mobile) home ☐ Farm buildings ☐ Other _____
 If land is vacant, what is intended use? _____
 6. Conditions of sale (check all that apply) ☐ Grantor is relative ☐ Part interest transfer ☐ Land contract
☐ Trade ☐ Life estate ☐ Leased fee ☐ Leasehold ☐ Mineral rights reserved ☐ Gift
☐ Grantor is mortgagee ☒ Other Purchase Agreement
 7. a) New mortgage amount (if any) \$ _____
 b) Balance assumed (if any) \$ _____
 c) Cash (if any) \$ 350,000.00
 d) Total consideration (add lines 7a, 7b and 7c) \$ 350,000.00
 e) Portion, if any, of total consideration paid for items other than real property \$ _____
 f) Consideration for real property on which fee is to be paid (7d minus 7e) \$ 350,000.00
 g) Name of mortgagee _____
 h) Type of mortgage ☐ Conv. ☐ F.H.A. ☐ V.A. ☐ Other _____
 i) If gift, in whole or part, estimated market value of real property \$ _____
 8. 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 form DTE 101.
 9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? ☐ Yes ☒ No If yes, complete form DTE 102.
 10. Application for 2½% 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.
Ivan A. Miller Date 1-23-18
 Signature of grantee or representative

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C. 319.54(G)(3)) and, if applicable, the fee required by R.C. 322, in the total amount of \$ 1400.00 has been paid by Representative and received by the Cashier county auditor.

Christine R. Sycks Date 1/29/2018
 County auditor

Ownership		General Information	
Owner:	NEPTUNE JOSH & 1324 TOWNSHIP RD 13 WEST SALEM OH 44287	32440 TR 330 LUSE: 511 Liv Unit: 1 Zoning: Field Review Flag: Tax Dist: MONROE TWP - RV LSD	AG LAND USE: N Class: R Nbhd: 00202
Notes		Legal Desc	
CAB W/026-345-02 00 DWLG 40% 04: 100% 05		08-07-10 SW QTR 4.536 AC 08-07-09 SE QTR 405 AC 03 DOC 8363	

Land Description		Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
L#	Typ Cd Fact								
8	A 1	1,000	14,000	14,000	14,000			14,000	14,000
9	A 8	3,901	4,000	4,000	4,000			4,000	15,600
10	A 9	0,100	0	0	0			0	

24	A1 (750)	24	Main Bldg (1152)	24
32		48		
48		A2 (344)		

Building Permit				Sales History			Miscellaneous				
Date	Number	Amount	Purpose	O/C							
03/01/2004	999999999	95,000	DWLG	C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					10/23/03	1		03-8362	4	0	0
					12/20/02	1					
					07/19/00	1	12,000	00-4316	0		
					07/19/00	1	12,000		0		

Enter: Date: 08/14/08 Enter Rslt: Left Door Hanger Spoke With: Other Appr: CC

WD 1/29/2018
Ivan A. Miller
Mary H. Miller
JLRS

Improvement Description:		Heating:		Prefab Fireplace:		Funct % Gd:	
Story Ht:	1.5	Plumb Updr:		Phys Cont:	at condition	Phys Desc:	
Attic:	none	Dore Remod:		Int Ext Cnd:	average cond	Econ % Gd:	
Style:	vinyl/metal	Tot Rooms:	5	Storm Flood:	same	Econ Desc:	
Yr Blt:	2004	Bedrooms:	3	Rec Room:		Over Dexp Tbl:	
Eff Year:		Fam Rooms:	2	Fin,Basmt Area:		C&D Descrip:	
Yr Remod:		Half Baths:	0	WBFP Stacks:		Condo Level:	
Rem Klt:	no	Extra Fix:	2	Openings:		Condo Type:	
Rem Bath:		Foundation:		Add Sty Stack(WB):		Condo View:	
Elec Upgr:		Bemt:	full				

Dwelling Computations		Value Summary	
L#	Low 1st 2nd 3rd Description	Area	RCNLD
A 0		1,152	74,060
D B 1	13 17 F Gar Frame Garage/12st Frame Half-Story	768	19,250
D C 2	11 Ofp Open Frame Porch	384	6,050
N			
S			
O			
B			
&			
Y			

10340
34780
45440

Ownership		General Information	
Owner:	NEPTUNE JOSH & 1324 TOWNSHIP RD 13 WEST SALEM OH 44287	CR 19 LUSE: 100 Liv Unit: 0 Zoning: 0 Field Review Flag: Tax Dist: MONROE TWP - RY LSD	AG LAND USE: N Class: A Nbhd: 00202
Notes		Legal Desc	
SPT FM 026-284-00 MCGINNIS		TR #2 NE QTR SEC 9 10.048 AC + NW QTR SEC 10 16.427 AC = 26.475A 02 DOC 5401	
02 SPL #E710 TO 026-284-12 MYERS			

Land Description		Size		Base		Incr		Decre		Inft 1 2		Adj		AdjRate		Value	
L#	Typ	Cd	Fact														
8	A	3		0.906	3000	3000		3000									2,720
10	A	9		0.394	0	0		0									
11	A	4		25.175	3000	3000		3000									75,530

Tot Parcel Size: 26.475 Deed: 26.475

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	OKC	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					10/23/03	1	48,900	02-5401	0		0
					08/16/00	1	34,032	00-4884	0		0
					08/16/00	1	34,032		0		

Enter: Date: 08/13/08 Enter Rslt: Vacant Land

Spoke With: Other

Appr: CC

Improvement Description:

Story Ht:	Plumb Upper:	Heating:	Prefab Fireplace:	Func % Gd:
Attic:	Dare Remod:	Phys Cond:	Add Sty Stack(PF):	Func Desc:
Constr:	Tot Rooms:	Int Ext Cnd:	Beam Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt:	Fam Rooms:	Unfin Area:	Pet Cmpit:	Over Depr Tbl:
Eff Year:	Yr Remod:	Rec Room:	Fin Beam Area:	C&D Descrip:
Half Bath:	Half Baths:	W/BFP Stacks:	Grade:	Condo Level:
Rem Klt:	Extra Fx:	Openings:	CDU:	Condo Type:
Rem Bath:	Foundation:	Market Adj:		Condo View:
Elec Upgr:	Beam:	Add Sty Stack(WB):		

Enter: Date: 08/13/08 Enter Rslt: Vacant Land

Spoke With: Other

Appr: CC

Improvement Description:

Spoke With: Other

Appr: CC

Dwelling Computations

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 Cmpit/Adjact	
SFLA		Tot Card Value	

Enter: Date: 08/13/08 Enter Rslt: Vacant Land

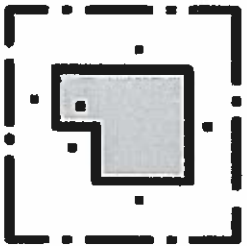
Spoke With: Other

Appr: CC

Dwelling Computations

Value Summary		Prior		Cost		Market		Current Apr	
Land		78,250		78,250		0		78,250	
Bldg		0		0		0		0	
Total		78,250		78,250		0		78,250	
Rev Code: 1 - Cost Approach						Land/Bldg Fact		1.00 / 1.00	

Sorry, no sketch available for this record



same