

## FOR COUNTY AUDITOR'S USE ONLY

Date 3-9-18Co. No. 68 16Number E- E114Instr. QCTax. Dist No. 2050Tax List 2017

Land

Bldg.

Tot.

D.T.E. CODE NO. 510☐ Split/New Plat

Remarks:

Property Located in W Laf corp - R06

Taxing District

Acct. or Permanent Parcel No. 020-0000169-00/020-0000186-00

Description:

In lot 308In lot 358

## FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

1. Grantor's Name Brittany L. Allen, aka Brittany Allen, Wife of Grantee
2. Grantee's Name Zachary Alexander Allen, aka Zachary A. Allen, Husband of Grantor  
Grantee's Address 705 South Center Street, West Lafayette, Ohio 43845
3. Address of Property 705 S. Center St., & 420 E. 4th St., West Lafayette, Ohio 43845
4. Tax Billing Address 705 South Center Street, West Lafayette, Ohio 43845
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 or 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 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 one hundred dollars;
  - ☐ (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; (Must include affidavit of facts.)
  - ☒ (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 one thousand dollars;
  - ☐ (q) Of property sold to a surviving spouse pursuant to section 2106.16 of the Revised Code;
  - ☐ (r) 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;
  - ☐ (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 section 307.696 [307.69.6] of the Revised Code.
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 tax year. ☐ YES ☒ NO. If yes, complete DTE Form 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 DTE Form 102.
8. 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 (705 S. Center Street)  
yes - primary residence

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.

SIGNATURE OF GRANTEE OR REPRESENTATIVE

DATE

01-25-2018

**Ownership**  
Owner: ALLEN ZACHARY A &  
208 E RUSSELL AVE  
WEST LAFAYETTE OH 43845

**General Information**  
705 S CENTER ST  
LUSE: 510  
Liv Unit: 1  
Class: R  
Nbhd: 00516  
Zoning:  
Field Review Flag:  
Tax Dist: W/LAFAYETTE CORP-RDG

**Notes**  
N-L-LOT 308 51.3 X 150  
02 DOC 3008  
Legal Desc:

Land Description	L#	Type	Cd	Fact	Size	Base	Incr	Decr	Inf1 2	Adl	AdlRate	Value
1 F 1	51.3	51.0	x	150	210	105	210	210			210	11,890

Total Parcel Size: 0.1756 Deed: 0

Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
11/19/13	2	42,576			05/01/02	2	72,000	02-300E	0	500	0
01/24/02	2	46,666			03/01/88	2	55,000		5		

Enter Date: 12/03/07 Entr Rst: Left Door Hanger Spoke With: Other Appr: BB

**Improvement Description:**  
Story Ht: 1 Plumb Upgr: Heating: at condition Prefab Fireplace: Funct % Gd: 5  
Attic: none Dare Remod: 6 Phys Cond: Add Sty Stack(P): 2 Econ Desc: 5  
Cnstr: frame Tot Rooms: 6 Int Ext Cnd: same Beamt Gar # Cars: 2 Misc Desc 1: Over Door Tbt: 5  
Style: raised ranch Bedrooms: 3 Storm Flood: Misc Desc 2: 100 C&D Descrip: Condo Level: Condo Type: Condo View:  
Yr Blt: 1979 Fam Rooms: 0 Unfin Area: Rec Room: Pct Cmpdt: 5  
Yr Remod: Full Baths: 1 Half Baths: 1 Fin.Bsmt Area: 573 Grade: C-  
Rem Kit: Rem Bath: 2 Extra Fk: WBRP Stacks: CDU: AV  
Bsmt: Foundation: Add Sty Stack(WB): Market Adj:

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0						1,144	59,420
D B 1	16				Fr Oh Frame Overhang	40	1,080
D C 2	16				Fr Oh Frame Overhang	32	870
N D 3	11	11			Ofp Open Frame Porch/Ofp Open Frame Porch	206	4,770

Card L#	Code	Yr Blt	W x L	Area	Gd	Units	Mod Cd	Cond	%Gd	RCNLD
O										
B										
Y										

Value Summary	Prior	Cost	Market	Current Appr
Land	11,890	11,890	0	11,890
Bldg	71,690	66,620	0	66,620
Total	83,580	78,510	0	78,510
Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 / 1.00	

27480

Owner'ship General Information

Owner: ALLEN BRITTANY &  
208 E RUSSELL AVE  
WEST LAFAYETTE OH 43845

420 E 5TH ST  
LUSE: 510  
Liv Unit: 1  
Class: R  
Zoning: N  
Nbhd: 00516  
Field Review Flag:  
Tax Dist: W LAFAYETTE CORP-RDG

Notes

N-Lot 358 50 X 150  
02 DOC 35  
Legal Desc

Land Description

L#	Typ	Cd	Fact	Size	Base	Incre	Decre	Infl 1	2	Adj	AdlRate	Value
1	F	1	50	50.0 x 150	210	105	210				210	11,660

Tot Parcel Size: 0.1722 Deed: 0

Building Permit Sales History Miscellaneous

Date	Number	Amount	Purpose	O/C	C	Sale Date	Type	Price	LT #	Valid	Misc Impr:
05/09/1991	999999	5,000	GAR			12/11/13	2	31,000		5	0
						01/03/02	2	75,000		02-35	0
						04/27/99	2			4	

Enter: Date: 12/07/07 Enter Rst: Left Door Hanger

Spoke With: Other

Appr: BB

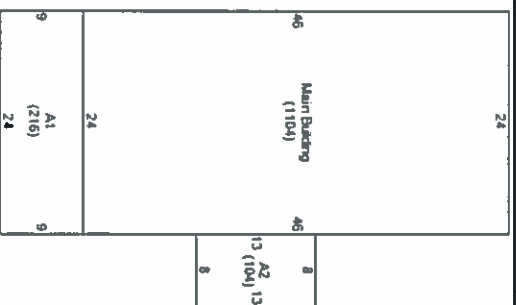
Improvement Description:

Story Ht: 1 Plumb Updr: Heating: basic Prefab Fireplace: Add Sty Stack(PR): Funct % Gd: 0  
Attic: none Dare Remod: 4 Phys Cond: same Bsmt Gar # Cars: 0 Econ Desc: Econ % Gd: 0  
Cnstr: vinyl/metal Tot Rooms: 4 Int Ext Cnd: Storm Flood: Misc Desc 1: Over Door Tbl: C&D Descrip: 0  
Yr Bld: 1945 Bedrooms: 2 Uniform Area: Misc Desc 2: Pct Cmpl: Condo Level: Condo Type: Condo View:  
Yr Remod: Full Baths: 2 Rec Room: Fin Bsmt Area: WBFP Stacks: 0 CDU: FR  
Rem Kit: Extra Fix: 2 Foundation: Openings: Add Sty Stack(WB): Market Adj:  
Rem Bath: yes Bsmt: part

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	0					1,104	29,730
B	1	21			Onp Open Masonry Porch	216	2,510
D	C	2	22		Emp Encl Masonry Porch	104	1,770
N							
S							

Card	L#	Code	Yr Bld	W x L	Area	Gd	Units	Mod Cd	Cond	%Gd	RCNLD
1	1	RG1 Frame/Cb/Steel	1992	20 x 36	720	E	1		F	50	2,640

Y



Same

Dwelling Computations

Base Price	61,210	C&D Factor	68,000
Basement	-3,750	Total RCN	57,75
Heating	0	RCN PSF	57.75
Plumbing	2,000	CDU	FAIR
Attic	0	%Good	50
Other Feat	0	RCNLD	34,030
Subtotal	59,460	RCNLD PSF	30.82
Additions	8,540	OBV & Misc Imp	2,640
Grade Fact	0.85	Pct Cmpl/Adjfact	100 / 1
SFLA	1,104	Tot Card Value	36,670

Value Summary	Prior	Cost	Market	Current Apr
Land	11,660	11,660	0	11,660
Bldg	37,190	36,670	0	36,670
Total	48,850	48,330	0	48,330

Rev Code: 1 - Cost Approach Land/Bldg Fact 1.00 / 1.00

16910