

TY2018

1.00

# Statement of Reason for Exemption From Real Property Conveyance Fee

DTE 100EX  
Rev 1/14

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

## FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>JE</u>	Tax. district no. <u>1040</u>	Tax list <u>2017</u>	Date <u>2-23-18</u>	Co. no. <u>16</u>	Number <u>E84</u>
			Land	Bldg.	Total

DTE code number 502 ☐ Split/new plat Remarks \_\_\_\_\_  
 Property located in Clark - West Holm \_\_\_\_\_ taxing district  
 Name on tax duplicate Manson Douglas S + Renee D Tax duplicate year 2017  
 Acct. or permanent parcel no. 006-00000048-05 / 006-00000040-06 Map book \_\_\_\_\_ Page \_\_\_\_\_  
 Description TR # 8 TR # 7

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

Type or print all information. See instructions on reverse.

1. Grantor's name Renee Manson Phone \_\_\_\_\_  
 2. Grantee's name Estate of Douglas S. Manson Phone 330-262-7555  
 Grantee's address 111 S. Buckeye St. Ste. 270 Wooster, Ohio 44691  
 3. Address of property TWP. Rd 50 Coshocton, Ohio  
 4. Tax billing address \_\_\_\_\_

## 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 Attorney for the Estate of Douglas Manson Date 2/23/18

Ownership		General Information	
Owner: MANSON DOUGLAS S & 1797 SOUTH FIRESTONE WOOSTER OH 44691		TR 50 LUSE: 502 Liv Unit: 0 Zoning: 0 Field Review Flag: Tax Dist: CLARK TWP-WEST HOLME	AG LAND USE: N Class: R Nbhd: 00203
Notes		TR #8 07 DOC 5522	Legal Desc
SPT TO 006-40-06 DEIWELER			

Land Description											
L#	Type	Cd	Fact	Size	Base	Incre	Decre	Int'l 2	Adj	AdjRate	Value
13	A	4		10.450	4000	4000	4000			4000	41,800
14	A	9		0.050	0	0	0			0	
Tot Parcel Size:				10.50	Deed:				10.5		

Tot Parcel Size: 10.50 Deed: 10.5

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					11/14/07	1	55,000		1		0
					01/28/04	2		04-34E	4		0
					01/21/04	2			4		
					07/16/03	1	32,487	03-531E	0		

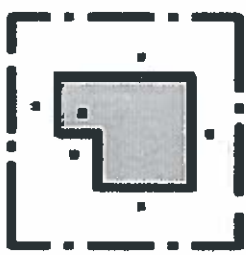
Enter: Date: 06/24/08 Entr Rslt: Vacant Land Spoke With: Other Appr: CC

Improvement Description:

Story Ht:	Plumb Updr:	Heating:	Prefab Fireplace:	Funct % Gdt:
Atic:	Dore Remod:	Phys Cond:	Add Sty Stack(PF):	Funct Desc:
Cnstr:	Tot Rooms:	Int Ext Cnd:	Bsmt Gar # Cars:	Econ % Gdt:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Bkt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Dear Tbl:
Yr Remod:	Full Baths:	Rec Room:	Pct Cmpdt:	C&D Descrip:
Yr Remod:	Half Baths:	Fin Bsmt Area:	Grade:	Condo Level:
Rem Kit:	Extra Fix:	WBFP Stacks:	CDU:	Condo Type:
Rem Bath:	Foundation:	Openings:	Market Adj:	Condo View:
Elce Upgr:	Bsmt:	Add Sty Stack(WB):		

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A							
D							
D							
N							
S							
O							
B							
4							
Y							

Value Summary				Dwelling Computations			
Land	41,800	Prior	Cost	Market	Current	Apr	
Bldg	0						
Total	41,800						
Rev Code: 1 - Cost Approach							



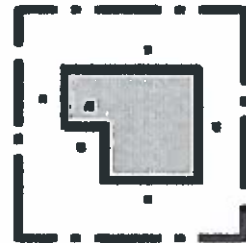
Sorry, no sketch available for this record

JE 2/23/18  
Renee D. Manson's  
1/2 int. to  
the Estate of  
Douglas S. Manson

14630

Ownership		General Information	
Owner: MANSON DOUGLAS S & 1797 SOUTH FRESTONE WOOSTER OH 44691		TR 50 LUSE: 502 Liv Unit: 0 Zoning:      Class: R Field Review Flag:      Nbrhd: 00203 Tax Dist: CLARK TWP-WEST HOLME	AG LAND USE: N
Notes		TR #7 Legal Desc	
SPT FM 006-40-05 ACREAGE		07 DOC 5522	

Sorry, no sketch available  
for this record



Land Description											
L#	Type	Cd	Fact	Size	Base	Incre	Decre	Inft 2	Adl	AdlRate	Value
9	A	4		11.100	4000	4000	4000			4000	44,400
10	A	9		0.058	0	0	0			0	
Tot Parcel Size:				11.158	Deed:				11.158		

Tot Parcel Size: 11.158      Deed: 11.158

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					11/14/07	1	55,000		1		0
					01/28/04	2			4		0

Enter: Date: 06/24/08      Entr Rslt: Vacant Land      Spoke With: Other      Appr: CC

Improvement Description:

Story Ht:	Plumb Upgr:	Heating:	Prefab Fireplace:	Func % Gd:
Attk:	Dura Ramod:	Phys Cond:	Add Sty Stack(PF):	Func Desc:
Cnstr:	Tot Rooms:	Int Ext Cnd:	Bsmt Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt:	Room Rooms:	Unfin Area:	Misc Desc 2:	Over Depr Tbl:
Est Year:	Full Baths:	Rec Room:	Pct Cmnt:	C&D Descrip:
Yr Remod:	Half Baths:	Fin Bsmt Area:	Grade:	Condo Level:
Room Klt:	Extra Fix:	WBFP Stacks:	CDU:	Condo Type:
Room Bath:	Foundatn:	Openings:	Market Adl:	Condo View:
Elec Upgr:	Bsmt:	Add Sty Stack(WB):		

L#	Low	1st	2nd	3rd	Description	Area	RCNLD	Dwelling Computations			
A								Base Price	C&D Factor		
D								Basement	Total RCN		
D								Heating	RCN PSF		
N								Plumbing	CDU		FAIR
S								Attic			
								Other Feat	0		
								Subtotal	RCNLD PSF		0
								Additions	OBY & Misc Imp		
								Grade Fact	Pct Cmnt/Adfact		
								SFLA	Tot Card Value		100 / 1
Value Summary											
						Prior		Cost	Market	Current Apr	
						Land		44,400	44,400	0	44,400
						Bldg		0	0	0	0
						Total		44,400	44,400	0	44,400
						Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 / 1.03		

15540