

STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE

Revised Code Sections 319.202 and 319.54(F)(3)

3.00

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>AF</u>	Tax Dist. No. <u>1150</u>	Tax List <u>2017</u>	Date <u>3-7-18</u>	Co. No. <u>16</u>	Number <u>E111</u>
D.T.E. CODE NO. <u>111/100</u>			Land	Bldg.	Tot.
Property Located in <u>Oxford-NCT</u> Taxing District			Remarks:		
Name on tax Duplicate <u>McCune Bonnie J</u>			Tax Duplicate year <u>2017</u>		
Acct. or Permanent Parcel No. <u>030-322-00/029-1205-00/</u>			Map Book		
<u>030-319-00/030-86-00/030-291-00/030-85-00</u>			Page		
Description:			Quit Claim Deed		

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

- Grantor's Name: Bonnie J. McCune Phone Number: (740) 995-0223
- Grantee's Name: Bonnie J. McCune as Trustee of the Bonnie J. McCune Living Trust Phone Number: (740) 995-0223
- Grantee's Address: 21277 CR 106, Newcomerstown, Ohio 43832
- Address of Property: Oxford Township, Coshocton County, Ohio
- Tax Billing Address: Same as #2
- 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 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;
 - ☐ (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, provide 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.
- 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.

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

SIGNATURE OF GRANTEE OR REPRESENTATIVE

DATE

Ownership

Owner: MCCUNE BONNE J
LEHELENE MCCUNE
21277 CR 106
NEWCOMERTOWN OH 43832

General Information

CR 106
LUSE: 100
Liv Unit: 0
Zoning: 0
Field Review Flag:
Tax Dist: OXFORD TWP-NCT EVSD
AGLAND USE: Y
Class: A
Nbhd: 00617

Notes

S SIDE SE

Legal Desc

Land Description									
L#	Type	Cd	Flact	Size	Base	Incre	Decre	Inft 2	Adj
1	A	2		10.840	3000	3000	3000		
2	A	9		0.410	0	0	0		
									AdjRate
									3000
									Value
									32,520

Tot Parcel Size: 11.25 Deed: 11.25

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

Enter: Date: 08/15/08 Entr Rstt: Vacant Land

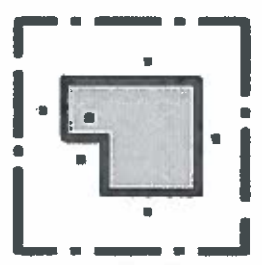
Spoke With: Other

Appr: GH

Improvement Description:

Story Ht: Plumb Upgr: Heating: Prefab Fireplace: Funct % Gd: 0
Attic: Dare Remod: Phys Cond: Add Sty Stack(PF): Funct Desc: Econ % Gd: 0
Cnstr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ Desc: Over Depr Tbl: C&D Descrip: Condo Level: Condo Type: Condo View:
Style: Bedrooms: Storm Flood: Misc Desc 1: Misc Desc 2: Pct Cmpl: Grade: CDDU: Market Adj: Add Sty Stack(WB):
Yr Blt: Fam Rooms: Unfin Area: Rec Room: Fin Bsmt Area: WBFP Stacks: Openings: Add Sty Stack(WB):
Yr Remod: Full Baths: Half Baths: Extra Fix: WBF Stacks: Market Adj: Add Sty Stack(WB):
Rem Kit: Foundation: Add Sty Stack(WB):
Rem Bath: Foundation: Add Sty Stack(WB):
Elec Upgr: Bsmt: Add Sty Stack(WB):

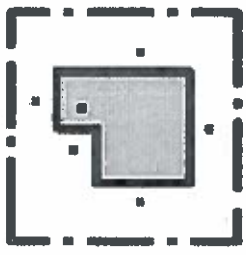
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Same

										Area				RCNLD	
L#	Low	1st	2nd	3rd	Description										
A															
D															
D															
N															
S															
O	Card	L#	Code		Yr Blt	W x L	Area	Gnd	Units	Mod Cd	Cond	%Gd	RCNLD		
B															
&															
Y															
Dwelling Computations															
Base Price										C&D Factor					
Basement										Total RCN					
Heating										RCN PSF					
Plumbing										CDU					
Attic										AVERAGE					
Other Feat										0					
Subtotal										RCNLD					
Additions										RCNLD PSF					
Grade Fact										OBV & Misc Imp					
SFLA										Pct Cmpl/Adjfact					
										100 / 1					
										Tot Card Value					
Value Summary															
		Prior	Cost	Market	Current	Apr									
Land		32,520	32,520	0	0	32,520									
Bldg		0	0	0	0	0									
Total		32,520	32,520	0	0	32,520									
Rev Code: 1 - Cost Approach															
Land/Bldg Fact		1 00 / 1 00													

Ownership		General Information	
Owner: MCCUNE BONNE J LEHMANE JACONE 21277 ROUTE #3 NEWCOMERTOWN OH 43832	CR 106 LUSE: 100 Liv Unit: 0 Zoning: 0 Field Review Flag: Tax Dist: OXFORD TWP-NCT EVSD	AGLAND USE: Y Class: A Nbhd: 00617	
Notes		PT SE Legal Desc	



Sorry, no sketch available
for this record

Land Description											
L#	Type	Cd	Flaci	Size	Base	Incre	Decre	Intft 2	Adl	AdlRate	Value
1	A	2		1.480	3000	3000	3000			3000	4,440
Tot Parcel Size:				1.48	Deed:				1.48		

Tot Parcel Size: 1.48 Deed: 1.48

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

Enter: Date: 06/26/95 Entr Rslt: Vacant Land Spoke With: Other Appr: 105

Improvement Description:

Story Ht: Plumb Upgr: Heating: Prefab Fireplace: Funct % Gd: 100
Attic: Dare Reimod: Phys Cond: Add Sty Stack(PF): Funct Desc: Econ % Gd: 100
Cnstr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ Desc: C&D Descrip: Condo Level: 100
Style: Bedrooms: Storm Flood: Misc Desc 1: Over Depr Tbl: Condo Type: Condo View:
Yr Blt: Fam Rooms: Unfin Area: Misc Desc 2: Pct Cmpbt: Grade: C
Etr Year: Full Baths: Rec Room: Fin,Bsmt Area: WBFP Stacks: Market Adl:
Yr Reimod: Half Baths: Extra Fx: W/BFP Stacks: Market Adl:
Rm KIt: Foundation: Add Sty Stack(WB):
Rm Bath: Bsmt:
Eec Upgr:

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

Dwelling Computations					
Base Price			C&D Factor		
Land	4,440	4,440	0	0	4,440
Bldg	0	0	0	0	0
Total	4,440	4,440	0	0	4,440
Rev Code: 1 - Cost Approach			Land/Bldg Fact	1.00 / 1.00	

Ownership
Owner: MCCUNE BONNE J
21277 CR 106
NEWCOMERTOWN OH 43832

General Information
21277 CR 106
LUSE: 111
Liv Unit: 1
Class: A
Nhd: 00617
Zoning: MOBILE HOME ON PROPER
Field Review Flag: TAX DIST: OXFORD TWP-NCT EVSD

Notes
PT SE
Legal Desc

56MFP=GRAY SHULTZ

Land Description	L#	Type	Cd	F/Ac	Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
1 A 1	1	A	1		1,000	15,000	15,000	15,000			15,000	15,000
2 A 2	2	A	2		46,000	3,000	3,000	3,000			3,000	138,000
3 A 3	3	A	3		10,000	3,000	3,000	3,000			3,000	30,000
4 A 4	4	A	4		12,063	3,000	3,000	3,000			3,000	36,190
Tot Parcel Size: 70.583					Deed: 70.583							
					*Addtl Land							

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

Enter: Date: 08/15/08 Entr Rst: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description:

Story Ht: 2
Attic: none
Cnstr: vinyl/metal
Style: old style two story
Yr Bkt: 1860
Etr Year:
Yr Remod:
Rem Ktr:
Rem Bath:
Elec Upgr:

Plumb Upgr:
Dare Remod:
Tot Rooms:
Bedrooms:
Fam Rooms:
Full Baths:
Half Baths:
Extra Fx:
Foundation:
Bsmt:

Heating:
Phys Cond:
Int Ext Cnd:
Storm Flood:
Unfin Area:
Rec Room:
Fin Bsmt Area:
WBFP Stacks:
Openings:
Add Sty Stack(WB):

Prefab Fireplace:
Add Sty Stack(PF):
Bsmt 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:

	L#	Low	1st	2nd	3rd	Description	Area	RCNLD				
A	0						825	37,800				
D	B 1	33	32			Mp Conc/Brick Patio/Canopy Canopy	162	750				
D	C 2	50	10			1stfr Frame Addn/Unf Basement	144	2,970				
N	D 3		11			Ofp Open Frame Porch	36	350				
S												
	Card	L#	Code	Yr Bkt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
O	1	1	AP4	One Side Open W	1966	38 x 84	3,192 C	1	2	A	25	5,280
B	1	2	RG1	Frame/ Cb/ Steel I	1940	24 x 24	576 C	1		A	40	3,590
4	1	3	AC1	Wood Board Corn	1940	24 x 48	1,152 C	1		A	25	2,990
4	1	4	RM3	Single Wide Mh. P.	1989	14 x 70	980 D	1		A	30	
Y	1	5	SN7	Ofp (Dwelling Typ	1992	6 x 6	36 C	1		A	30	190

Value Summary

	Prior	Cost	Market	Current Appr
Land	219,950	219,950	0	219,950
Bldg	53,950	53,950	0	53,950
Total	273,900	273,900	0	273,900

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

Dwelling Computations

Base Price	75,600	C&D Factor	83.730
Basement	0	Total RCN	44.43
Heating	0	RCN PSF	44.43
Plumbing	0	CDU	AVERAGE
Attic	0	% Good	50
Other Feat	0	RCNLD	41,900
Subtotal	75,600	RCNLD PSF	23.36
Additions	8,130	OBY & Misc Imp	12,050
Grade Fact	0.85	Pct Cmbt/Adjfact	100 / 1
SFLA	1,794	Tot Card Value	53,950

Main Building (825)

34

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