

# STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE

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

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>CT</u>	Tax Dist. No. <u>150</u>	Tax List <u>2017</u>	Date <u>2/6/2018</u>	Co. No. <u>14</u>	Number <u>EL02</u>
D.T.E. CODE NO. <u>101</u>			Land <u>Split/ New Plat</u>		
Property Located in <u>Oxford Township</u>			Remarks:		
Name on tax Duplicate <u>Allen Oscar J., JR</u>			Taxing District		
Acct. or Permanent Parcel No. <u>029-00000005-00</u>			Tax Duplicate year <u>2017</u>		
			Map Book _____ Page _____		

Description: PT N END 12 40 AC

ALL HIS INTEREST IN AN UNDIVIDED 1/2 INTEREST

## FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

1. Grantor's Name: Oscar J. Allen, Jr. Estate Phone Number: 740-545-6865
2. Grantee's Name: Sondra L. Allen Phone Number: 740-545-6865
- Grantee's Address: 57481 T.R. 261, West Lafayette, OH 43845
3. Address of Property: Same as #2
4. Tax Billing Address: Same as #2
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 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.
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.

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.

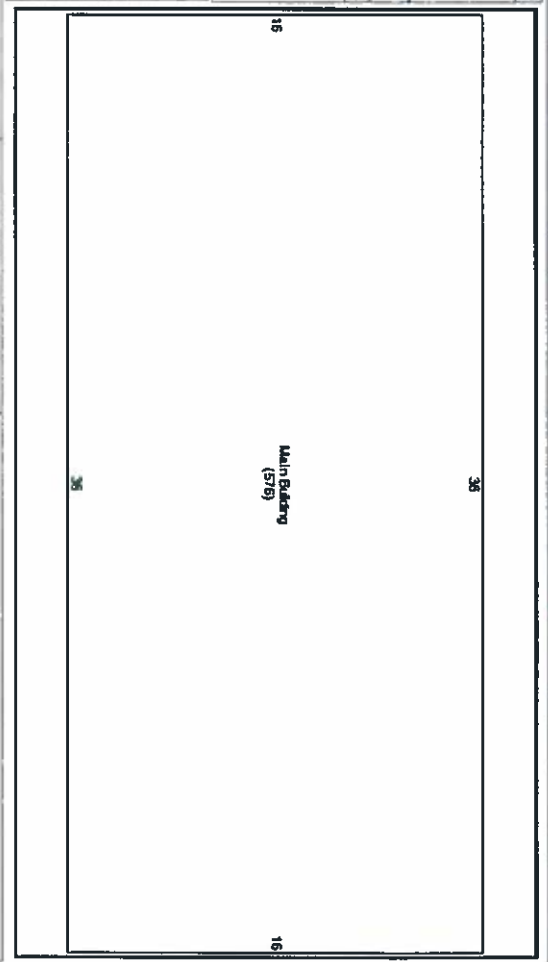
SIGNATURE OF GRANTEE OR REPRESENTATIVE

DATE

2/5/2018

<b>Ownership</b>	<b>General Information</b>
Owner: ALLEN OSCAR J JR & SANDRA L RT 1 WEST LAFAYETTE OH 43845	57481 TR 261 LUSE: 101 Liv Unit: 1 Class: A Nbhd: 00817 Zoning: MOBILE HOME ON PROPER Field Review Flag: MOBILE HOME ON PROPER Tax Dist: OXFORD TWP-RDGDWDLSD
<b>Notes</b>	<b>Legal Desc</b>
M-FP = WHITE 28X44 MHEQ 029-00038 00 ADDN TO M#1 FOR 2010	PT N END 12

Land Description					
L#	Typ	Cd	Fact	Size	Base
1	A	1		1,000	13,000
2	A	1		1,000	13,000
3	A	3		2,000	3,000
4	A	4		34,000	3,000
Tot Parcel Size: 40.00					Deed: 40



Building Permit			Sales History		
Date	Number	Purpose	Price	LT#	Valid
					Misc Impr: 0 Gross Impr: 0

Enter Date: 06/11/08 Enter Rslt: Left Door Hanger Spoke With: Other Appr: GH

<b>Improvement Description:</b>	<b>Heating:</b> basic	<b>Prefab Fireplace:</b>	<b>Func % Gd:</b>
Story Ht: 1	Dare Remod: 4	Add Sty Stack(PF):	Func Desc:
Attic: none	Tot Rooms: 1	Basmt Gar # Cars: 0	Econ % Gd:
Chstr: frame	Bedrooms: 0	Misc Desc 1:	Econ Desc:
Style: other	Fam Rooms: 0	Pct Cntrl:	Over Depr Tbl:
Yr Blt: 1940	Full Baths: 0	Fin.Basmt Area:	C&D Descrip:
Yr Remod:	Half Baths: 0	WBGP Stacks:	Condo Level:
Ram Klt:	Extra Fk: 3	Openings:	Condo Type:
Ram Bath:	Foundatn:	Market Adl:	Condo View:
Eec Upgr:	Basmt:		

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	A	0				576	8,260
D							
D							
N							
S							
O	Card L#	Code	Yr Blt	W x L	Area	Gd	Units
B	1	2	SM6	Attached 1 Story	2010	16 x 44	704 C
Y							1

Dwelling Computations			
Base Price	34,140	C&D Factor	33,040
Basement	0	Total RCN	57,36
Heating	0	RCN PSF	57,36
Plumbing	-1,100	CDU	VERY POOR
Attic	0	% Good	25
Other Feat	0	RCNLD	8,260
Subtotal	33,040	RCNLD PSF	14,34
Additions	0.70	OBY & Misc Imp	15,970
Grade Fact	0.70	Pct Cntrl/Adjfact	100 / 1
SRLA	576	Tot Card Value	24,230

Value Summary			
Land	135,000	Cost	135,000
Bldg	63,150	Market	0
Total	198,150	Current Appr	135,000
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00	198,150

CT 2/6/2018  
Sondra L. Allen aka  
Sandra L. Allen

47250  
22100  
69350

PARCEL ID 029-00000005-00

JUR: 000

TAX YEAR: 2018

DT MAP RTG: 0173 00 083 00

PIN#:

COSHOCTON - Property Card

Printed: 02/06/18

Card: 1 of 2

Appr#:

Input De: \_\_\_\_/\_\_\_\_/\_\_\_\_ ID: \_\_\_\_

Land Continued...

L#	Typ	Cd	F/Act	Size	Base	Incre	Decre	Int'l 2	Adj	AdjRate	Value
5	A	5		2.000	500	500	500			500	1.000

Ownership	General Information
Owner: ALLEN OSCAR J JR & SANDRA L RT 1 WEST LAFAYETTE OH 43845	57481 TR 261 LUSE: 101 Liv Unit: 1 AG LAND USE: N Class: A Nbhd: 00817 Zoning: MOBILE HOME ON PROPER Field Review Flag: TAX DIST: OXFORD TWP-RDGWD LSD
Notes	Legal Desc
MAHP = WHITE 28X44 MHEQ 029-00038 00 ADDN TO MH FOR 2010	PT N END 12

Land Description	Size	Base	Incre	Decre	Int'l 2	Adj	AdjRate	Value
L# Typ Cd Fact								
1 A 1	1,000	13,000	13,000	13,000			13,000	13,000
2 A 1	1,000	13,000	13,000	13,000			13,000	13,000
3 A 3	2,000	3,000	3,000	3,000			3,000	6,000
4 A 4	34,000	3,000	3,000	3,000			3,000	102,000
Tot Parcel Size: 40.00		Deed: 40		*Addtl Land				

Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Miscellaneous
										0	0
										Gross Impr:	

Enter Date: 06/11/08 Enter Rslt: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description:  
Story/Ht: 1 Plumb Updr: Heating: basic Prefab Fireplace: Funct % Gdt:  
Attic: none Dare Remod: Phys Cond: Add Sty Stack(PF): Funct Desc:  
Cnstr: frame Tot Rooms: 4 Int Ext Cnd: same Bsmt Gar # Cars: 0 Econ % Gdt:  
Style: ranch Yr Blt: 1969 Storm Flood: Misc Desc 1: Misc Desc 2: Over Deor Tbl:  
Yr Remod: 1989 Full Baths: 2 Rec Room: Fin Bsmt Area: C&D Descrip:  
Yr Remod: 1989 Half Baths: 0 W/BFP Stacks: Condo Level:  
Rem Klt: no Extra Fk: 2 Foundatn: 0 CDU: AV Condo Type:  
Elec Upgr: Bsmt: full Add Sty Stack(WB): Market Adj: Condo View:

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	0					1,152	35,810
D							
D							
N							
S							
O	2	1	APt	Four Side Closed	2002	20 x 24	
B							
Y							

Card	L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod	Cd	Cond	%Gd	RCNLD
2	1	APt	Four Side Closed	2002	20 x 24	480 C	1			A	65	3,110
Value Summary												
Land			135,000	135,000	0	0	135,000					
Bldg			63,150	63,150	0	0	63,150					
Total			198,150	198,150	0	0	198,150					
Rev Code: 1 - Cost Approach			Land/Bldg Fact		1.00 / 1.00							

Dwelling Computations												
Base Price			63,100	C&D Factor		65,100						
Basement			0	Total RCN		56,51						
Heating			0	RCN PSF		56,51						
Plumbing			2,000	CDU		55						
Attic			0	% Good		35,810						
Other Feat			0	RCNLD		31,09						
Subtotal			65,100	RCNLD PSF		3,110						
Additions			0	OBY & Misc Imp		100 / 1						
Grade Fact			0.85	Pct Cmpl/Adjfact		38,920						
SFLA			1,152	Tot Card Value								

LF	Typ	Cd	Fact	Size	Base	Incre	Decre	Inft 2	Adj	AdjRate	Value
5	A	5		2,000	500	500	500			500	1,000

Land Continued...