

T42018

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 1/14**FOR COUNTY AUDITOR'S USE ONLY**

|                              |    |               |      |               |    |   |              |      |        |
|------------------------------|----|---------------|------|---------------|----|---|--------------|------|--------|
| Type instrument              | WD | Tax list year | 2017 | County number | 16 | Tax. dist. number   | 3010<br>1190 | Date | 1-5-18 |
| Property located in          |    |               |      |               |    | taxing district   |              |      |        |
| Name on tax duplicate        |    |               |      |               |    | Tax duplicate year  |              |      |        |
| Acct. or permanent parcel no |    |               |      |               |    | Map book  |              |      |        |
| Description                  |    |               |      |               |    | Page  |              |      |        |
|                              |    |               |      |               |    | <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted |              |      |        |

Auditor's comments: ☐ Split ☐ New plat ☐ New improvements ☐ Partial value  
☐ C.A.U.V. ☐ Building removed ☐ Other

**Grantee or Representative Must Complete All Questions In This Section**

Type or print all information. See instructions on reverse.

1. Grantor's name Glenn L. McCoy et al Phone \_\_\_\_\_
2. Grantee's name 127 Group LLC Phone \_\_\_\_\_  
 Grantee's address 5158 Falcon Dr., Millersburg, OH 44654
3. Address of property 187.158 acres 2653 CR 16, Coshocton
4. Tax billing address 5158 Falcon Dr., Millersburg, OH 44654
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 arms length transaction
7. a) New mortgage amount (if any) \$ \_\_\_\_\_  
 b) Balance assumed (if any) \$ \_\_\_\_\_  
 c) Cash (if any) \$ \_\_\_\_\_  
 d) Total consideration (add lines 7a, 7b and 7c) \$ \_\_\_\_\_ 0.00  
 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) \$ \_\_\_\_\_ 655,053.00  
 g) Name of mortgagee None First Federal Community Bank  
 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 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] 1/2/18  
 Signature of grantee or representative Date

Number

12

No. of Parcels

2

DTE Code No.

100

Neigh. Code

01115

No. of Acres

187.158

Land Value

310,620

Bldg. Value

7240

Total Value

317,260

DTE Use Only

DTE Use Only

DTE Use Only

Consideration

DTE Use Only

Valid sale

1. Yes 2. No

Receipt Number

**Receipt for Payment of Conveyance Fee**

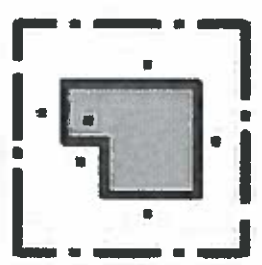
The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ 2,620.21 has been paid by Rep/grantor and received by the Coshocton county auditor.

Christine R. Sykes  
 County auditor

Date

1-5-18

|  |   |
|--|---|
| <b>Ownership</b>   | <b>General Information</b>  |
| Owner: EASTER ROWENA MAY AKA & ROWENA M EASTER<br>21829 COUNTY ROAD 124<br>WEST LAFAYETTE OH 43845 | CR 16<br>LUSE: 100<br>Liv Unit: 0<br>Zoning: Class: A<br>Field Review Flag: Nbrd: 01115<br>Tax Dist: COSHOCTON CORP - CSD |
| Notes  | PT 15<br>AREA CONTAINING 870A<br>ANNEXED TO COSH CORP 09 DEC 2210   |



Sorry, no sketch available for this record

| Land Description |     |    |      |         |      |       |       |         |         |
|------------------|-----|----|------|---------|------|-------|-------|---------|---------|
| L#               | Typ | Cd | Fact | Size    | Base | Incre | Decre | Inf1 2  | Adj     |
| 1                | A   | 5  |      | 15,000  | 400  | 400   | 400   |         |         |
| 2                | A   | 3  |      | 143,226 | 5200 | 5200  | 5200  |         |         |
|                  |     |    |      |         |      |       |       | AdlRate | Value   |
|                  |     |    |      |         |      |       |       | 400     | 6,000   |
|                  |     |    |      |         |      |       |       | 5200    | 744,760 |

Tot Parcel Size: 158,226 Deed: 158,226

| Building Permit |        |        |         |     | Sales History |      |       | Miscellaneous |               |
|-----------------|--------|--------|---------|-----|---------------|------|-------|---------------|---------------|
| Date            | Number | Amount | Purpose | O/C | Sale Date     | Type | Price | LT #          | Valid         |
|                 |        |        |         |     | 06/12/09      | 2    |       | 09-2210       | 4             |
|                 |        |        |         |     |               |      |       |               | Misc Impr: 0  |
|                 |        |        |         |     |               |      |       |               | Gross Impr: 0 |

Enter: Date: 05/09/08 Entr Rstt: Vacant Land Spoke With: Other Appr: GH

|                                 |                     |                          |                   |
|---------------------------------|---------------------|--------------------------|-------------------|
| <b>Improvement Description:</b> | <b>Heating:</b>     | <b>Prefab Fireplace:</b> | <b>Func % Gd:</b> |
| Story Ht: Plumb Upgr:           | Phys Cond:          | Add Sty Stack(PF):       | Func Desc:        |
| Attic: Dura Reimod:             | Int Ext Cnd:        | Beamt Gar # Cars:        | Econ % Gd:        |
| Cnstr: Tot Rooms:               | Storm Flood:        | Misc Desc 1:             | Econ Desc:        |
| Style: Bedrooms:                | Unfin Area:         | Pct Cmpl:                | Over Dear Tbl:    |
| Yr Blt: Fam Rooms:              | Rec Room:           | Grade:                   | C&D Descrip:      |
| Yr Reimod: Full Baths:          | Fin, Beamt Area:    | CDU:                     | Condo Level:      |
| Rem Kit: Extra Fk:              | WBFP Stacks:        | Market Adj:              | Condo Type:       |
| Rem Bath: Foundation:           | Openings:           |                          | Condo View:       |
| Beac Upgr: Beamt:               | Add Sty Stack(WBJ): |                          |                   |

127 Group LLC

WD 1/5/18

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

| Card L# | Code | Yr Blt | W x L | Area Gd | Units | Mod Cd | Cond | %Gd | RCNLD |
|---------|------|--------|-------|---------|-------|--------|------|-----|-------|
|         |      |        |       |         |       |        |      |     |       |

| Dwelling Computations |  |  |  |  |                  |  |  |  |  |
|-----------------------|--|--|--|--|------------------|--|--|--|--|
| Base Price            |  |  |  |  | C&D Factor       |  |  |  |  |
| Basement              |  |  |  |  | Total RCN        |  |  |  |  |
| Heating               |  |  |  |  | RCN PSF          |  |  |  |  |
| Plumbing              |  |  |  |  | CDU              |  |  |  |  |
| Attic                 |  |  |  |  | %Good            |  |  |  |  |
| Other Feat            |  |  |  |  | RCNLD PSF        |  |  |  |  |
| Subtotal              |  |  |  |  | RCNLD            |  |  |  |  |
| Additions             |  |  |  |  | OBY & Misc Imp   |  |  |  |  |
| Grade Fact            |  |  |  |  | Pet Cmpl/Adjfact |  |  |  |  |
| SFLA                  |  |  |  |  | Tot Card Value   |  |  |  |  |

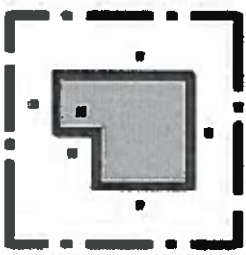
| Value Summary               | Prior          | Cost        | Market | Current Appr |
|-----------------------------|----------------|-------------|--------|--------------|
| Land                        | 750,780        | 750,780     | 0      | 750,780      |
| Bldg                        | 0              | 0           | 0      | 0            |
| Total                       | 750,780        | 750,780     | 0      | 750,780      |
| Rev Code: 1 - Cost Approach | Land/Bldg Fact | 1.00 / 1.00 |        |              |

262,770  
0  
262,770

| Ownership   | General Information  |
|---|--|
| Owner: EASTER ROWENA MAY AKA & ROWENA M EASTER TOD<br>218329 COUNTY ROAD 124<br>WEST LAFAYETTE OH 43845 | CR 16<br>LUSE: 199<br>Liv Unit: 0<br>Zoning: AG LAND USE: Y<br>Field Review Flag: Class: A<br>Tax Dist: TUSCARAWAS TWP-CSD Nbrd: 01215 |

| Notes               | Legal Desc           |
|---------------------|----------------------|
| 17RT 99 HS = 1.000A | PT 10<br>09 DOC 2210 |

Sorry, no sketch available  
for this record



| Land Description | L# | Type | Cd | Fact | Size   | Base  | Incr  | Decr  | Inft 2 | Adj | AdjRate | Value   |
|------------------|----|------|----|------|--------|-------|-------|-------|--------|-----|---------|---------|
| 1 A 1            | 1  | A    | 1  |      | 0.474  | 16000 | 16000 | 16000 |        |     | 16000   | 7,580   |
| 2 A 3            | 2  | A    | 3  |      | 28.318 | 4500  | 4500  | 4500  |        |     | 4500    | 127,430 |
| 3 A 9            | 3  | A    | 9  |      | 0.140  | 0     | 0     | 0     |        |     | 0       | 0       |

Tot Parcel Size: 28.932 Deed: 28.932

| Date | Number | Building Permit | Amount | Purpose | O/C | Sale Date | Type | Price | LT #   | Valid | Misc Impr:  | 500 |
|------|--------|-----------------|--------|---------|-----|-----------|------|-------|--------|-------|-------------|-----|
|      |        |                 |        |         |     | 06/12/09  | 2    |       | 09-221 | 4     | Gross Impr: | 0   |

Enter: Date: 05/08/08 Entr Rslt: Estimated For Msc. Reasons Spoke With: Other Appr: GH

| Improvement Description: | Heating:           | Prefab Fireplace:  | Funct % Gd:    |
|--------------------------|--------------------|--------------------|----------------|
| Story Ht: Plumb Upgr:    | Phys Cond:         | Add Sty Stack(PF): | Funct Desc:    |
| Attic: Dore Remod:       | Int Ext Cnd:       | Basmt Gar # Cars:  | Econ % Gd:     |
| Constr: Tot Rooms:       | Storm Flood:       | Misc Desc 1:       | Econ Desc:     |
| Style: Bedrooms:         | Unfin Area:        | Misc Desc 2:       | Over Deor Tbl: |
| Yr Blt: Fam Rooms:       | Rec Room:          | Pct Cntrl:         | C&D Descrip:   |
| Efr Year: Full Baths:    | Fin Basmt Area:    | Grade:             | Condo Level:   |
| Yr Remod: Half Baths:    | WBSP Stacks:       | CDU:               | Condo Type:    |
| Rem Kit: Extra Fk:       | Openings:          | Market Adj:        | Condo View:    |
| Rem Bath: Foundation:    | Add Sty Stack(WB): |                    |                |
| Elec Upgr: Basmt:        |                    |                    |                |

| 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 Cmpl/Adjfact |  |   |  |  |  |
| SFLA                        |  |             |         |  |   | Tot Card Value   |  |   |  |  |  |
| Value Summary               |  |             |         |  |   |                  |  |   |  |  |  |
| Land                        |  | 135,010     | 135,010 |  | 0 | 135,010          |  | 0 |  |  |  |
| Bldg                        |  | 20,690      | 20,690  |  | 0 | 20,690           |  | 0 |  |  |  |
| Total                       |  | 155,700     | 155,700 |  | 0 | 155,700          |  | 0 |  |  |  |
| Rev Code: 1 - Cost Approach |  |             |         |  |   |                  |  |   |  |  |  |
| Land/Bldg Fact              |  | 1.00 / 1.00 |         |  |   |                  |  |   |  |  |  |

| L# | Low     | 1st  | 2nd              | 3rd   | Description | Area    | RCNLD |        |      |     |        |
|----|---------|------|------------------|-------|-------------|---------|-------|--------|------|-----|--------|
| A  |         |      |                  |       |             |         |       |        |      |     |        |
| D  |         |      |                  |       |             |         |       |        |      |     |        |
| D  |         |      |                  |       |             |         |       |        |      |     |        |
| N  |         |      |                  |       |             |         |       |        |      |     |        |
| S  |         |      |                  |       |             |         |       |        |      |     |        |
| O  | Card L# | Code | Yr Blt           | W x L | Area        | Gd      | Units | Mod Cd | Cond | %Gd | RCNLD  |
| 1  | 1       | AL1  | 1s Lean To       | 1940  | 26 x 36     | 936 C   | 1     | 1      | A    | 25  | 910    |
| 2  | 1       | AB2  | Flat Barn        | 1940  | 20 x 30     | 600 D   | 1     | 1      | A    | 30  | 2,150  |
| 3  | 1       | AB1  | Bank Barn        | 1940  | 35 x 64     | 2,240 D | 1     | 12     | A    | 40  | 16,010 |
| 4  | 1       | AS2  | Concrete Slave W | 1940  | 12 x 40     | 4,522 C | 1     | 1      | P    | 15  | 1,120  |

41250  
12440  
54440