

TY 2018

.50

# 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>GW</u>	Tax. district no. <u>1090</u>	Tax list <u>2017</u>	Date <u>2-5-18</u>	Co. no. <u>16</u>	Number <u>E59</u>
			Land	Bldg.	Total

DTE code number 511 ☐ Split/new plat Remarks \_\_\_\_\_  
 Property located in Keene-RV \_\_\_\_\_ taxing district  
 Name on tax duplicate Caldwell Barbara Ltd Tax duplicate year 2017  
 Acct. or permanent parcel no. 017-427-01 Map book \_\_\_\_\_ Page \_\_\_\_\_  
 Description N 1/2 20 - 2.068 ac

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

Type or print all information. See instructions on reverse.

- Grantor's name Barbara Caldwell LTD Phone \_\_\_\_\_
- Grantee's name Barbara Diann Caldwell, Trustee, Barbara Diann Caldwell Revocable Living Trust 4/8/31/17 Phone \_\_\_\_\_  
 Grantee's address 25371 CR 193 Coshocton, Ohio 43812
- Address of property 25371 CR 193 Coshocton, Ohio 43812
- Tax billing address 25371 CR 193 Coshocton, Ohio 43812
- No conveyance fees shall be charged because the real property is transferred:
  - ☐ to or from the United States, this state or any instrumentality, agency or political subdivision of the United States or this state.
  - ☐ solely in order to provide or release security for a debt or obligation.
  - ☐ to confirm or correct a deed previously executed and recorded.
  - ☐ to evidence a gift, in any form, between husband and wife, or parent and child, or the spouse of either.
  - ☐ on sale for delinquent taxes or assessments.
  - ☐ pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant to such order.
  - ☐ 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.
  - ☐ 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.
  - ☐ by lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever.
  - ☐ when the value of the real property or interest in real property conveyed does not exceed \$100.
  - ☐ 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.
  - ☐ 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.
  - ☐ 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.
  - ☐ 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.
  - ☐ to a trustee acting on behalf of minor children of the deceased.
  - ☐ of an easement or right-of-way when the value of the interest conveyed does not exceed \$1,000.
  - ☐ of property sold to a surviving spouse pursuant to Ohio Revised Code section (R.C.) 2106.16.
  - ☐ 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.
  - ☐ 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.
  - ☒ to a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust.
  - ☐ 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.
  - ☐ 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.
  - ☐ to a corporation for incorporation into a sports facility constructed pursuant to R.C. section 307.696[307.69.6].
  - ☐ between persons pursuant to R.C. section 5302.18.
  - ☐ from a county land reutilization corporation organized under R.C. section 1724 to a third party.
- 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.
- 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.
- 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.

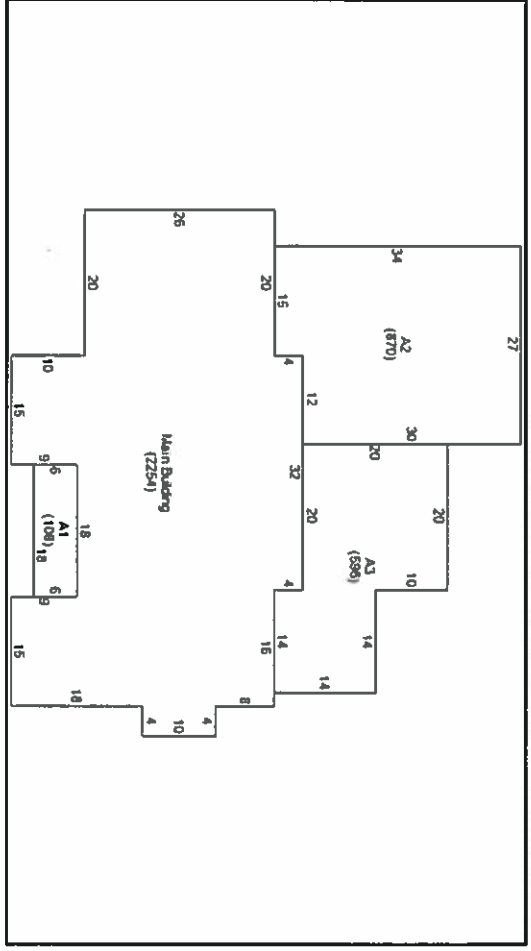
Signature of grantee or representative

Date

1/18/18

Ownership		General Information	
<b>Owner:</b> CALDWELL BARBARA LTD 25371 COUNTRY ROAD 193 COSHOCTON OH 43812		<b>24712 CR 193</b> <b>LUSE:</b> 511 <b>AGLAND USE:</b> N <b>Liv Unit:</b> 1 <b>Class:</b> R <b>Zoning:</b> <b>Nbhd:</b> 00509 <b>Field Review Flag:</b> <b>Tax Dist:</b> KEENE TWP - RV LSD	
<b>Notes</b> 00 ABOVE GROUND POOL=PP DECK ANGLED: SIZE APPROX		<b>Legal Desc</b> N 1/2 20 09 DOC 3300	

Land Description		Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
1	A 1	1.000	17000	17000	17000			17,000	17,000
2	A 8	0.900	4250	4250	4250			4250	3,830
3	A 9	0.168	0	0	0			0	



Building Permit				Sales History				Miscellaneous		
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:
					09/01/09	2	245,000	09-330C	0	0
					08/17/09	2			4	
					06/28/01	2		10-3991	4	
					06/28/01	2			4	

**Enter Date:** 06/12/08     **Entr Rslt:** Left Door Hanger  
**Spoke With:** Other     **Appr:** CC

Improvement Description:		Heating:		Prefab Fireplace:		Funct % Gd:	
Story Ht:	1	Plumb Upgr:		Add Sty Stack(PF):		Funct Desc:	
Attic:	none	Dore Remod:		Bsmt Gar # Cars:		Econ Desc:	
Constr:	brick	Tot Rooms:	6	Misc Desc 1:		Econ % Gd:	
Style:	ranch	Bedrooms:	3	Storm Flood:		Over Dear Tbl:	
Yr Blt:	1997	Fam Rooms:	1	Unfin Area:		C&D Descrip:	
Eff Year:		Full Baths:	2	Rec Room:		Condo Level:	
Yr Remod:		Half Baths:	1	Fin Bsmt Area:		Condo Type:	
Rem Klt:		Extra Fk:	3	WBFP Stacks:		Condo View:	
Rem Bath:	no	Foundation:		CDU:			
Bec Upgr:		Bsmt:	full	Market Adj:			
				Add Sty Stack(WB):			

Barbara Dianne  
 Caldwell, TTEE  
 of the Barbara  
 Dianne Caldwell  
 Revocable Living  
 Trust w/a 8/31/17

#	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0						2,254	166,030
B 1					Ofp Open Frame Porch	108	2,750
C 2					M Gar Masonry Garage	870	20,140
D 3					Wddk Wood Decks	596	6,600

Dwelling Computations		C&D Factor	
Base Price	160,140	Total RCN	201,550
Basement	0	RCN PSF	89.02
Heating	5,520	CDU	VERY GOOD
Plumbing	5,500	% Good	97
Attic	0	RCNLD	195,530
Other Feat	0	RCNLD PSF	86.75
Subtotal	171,160	OBY & Misc Imp	100 / 1
Additions	30,390	Pct Cmpl/Adjfact	195,530
Grade Fact	1.17	Tot Card Value	
SFLA	2,254		

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

Value Summary		Prior	Cost	Market	Current Apr
Land	20,830	20,830	0	20,830	
Bldg	195,530	195,530	0	195,530	
Total	216,360	216,360	0	216,360	
Rev Code:	1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00		

75,730