

TY2018

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DTE 100EX  
Rev. 1/14

# Statement of Reason for Exemption From Real Property Conveyance Fee

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

## FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>QC</u>	Tax. district no. <u>1090</u>	Tax list <u>2017</u>	Date <u>3/30/2018</u>	Co. no. <u>14</u>	Number <u>E134</u>
			Land	Bldg.	Total 0.00

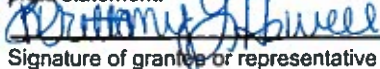
DTE code number 511 Split/new plat \_\_\_\_\_ Remarks \_\_\_\_\_  
 Property located in Heene / RV \_\_\_\_\_ taxing district \_\_\_\_\_  
 Name on tax duplicate Thorman David W. Tax duplicate year 2017  
 Acct. or permanent parcel no. 017-77-00 Map book \_\_\_\_\_ Page \_\_\_\_\_  
 Description PT 7 2.0478 AC

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

Type or print all information. See instructions on reverse.

- Grantor's name David W. Poorman and Sheila Ann Shingleton Phone \_\_\_\_\_
- Grantee's name David W. Poorman and Sheila Ann Shingleton Phone \_\_\_\_\_  
 Grantee's address 28371 CR 12, Coshocton, OH 43812
- Address of property Same
- Tax billing address Same
- 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

 3/12/2018  
 Date

Affidavit of Facts must be included with letters b), g), m) and r)

**Ownership**  
Owner: POORMAN DAVID W  
28371 COUNTRY RD 12  
COSHOCTON OH 43812

**General Information**  
28371 CR 12  
LUSE: 511  
Liv Unit: 1  
Class: R  
Nbrhd: 00309  
Zoning:  
Field Review Flag:  
Tax Dist: KEENE TWP - RV LSD

**Notes**  
NEW SURVEY OR 89/1195

PT 7  
03 DOC 900

Legal Desc

Land Description		Size	Base	Incr	Decr	Intlt 2	Adl	AdtRate	Value
L#	Typ Cd	Fact							
1	A	1	1.000	19000	19000	19000		19000	19,000
3	A	9	0.140	0	0	0		0	
4	A	8	0.908	4500	4500	4500		4500	4,090

Tot Parcel Size: 2.0478 Deed: 2.0478

Building Permit		Amount	Purpose	OIC	Sale Date	Type	Price	LT #	Valid	Misc Impr:
Date	Number									
					10/25/16	2	117,500	03-900	4	0
					02/05/03	2	45,000		8	
					12/06/95	2				

Enter: Date: 07/15/08 Entr Rslt: Left Door Hanger Spoke With: Other Appr: CC

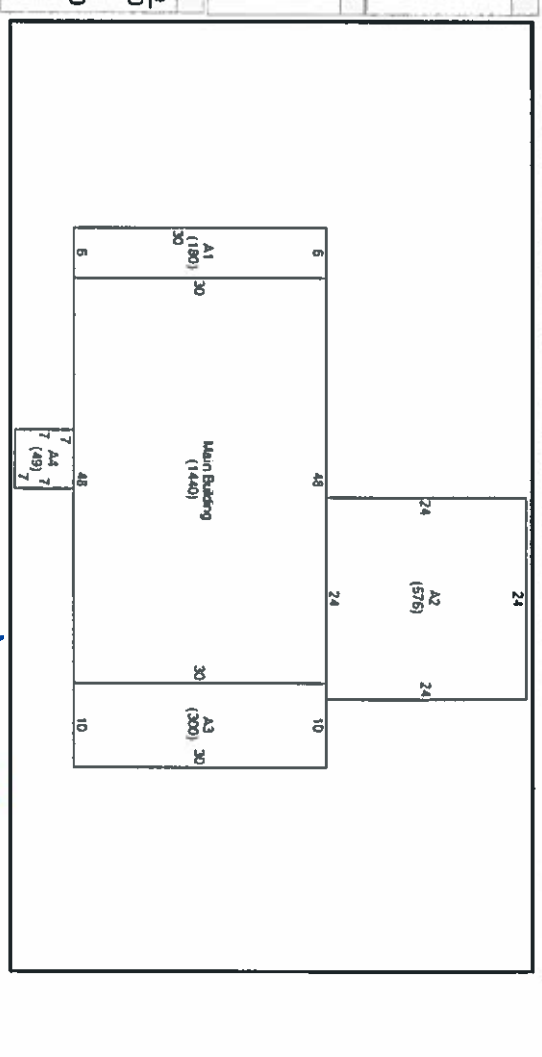
Improvement Description:

Story Ht: 1 Plumb Updr: Heating: air condition Prefab Fireplace: Funct % Gd:  
Attic: none Dura Remod: Phys Cond: Add Sty Stack(PF): Funct Desc:  
Cnstr: vnyl/metal Tot Rooms: 6 Int Ext Cnd: same Bsmt Gar # Cars: 0 Econ % Gd:  
Style: ranch Yr Bld: 1971 Bedrooms: 3 Storm Flood: Misc Desc 1: Econ Desc:  
Yr Bld: 1971 Farm Rooms: 0 Unfin Area: Misc Desc 2: Over Dear Tbl: C&D Descrip: 0  
Yr Remod: Full Baths: 2 Rec Room: Pct Cnplt: Condo Level: Condo Type:  
Rm Bath: Extra Fix: 0 Fin.Bsmt Area: WBPP Stacks: 0 C&D: C- Condo Level:  
Rm Bath: Foundation: 2 WBP Stacks: 0 C&D: GD Condo Type:  
Eec Upgr: Bsmt: Add Sty Stack(WB): Market Adj: Condo View:

	L#	Low	1st	2nd	3rd	Description	Area	RCNLD			
A	0						1,440	51,270			
D	B 1	11				Old Open Frame Porch	180	2,230			
D	C 2	13				F Gar Frame Garage	576	5,310			
N	D 3	11				Old Open Frame Porch	300	3,710			
S	E 4	35	32			Mas Sloop/Terrace/Canpy Canopy	49	610			
O	Card L#	Code	Yr Bld	W x L	Area Grd	Units	Mod Cd	Cond	%Gd	RCNLD	
B	1	RG1	Frame/Cb Steel C	1971	18 x 20	360	D	1	F	30	1,550
Y											

Land	Value St
Bldg	
Total	
Rev Code	

Dwelling Computations				Value Summary			
Base Price	80,180	C&D Factor	105,210	Prior	Cost	Market	Current Apr
Basement	0	Total RCN	87.6	Land	23,090	0	23,090
Heating	3,070	RCN PSF	60	Bldg	70,410	64,720	64,720
Plumbing	2,200	CDU	GOOD	Total	93,500	0	87,810
Attic	0	%Good	60	Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00	
Other Feat	0	RCNLD	63,170				
Subtotal	85,450	RCNLD PSF	43,87				
Additions	19,760	OBY & Misc Imp	1,550				
Grade Fact	0.92	Pct Cmpl/adfact	100 / 1				
SFLA	1,440	Tot Card Value	64,720				



OC 3/20/2018  
David W. Poorman +  
Sheila Ann Shingleton  
JKRS

8080  
20650  
30730