

142010
REAL PROPERTY CONVEYANCE FEE STATEMENT OF VALUE AND RECEIPT
If exempt by O.R.C. 319.54 (F)(3), Use DTE Form 100 (EX)
FOR COUNTY AUDITOR'S USE ONLY

1.00

Type Instrument <u>LD</u>	Tax List Year <u>2017</u>	County Number <u>16</u>	Tax Dist Number <u>3010</u>	Date <u>2-27-18</u>
Property Located in <u>Coshocton Corp-CSD</u> Taxing District				Number <u>113</u>
Name on Tax Duplicate <u>Craibo Properties</u> Tax Duplicate Year <u>2017</u>				No. of Parcels <u>2</u>
Acct. or Permanent Parcel No. <u>043-00001709-00</u> Map Book _____ Page _____				DTE Code No. <u>510/500</u>
Description: <u>In Lot 4707 / In Lot 4708</u> <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted				Neigh. Code <u>00615</u>
AUDITOR'S COMMENTS: <input type="checkbox"/> Split <input type="checkbox"/> New Plat <input type="checkbox"/> New Improvements <input type="checkbox"/> Partial Value				No. of Acres <u>0.580</u>
<input type="checkbox"/> C.A.U.V. <input type="checkbox"/> Building Removed <input type="checkbox"/> Other _____				Land Value _____
GRANTEE OR REPRESENTATIVE MUST COMPLETE ALL QUESTIONS IN THIS SECTION TYPE OR PRINT ALL INFORMATION SEE INSTRUCTIONS ON NEXT PAGE				Bldg. Value _____
1. Grantor's Name <u>Craibo Properties, LLC, an Ohio limited liability company</u>				Total Value _____
2. Grantee's Name <u>Shane A. Klein</u>				DTE Use Only _____
Grantee's Address <u>517 South 7th Street, Coshocton, Ohio 43812</u>				DTE Use Only _____
3. Address of Property <u>1822 Chestnut Street, Coshocton, Ohio 43812</u>				DTE Use Only _____
4. Tax Billing Address <u>517 South 7th Street, Coshocton, Ohio 43812</u>				Consideration _____
5. Are there buildings on the land? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes check type: <input type="checkbox"/> 1,2 or 3 Family Dwlg. <input type="checkbox"/> Condominium <input type="checkbox"/> Apartment No. of Units: _____ <input type="checkbox"/> Manufactured (mobile) home <input type="checkbox"/> Farm buildings <input type="checkbox"/> Other: outbuildings/garages _____				DTE Use Only Valid Sale 1. YES 2. NO
If land is vacant, what is intended use? _____				Receipt Number _____
6. Conditions of Sale (Check all that apply): <input type="checkbox"/> Grantor is Relative <input type="checkbox"/> Part Interest Transfer <input type="checkbox"/> Land Contract <input type="checkbox"/> Trade <input type="checkbox"/> Life Estate <input type="checkbox"/> Leased Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> Mineral Rights Reserved <input type="checkbox"/> Gift <input type="checkbox"/> Grantor is Mortgagee <input type="checkbox"/> Other: _____				
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) \$ <u>39,000.00</u> 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) \$ _____ g) Name of Mortgagee _____ h) Type of Mortgage <input type="checkbox"/> Conv. <input type="checkbox"/> F.H.A. <input type="checkbox"/> V.A. <input type="checkbox"/> Other: _____ i) If gift, in whole or part, estimated market value of the 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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, complete DTE Form 101				
9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, complete DTE Form 102.				
10. 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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> No If yes, is the property a multi-unit dwelling? <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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.				
<u>[Signature]</u> SIGNATURE OF GRANTEE or REPRESENTATIVE				
<u>2/23/18</u> DATE				

RECEIPT FOR PAYMENT OF CONVEYANCE FEE

The conveyance fee required by section 319.54(F)(3) R.C., and, if applicable, the fee required by Chapter 322 R.C., in the total amount of \$ 156.00 has been paid by Rep/Grantor and received by the Coshocton County AuditorChristine R. Seyko COUNTY AUDITORDATE 2-27-18

Ownership **General Information**

Owner: CRAIBO PROPERTIES LLC
LC - SHANE A KLEN
25970 TOWNSHIP ROAD 26
COSHOCTON OH 43812

CHESTNUT ST
LUSE: 500
Liv Unit: 0
Zoning: AGLAND USE: N
Class: R
Nbhd: 00615
Field Review Flag:
Tax Dist: COSHOCTON CORP - CSD

Notes **Legal Desc**

IN LOT 4708 50 X 316
LC - SHANE A KLEN 2/5/15

Land Description

L#	Typ	Cd	Fact	Size	Base	Incre	Decre	Intfl 2	Adj	AdjRate	Value
1	F	1	50	40.0 x 316	185	95	185	2.3	-50	93	4,630

Tot Parcel Size: 0.2902 Deed: 0

Building Permit **Sales History** **Miscellaneous**

Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
08/08/14	2	30,000			08/08/14	2	30,000		2	0	0
05/02/12	2	39,400			05/02/12	2	39,400		5		
03/08/06	2	69,900			03/08/06	2	69,900		1		

Enter Date: 01/07/08 Enter Rstt: Vacant Land Spoke With: Other Appr: GH

Improvement Description:

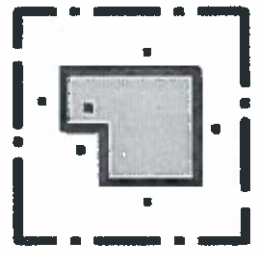
Story Ht: Plumb Upgr: Heating: Prefab Fireplace: Funct % Gdt: Add Sty Stack(PF):
Attic: Dore Remod: Phys Cond: Add Sty Stack(PF):
Cnstr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ % Gdt: RCN PSF
Style: Bedrooms: Storm Flood: Misc Desc 1: Over Deur Tbl: C&D Descrip:
Yr Blt: Fam Rooms: Unfin Area: Pet Cmnt: Grade: Condo Level: Condo Type:
Est Year: Full Baths: Rec Room: Fin Bsmt Area: WBRP Stacks: CDU: Market Adl: Condo View:
Yr Remod: Half Baths: WBRP Stacks: CDU: Market Adl: Condo View:
Rem Klt: Foundation: Add Sty Stack(WB):
Rem Bath: Bsmt: Add Sty Stack(WB):

Area **RCNLD**

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

Card L# Code **Yr Blt** **W x L** **Area** **Grd** **Units** **Mod Cd** **Cond** **% Gdt** **RCNLD**

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



Sorry, no sketch available for this record

Same

Dwelling Computations

Base Price	Total RCN	RCN PSF	CDU	AVERAGE
Basement				
Heating				
Plumbing				
Attic				
Other Feat				
Subtotal				
Additions				
Grade Fact				
SFLA				

Value Summary	Prior	Cost	Market	Current Apr
Land	4,630	4,630	0	4,630
Bldg	0	0	0	0
Total	4,630	4,630	0	4,630
Rev Code: 1 - Cost Approach			Land/Bldg Fact	1.00 / 1.07

1620