

STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE

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

DTE 100EX
Rev. 11/12

FOR COUNTY AUDITOR'S USE ONLY

Instr. SV	Tax. district no. 1040	Tax list 2017	Date 2/20/2018	Co. no. 14	Number E99
			Land	Bldg.	Total

DTE code number **111 / 122** ☐ Split/new plat Remarks _____

Property located in **Clark / W Holmes** taxing district

Name on tax duplicate **Eppley Adam C.**

Acct. or permanent parcel no. **006-194-02 / 006-200-00 / 006-210-00** Tax duplicate year **2017**

Description **PT TR # 2 LOT 12 / PT 13 / PT 13 / PT 3** Map book **006-78-00** Page _____

14.933 AC / 20.64 AC / 20.644 AC / 100 AC

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

Type or print all information. See instructions on reverse.

1. Grantor's name **Adam C. Eppley** Phone _____

2. Grantee's name **Adam C. Eppley ; Jennifer L. Eppley** Phone _____

Grantee's address **42855 CR 19 Cashionton, Ohio 43812**

3. Address of property **42855 CR 19 Cashionton, Ohio 43812**

4. Tax billing address **42855 CR 19 Cashionton, Ohio 43812**

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 to 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 \$100.
- ☐ 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.
- ☒ 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 \$1,000.
- ☐ q) of property sold to a surviving spouse pursuant to Ohio Revised Code section (R.C.) 2106.16.
- ☐ r) 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.
- ☐ 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 R.C. section 307.696[307.69.6].
- ☐ x) between persons pursuant to R.C. section 5302.18.
- ☐ y) from a county land reutilization corporation organized under R.C. section 1724 to a third party.

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 year? ☐ Yes ☒ No If yes, complete form DTE 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 form DTE 102.

8. Application for 2.5% 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

Feb. 20, 2018
Date

07 02 / / D

Input file: 11 **D**

Legal Desc

Legal Desc

Figure 1 is a schematic diagram of a building layout. It shows two main rectangular areas. The larger area is labeled "Main Building (1924)" and has dimensions of 40 (width) and 32 (height). The smaller area is labeled "A1 (364)" and has dimensions of 14 (width) and 26 (height). The layout is defined by several distances: 14 between the right side of the A1 building and the left side of the Main Building; 26 between the bottom of the A1 building and the top of the Main Building; 24 between the right side of the Main Building and the right side of the A1 building; 8 between the bottom of the Main Building and the bottom of the A1 building; and 8 between the left side of the Main Building and the left side of the A1 building.

SV 3/2/2018Appr: CC

jenifer c. wright
JLRS

Dwelling Computations			
Base Price	62,850	C&D Factor	80,280
Basement	-4,720	Total RCN	55,722
Heating	2,410	RCN PSF	GOOD
Plumbing	0	CDU	85
Attic	0	%Good	68,240
Other Feat	0	RCNLD	49,16
Subtotal	60,640	RCNLD PSF	

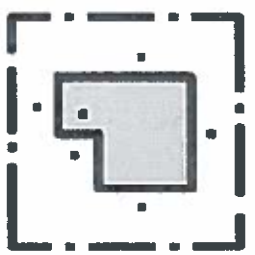
	Prior	Cost	Market	Current Apr
Additions	19 640	OBY & Misc Imp	8 260	
Grade Fact	0 92	Pct CmpIt/Acftact	100 / 1	
SFLA	1,388	Tot Card Value	76 500	
Value Summary				
	72 730		0	72 730

$$\begin{array}{r} 25460 \\ 26460 \\ \hline 51920 \end{array}$$

Ownership General Information

Owner: BPHLEY ADAM C
42855 COUNTRY RD 19
COSHOCTON OH 43812
CR 19 LUSE 122 AGLAND USE: Y
Liv Unit: 0 Class: A
Zoning: Nibhd: 00303
Field Review Flag:
Tax Dist: CLARK TWP-WEST HOLME

Notes Legal Desc
PT 13
03 DOC 6450



Sorry, no sketch available
for this record

Land Description		Size	Base	Incre	Decre	Int'l 2	Adl	AdjRate	Value
L#	Typ Cd	Flact							
1	A	4	20.640	4000	4000	4000		4000	82,560

Tot Parcel Size: 20.64 Deed: 20.64

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					08/15/03	2		03-645C	4	0	0

same

Enter: Date: 06/24/08 Entr Rslt: Vacant Land Spoke With: Other Appr: CC

Improvement Description:

Story Ht: Plumb Upgr: Heating: Prefab Fireplace: Funct % Gd: 100
Attic: Dore Remod: Phys Cond: Add Sty Stack(PF): Funct Desc: Econ % Gd: RCNLD
Cnstr: Tot Rooms: Int Ext Cnd: Storm Flood: Misc Desc 1: Over Dappr Tbl: C&D Descrtp: Condo Level: Condo Type: Condo View:
Yr Bld: Bedrooms: Fam Rooms: Unfin Area: Rec Room: Fin,Bsm't Area: WBFP Stacks: Market Adl:
Eff Year: Full Baths: Half Baths: Rec Room: Fin,Bsm't Area: WBFP Stacks: Market Adl:
Rm Kt: Rem Bath: Foundation: Add Sty Stack(WB):
Bec Upgr: Bsm't: Add Sty Stack(WB):

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
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Card	L#	Code	Yr Bld	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
O											
B											
Y											

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	Prior	Cost	Market
Bldg	0	0	0
Total	82,560	82,560	82,560
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00	

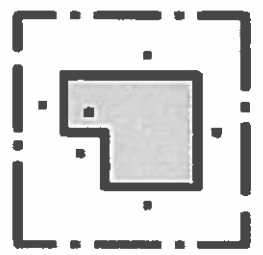
28900

Ownership General Information

Owner: EPPLEY ADAM C
42855 COUNTY RD 19
COSHOCTON OH 43812
CR 343 LUSE 100 AG LAND USE: Y
Liv Unit: 0 Class: A
Zoning: Nibhd: 00303
Field Review Flag:
Tax Dist: CLARK TWP-WEST HOLME

Notes Legal Desc

PT 3
06 DOC 1061



Sorry, no sketch available
for this record

Land Description		Size	Base	Incre	Decre	Int'l 2	Adj	AdRate	Value
1	A 2	50,000	4,000	4,000	4,000			4,000	200,000
2	A 3	46,000	4,000	4,000	4,000			4,000	184,000
3	A 5	4,000	500	500	500			500	2,000

Tot Parcel Size: 100.00 Deed: 100

Building Permit				Sales History	
<u>Date</u>	<u>Number</u>	<u>Amount</u>	<u>Purpose</u>	<u>O/C</u>	<u>Price</u>
				<u>Sale Date</u>	<u>Type</u>
				03/03/06	1

Enter: Date: 06/24/08 Ent Rst: Vacant Land Spoke With: Other Appr: CC

Improvement Description:

Story Ht: Plumb Updr: Heating: Prefab Fireplace: Funct % Gd:
Attic: Dgre Remod: Phys Cond: Add Sty Stack(PF): Funct Desc:
Cstr: Tot Rooms: Int Ext Cond: Bsmt Gar # Cars: Econ % Gd:
Style: Bedrooms: Storm Flood: Misc Desc 1: Econ Desc:
Yr Bld: Fam Rooms: Unfin Area: Misc Desc 2: Over Depr Tbl:
Yr Remod: Full Baths: Rec Room: Pct Cmbld: C&D Descrip:
Yr Remod: Half Baths: Fin Bsmt Area: Grade: Condo Level:
Rem Kt: Extra Fix: WBFP Stacks: D+: Condo Type:
Rem Bath: Foundation: Openings: Market Adl: Condo View:
Bec Upgr: Bsmt: Add Sty Stack(WB):

Area RCNLD

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

Base Price				Dwelling Computations			
Basement				C&D Factor			
Heating				Total RCN			
Plumbing				RCN PSF			
Attic				CDU			
Other Feat				RCNLD			
Subtotal				RCNLD PSF			
Additions				Pct Cmbld/Adjfact			
Grade Fact				Tot Card Value			
SFLA							

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

Value Summary		Prior	Cost	Market	Current Apr
Land		386,000	386,000	0	386,000
Bldg		0	0	0	0
Total		386,000	386,000	0	386,000

35100