

# 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	FD	Tax list year	2017	County number	16	Tax. dist. number	3010	Date	1/16/2018
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Property located in Coshocton taxing district  
 Name on tax duplicate Freedman Karen E, TTEE Tax duplicate year 2017  
 Acct. or permanent parcel no. 043-1189-00 Map book \_\_\_\_\_ Page \_\_\_\_\_  
 Description In Lot 3087 ☐ Platted ☐ Unplatted  
49.8 x 156.16  
 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 Karen E. Freedman, Sole Successor Trustee of the Home E. Easterday Phone Living Trst and the Betty E. Easterday Living Trst
2. Grantee's name Robert M. Keen Phone Trst  
 Grantee's address 631 S. 13th Street, Coshocton, OH 43812
3. Address of property Same
4. Tax billing address Same
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 \_\_\_\_\_
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) .....\$ 65,000.00  
 g) Name of mortgagee \_\_\_\_\_  
 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.

Robert M. Keen  
 Signature of grantee or representative

1/9/18  
 Date

Number	<u>26</u>
No. of Parcels	<u>1</u>
DTE Code No.	<u>510</u>
Neigh. Code	<u>01615</u>
No. of Acres	<u>49.8 x 156.16</u>
Land Value	
Bldg. Value	
Total Value	<u>0.00</u>
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 \$ 2600.00 has been paid by Rep/Grantor and received by the Coshocton county auditor.

Christine R. Sycks  
 County auditor

1/16/2018  
 Date

**Ownership**  
Owner: Fredman Karen E. SUEC  
Homer E. Easterday Living Trust  
DD 3p/93 Amended  
Notes: 431 S. 13th St.  
Coshocton OH 43812  
In Lot 3087  
49.8 x 150.14

**General Information**  
LUSE: 510  
Liv Unit: 1  
AG LAND USE: N  
Class: R  
Nbhd: 01615  
Field Review Flag:  
Tax Dist:

**Legal Desc**

Land Description	Typ	Cd	Fact	Size	Base	Incr	Decre	Int'l 2	Adj	AdRate	Value
1	F	1	49.8	50.0 x 156	220	110	220			220	12,430

Tot Parcel Size: 0.1791 Deed: 0

Date	Number	Amount	Purpose	OC	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
06/21/2009	99999999	3,000	OPF	C	01/05/18	2			4	0	0
11/27/1996	9999999	9,999,999	GAR	C	04/08/93	2			4		

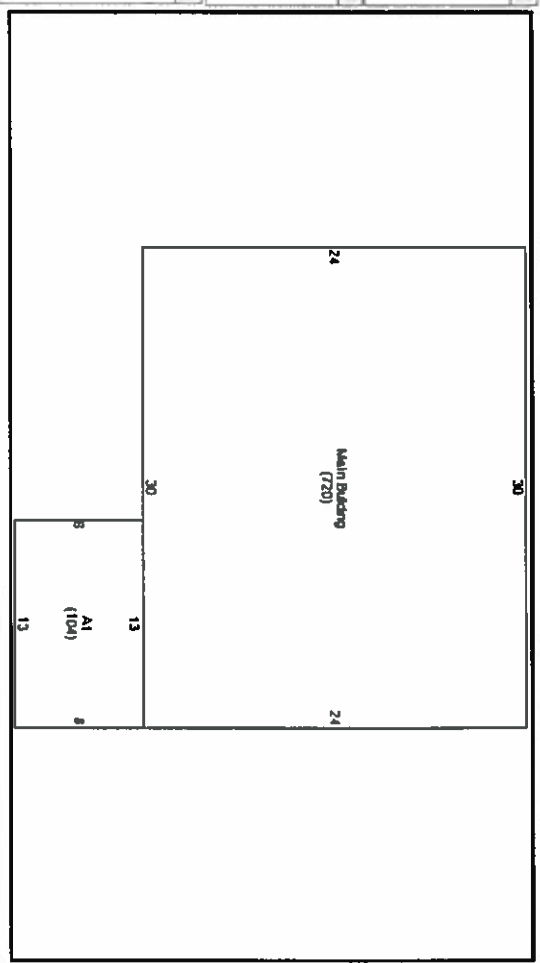
Enter: Date: 11/27/07 Exit Rslt: Left Door Hanger Spoke With: Other Appr: GH

**Improvement Description:**

Story Ht: 1 Plumb Updr: Heating: Prefab Fireplace: Funct % Gd: 0  
Attic: Dgre Remod: Phys Cond: Add Sty Stack(PF): Econ Desc: Econ % Gd: 0  
Cnstr: Tot Rooms: 6 Int Ext Cnd: Bsmt Gar # Cars: 0  
Style: cape cod Bedrooms: 4 Storm Flood: Misc Desc 1: Over Depr Tbl: 0  
Yr Blt: 1948 Fam Rooms: 0 Unfin Area: Misc Desc 2: C&D Descrip: Condo Level: 0  
Eff Year: Full Baths: 1 Rec Room: Fin Bsmt Area: WBRP Stacks: 0  
Yr Remod: Half Baths: 0 Foundation: Openings: 0  
Rem Kt: Extra Fx: 2 Bsmt: Add Sty Stack(WB): Market Adj: Condo View: 0  
Elec Upgr: Bsmt: Add Sty Stack(WB):

Area	RCNLD
A 0 720	36,780
D B 2 11 104	1,290

Card	L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
1	1	RG1	1997	14 x 22	308	D	1		A	75	3,550
2	2	RC1	2002	12 x 22	264	C	1			65	1,030



F.D. 1/16/2018  
Robert M. Keen

Dwelling Computations			
Base Price	50,640	C&D Factor	
Basement	0	Total RCN	62.1
Heating	1,940	RCN PSF	GOOD
Plumbing	8,720	CDU	60
Attic	0	% Good	37.78
Other Feat	61,300	RCNLD PSF	
Subtotal		RCNLD	
Additions		OBY & Misc Imp	100 / 1
Grade Fact	0.92 Pct Cmpl/Adjfact		
SFLA	1,008 Tot Card Value		

Value Summary			
Land	12,430	12,430	0
Bldg	42,660	42,660	0
Total	55,090	55,090	0
Rev Code: 1 - Cost Approach		Land/Bldg Fact	/

4350  
14930  
19280