

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

Type Instrument <u>WD</u>	Tax List Year <u>2017</u>	County Number <u>16</u>	Tax. Dist. Number <u>3010</u>	Date <u>2-22-18</u>
Property Located in <u>Coshocton Corp - CSO</u>				Number <u>95</u>
Name on Tax Duplicate <u>Hinkel James</u> Tax Duplicate Year <u>2017</u>				No. of Parcels <u>2</u>
Acct. or Permanent Parcel No. <u>043-00003120-00</u> Map Book _____ Page _____				DTE Code No. <u>500/510</u>
Description: <u>043-00003121-00</u> <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted				Neigh. Code <u>00815</u>
In lot 2644 / In lot 2643				No. of Acres <u>1.418</u>
AUDITOR'S COMMENTS: <input type="checkbox"/> Split <input type="checkbox"/> New Plat <input type="checkbox"/> New Improvements <input type="checkbox"/> Partial Value				Land Value _____
<input type="checkbox"/> C.A.U.V. <input type="checkbox"/> Building Removed <input type="checkbox"/> Other _____				Bldg. Value _____

GRANTEE OR REPRESENTATIVE MUST COMPLETE ALL QUESTIONS IN THIS SECTION
TYPE OR PRINT ALL INFORMATION SEE INSTRUCTIONS ON NEXT PAGE

1. Grantor's Name James M. Hinkel & Rebecca A. Hinkel, husband and wife
2. Grantee's Name Deric C. Shroyer
Grantee's Address 1012 Cambridge Road, Coshocton, Ohio 43812
3. Address of Property 1012 Cambridge Road, Coshocton, Ohio 43812
4. Tax Billing Address 1012 Cambridge Road, Coshocton, Ohio 43812
5. Are there buildings on the land? ☐ YES ☐ NO If yes check type:
☐ 1, 2 or 3 Family Dwlg. ☐ 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)\$ _____
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).....\$ 146,000.00
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 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? ☐ YES ☒ 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? ☐ Yes ☒ 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? ☐ 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

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 \$ 584.00 has been paid by Rep/Grantor and received by the Coshocton County Auditor

SANDRA CORDER

COUNTY AUDITOR

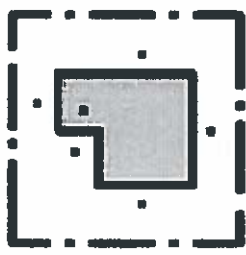
DATE 2-22-18

Christine R. Sykes

Receipt Number

Ownership	General Information
Owner: HINKEL JAMES M & JRLS 1012 CAMBRIDGE RD COSHOCTON OH 43812	CAMBRIDGE RD LUSE: 500 Liv Unit: 0 Class: R Zoning: Nhd: 00815 Field Review Flag: Tax Dist: COSHOCTON CORP - CSD
Notes	Legal Desc N-LOT 2644 PT 25 X 150 DOC 11-3558

Sorry, no sketch available
for this record



Land Description					
L#	Typ	Cd	F/Ac	Size	Base
1	F	1	25	25.0 x 125	200
					Incr: 100
					Decr: 200
					Adl: 200
					AdlRate: 5,100

Tot Parcel Size: 0.0717 Deed: 0

Building Permit				Sales History				Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid
					10/14/11	2	145,200	11-3558	1
					10/22/93	2	87,600		1
					03/10/92	1	82,500		1
					01/27/92	1			8

Enter Date: 03/31/08 Entr Rst: Vacant Land Spoke With: Other Appr: GH

Improvement Description:

Story Ht:	Plumb Upgr:	Heating:	Prefab Fireplace:	Func % Gd:
Attle:	Dura Remod:	Phys Cond:	Add Sty Stack(P):	Func Desc:
Cnstr:	Tot Rooms:	Int Ext Cnd:	Bsmt Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Btt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Dear Tbt:
Est Year:	Full Baths:	Rec Room:	Pct Cmpbt:	C&D Descrip:
Yr Remod:	Half Baths:	Fin Bsmt Area:	Grade:	Condo Level:
Ram Kit:	Extra Fk:	WBSP Stacks:	CDU:	Condo Type:
Ram Bath:	Foundation:	Openings:	Market Adl:	Condo View:
Eec Upgr:	Bsmt:	Add Sty Stack(WB):		

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

Dwelling Computations				
Base Price		C&D Factor		
Basement		Total RCN		
Heating		RCN PSF		
Plumbing		CDU		
Attic		VERY GOOD		
Other Feat		0		
Subtotal		RCNLD PSF		
Additions		RCNLD		
Grade Fact		OBY & Misc Imp		
SFLA		Pct Cmpbt/Adfact		
Value Summary		Tot Card Value		
		Prior	Cost	Market
		5,100	5,100	0
		0	0	0
		5,100	5,100	0
		0	0	5,100
		5,100	5,100	1.00 / 1.00
		Land/Bldg Fact	1.00 / 1.00	

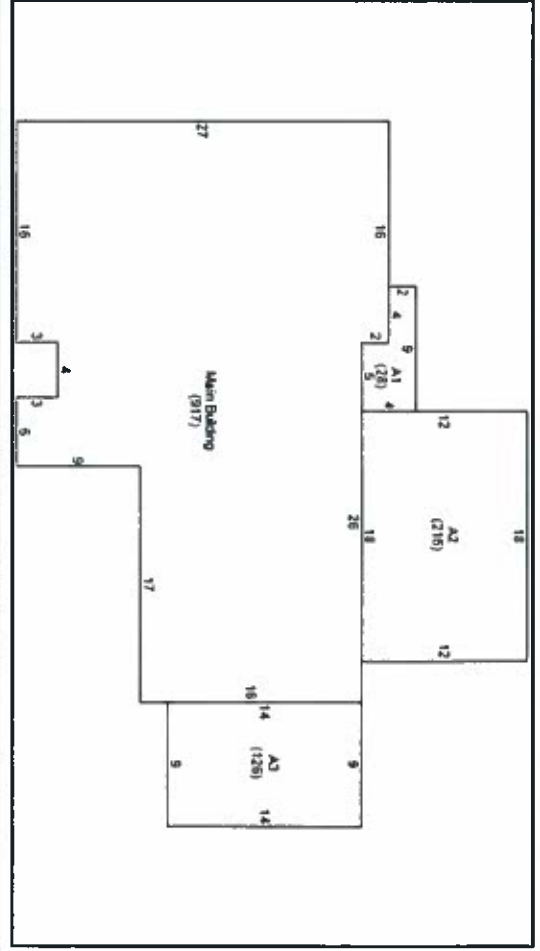
1790

Derie C. Shroyer

W00 a/a/a/18

Ownership		General Information	
Owner:	HINKEL JAMES M & JLRS 10112 CAMBRIDGE RD COSHOCTON OH 43812	10112 CAMBRIDGE RD LUSE: 510 Liv Unit: 1 Zoning: AG LAND USE: N Field Review Flag: Class: R Tax Dist: COSHOCTON CORP - CSD Nbd: 00815	
Notes	M-LOT 26-43 50 X 150 DOC 11-3558 Legal Desc		

Land Description		Base		Incr		Decr		Adl		AdiRate		Value	
L#	Typ Cd	Fact	Size	Base	Incr	Decr	Inft 2	Adl	AdiRate				
1	F 1	50	50.0 x 150	200	100	200			200			11,100	



Building Permit					Sales History			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	L
					10/14/11	2	145,200	
					10/22/93	2	87,600	
					03/10/92	2	82,500	
					01/27/92	2		

Enter: Date: 03/31/08 Entr Rslt: Info At Door
Spoke With: Owner Appr: GH

Improvement Description:

Story Ht: 2	Plumb Updr:	Heating: air conditionr	Prefab Fireplace:	Funcnt % Gd:
Attic: none	Dare Remod:	Phys Cond:	Add Sty Stack(PF):	Funcnt Desc:
Constr: vinyl/metal	Tot Rooms: 8	Int Ext Cnd:	Bsmnt Gar # Cars: 0	Econ % Gd:
Style: old style two story	Bedrooms: 4	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt: 1935	Fam Rooms: 0	Unfin Area:	Rec Room:	Over Depr Tbl:
Efr Year:	Full Baths: 2	Fin Bsmnt Area: 850	Pct Cmbt:	C&D Descrip:
Yr Remod:	Half Baths: 1	WBFP Stacks: 1	Grade:	Condo Level:
Rem Kfr:	Extra Fk: 2	Openings:	CDU:	Condo Type:
Rem Bath: no	Foundation:	Add Sty Stack(WB):	Market Adj:	Condo View:
Elec Upgr:	Bsmnt:			

Area		RCNLD					
L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	0					917	83,610
D	B 1	50	10		1stfr Frame Addn/Unf Basement	28	890
D	C 2		10		1stfr Frame Addn	216	6,000
N	D 3		10		1stfr Frame Addn	126	3,500
S	E 4		20		1s Masonry	125	3,910

Card L#	Code	Yr Blt	W x L	Area	Gd	Units	Mod Cd	Cond	%Gd	RCNLD
1	1	RG1 Frame/Cb/Steel	1935	20 x 20	400 C	1		A	40	2,830

Dwelling Computations		C&D Factor		RCN PSF		GOOD	
Base Price	102,430	Total RCN	163,180				
Basement	0	RCN PSF	48.33				
Heating	3,920	CDU	60				
Plumbing	4,200	% Good	97.910				
Attic	0	RCNLD	30.8				
Other Feat	28,800	RCNLD PSF	2,930				
Subtotal	139,350	OBV & Misc Imp	100 / 1				
Additions	23,830	Pct Cmbt/Adjfact	100.840				
Grade Fact	1.08	Tot Card Value					
SFLA	3,179						

Value Summary		Ptor		Cost		Market		Current Apr	
Land	11,100			11,100	0			11,100	
Bldg	100,840			100,840	0			100,840	
Total	111,940			111,940	0			111,940	
Rev Code: 1 - Cost Approach				Land/Bldg Fact	1.00 / 1.00				

39180