

TY2018

Statement of Reason for Exemption From Real Property Conveyance Fee

50

DTE 100EX
Rev. 1/14

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

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>LD</u>	Tax. district no. <u>3010</u>	Tax list <u>2017</u>	Date <u>2/28/2018</u>	Co. no. <u>16</u>	Number <u>E98</u>
			Land	Bldg.	Total 0.00

DTE code number 510 Split/new plat _____ Remarks _____
 Property located in Coshocton Corp / CSD taxing district
 Name on tax duplicate Federal National Mortgage Assoc. Tax duplicate year 2017
 Acct. or permanent parcel no. 043-5181-00 Map book _____ Page _____
 Description In Lot 4072 .473AC Second Hunterland Heights Subd.

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

Type or print all information. See instructions on reverse.

- Grantor's name Fannie Mae aka Federal National Mortgage Association Phone _____
- Grantee's name Roger W. McCreery and Rachael McCreery Phone _____
 Grantee's address 20531 Twp Rd 162 Coshocton OH 43812
- Address of property 190 Valley View Dr Coshocton OH 43812
- Tax billing address 20531 Twp Rd 162 Coshocton OH 43812
- 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.
 - ☐ m) 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.
 - ☐ 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.
- 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.

Gerta Jones / Omega Title Agency LLC

Signature of grantee or representative

FEBRUARY 19, 2018

Date

PIN#:

COSHOCTON - Property Card

Printed: 02/27/18

Card: 1 of 1

APPR: 1/1/18

Input Date: 1/1/18

Ownership

Owner: FEDERAL NATIONAL MORTGAGE ASSOCI
14221 DALLAS PARKWAY SUITE 100
DALLAS TX 75254

General Information

190 VALLEY VIEW DR
LUSE: 510
Liv Unit: 1
Class: R
Zoning: 00715
Field Review Flag:
Tax Dist: COSHOCTON CORP - CSD

Notes

IN-LOT 4072 473A
SECOND HUNTERLAND HEIGHTS
SUB-DIVISION

Land Description

L#	Typ	Cd	Fact	Size	Base	Incr	Decr	Int'l 2	Adl	AdlRate	Value
1	F	1	43.1	106.0 x 138	185	95	185			185	20,400

Tot Parcel Size: 0.3358

Deed: 0

Building Permit

Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:
01/26/18	2				01/26/18	2			4	400
01/26/18	2				01/26/18	2			4	0
11/27/96	2				11/27/96	2			4	

Sales History

Miscellaneous

Enter Date: 03/19/08

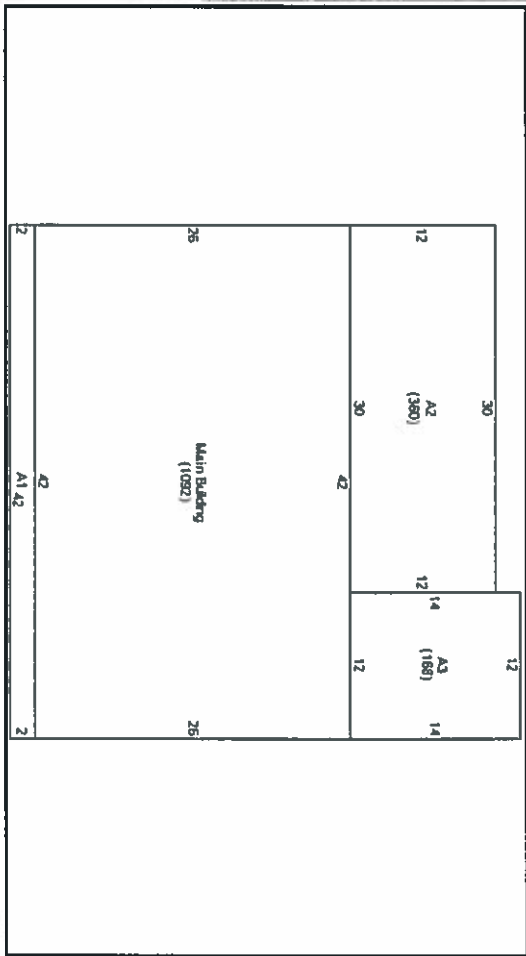
Enter Rst: Left Door Hanger

Spoke With: Other

Appr: GH

Improvement Description:

Story Ht: 1
Plumb Updr:
Attk: none
Dare Remod: 6
Cnstr: frame
Tot Rooms: 6
Style: ranch
Bedrooms: 3
Yr Blt: 1965
Fain Rooms: 0
Full Baths: 2
Half Baths: 0
Yr Remod: 2
Extra Fx: 2
Rem Kit: 0
Foundatn: 0
Elec Upgr: no
Bsmt: full
Heating: air condition
Phys Cond: same
Add Sty Stack(P/P): 2
Int Ext Cnd: same
Storm Flood: 100
Unfin Area: 0
Rec Room: 0
Fin Bsmt Area: 546
WBSP Stacks: 0
CDU: AV
Market Adj: 0
Condo View: 0
Funct % Gd: 0
Funct Desc: 0
Econ % Gd: 0
Econ Desc: 0
Over Deep Tbl: 0
C&D Descrpt: 0
Condo Level: 0
Condo Type: 0
Condo View: 0



LD 2/28/2018
Roger W. McCreery &
Rachael McCreery
JRS

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0						1,092	46,780
D B 1					Fr Oh Frame Overhang	84	1,820
D C 2					Mo Conc/Brick Patio	360	570
N D 3					Etp Enclosed Frame Porch	168	2,990

Card L#	Code	Yr Blt	W x L	Area	Gd	Units	Mod Cd	Cond	% Gd	RCNLD

Value Summary	Prior	Cost	Market	Current Apr
Land	20,400	20,400	0	20,400
Bldg	60,770	55,740	0	55,740
Total	81,170	76,140	0	76,140
Rev Code: 1 - Cost Approach				100 / 106

7140
19510
26650