

TX2018 1.00

Statement of Reason for Exemption From Real Property Conveyance Fee

DTE 100EX
Rev. 1/14

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

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>JE</u>	Tax. district no. <u>1200</u> <u>1260</u>	Tax list <u>2017</u>	Date <u>3/19/2018</u>	Co. no. <u>16</u>	Number <u>E131</u>
			Land	Bldg.	Total 0.00

DTE code number 100 / 111 Split/new plat _____ Remarks _____

Property located in Virginia / RV Virginia / TV _____ taxing district

Name on tax duplicate Moran Melba K. Tax duplicate year 2018

Acct. or permanent parcel no. 039-117-00 / 038-610-00 Map book _____ Page _____

Description NE SW 16.84 AC / N 1/2 W 1/2 SW 11.802 AC
16.84 AC / 5 1/2 NW 238 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 Melba K. Moran, deceased Phone (740) 622-6464
2. Grantee's name Richard D. Moran Phone (740) 622-6464
Grantee's address 42040 CR 75, Conesville, OH 43811
3. Address of property 42040 CR 75, Conesville, OH 43811
4. Tax billing address 42040 CR 75, Conesville, OH 43811
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.
 - _____ 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.
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 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.

Signature of grantee or representative

Date

Affidavit of Facts must be included with letters b), g), m) and r)

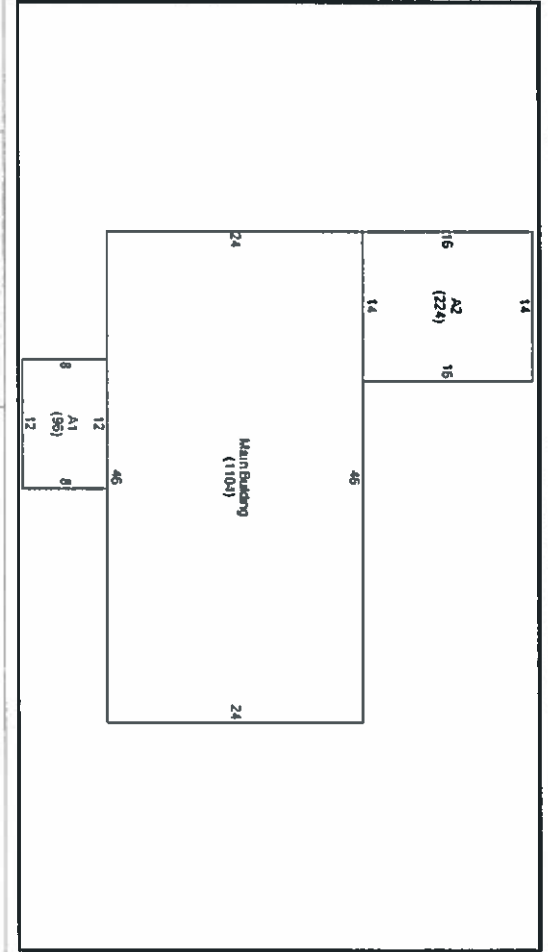
Ownership
Owner: MORAN RICHARD D
42040 COUNTY RD 75
CONESVILLE OH 43811

General Information
42040 CR 75
LUSE: 111
Liv Unit: 1
Class: A
Zoning: AG LAND USE: Y
Nbhd: 00320
Field Review Flag:
Tax Dist: VIRGINIA TWP-RV LSD

Notes
00 DWLG BEING COMPLETELY RE-
BUILT AS NEW & ADDNS 1994

Legal Desc
N 1/2 W 1/2 SW 11.802AC
S 1/2 NW 238AC

Land Description		Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
L#	Typ Cd	Fact							
1	A	1	1.000	16000	16000	16000		16000	16,000
2	A	3	10.560	3000	3000	3000		3000	31,680
3	A	9	0.480	0	0	0		0	



Building Permit
Date: 06/15/1991 Number: 999999 Amount: 8,000 GAR Purpose: C

Sales History
Sale Date: Type: Price: LT #: Valid: Misc Impr: Gross Impr: 0

Miscellaneous
0

Enter: Date: 06/17/08 Ent Rst: Info At Door Spoke With: Owner Appr: GH

Improvement Description:

Story Ht: 2	Plumb Upgr:	Heating: basic	Prefab Fireplace:	Func % Gd:
Attic: none	Dyre Remod:	Phys Cond:	Add Sty Stack(PF):	Func Desc:
Csctr: vinyl/metal	Tot Rooms: 8	Int Ext Cnd:	Basmt Gar # Cars: 0	Econ % Gd:
Style: old style tw o story	Bedrooms: 4	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt: 1993	Fam Rooms: 1	Unfin Area:	Misc Desc 2:	Over Depr Tol:
Eff Year:	Full Baths: 2	Rec Room:	Pct Cnblt:	C&D Descr:
Yr Remod:	Half Baths: 0	Fin.Basmt Area:	Grade:	Condo Level:
Rem Klt:	Extra Fx: 2	WBSP Stacks:	CDU:	Condo Type:
Rem Bath:	Foundation:	Openings:	Market Adj:	Condo View:
Bec Upgr:	Basmt:	Add Sty Stack(WB):		

L#	Low	1st	2nd	3rd	Description	Area	RCNLD	Dwelling Computations															
								Base Price	C&D Factor	Total RCN	RCN PSF	CDU	% Good	RCNLD	RCNLD PSF	OBV & Misc Imp	Pct Cnblt/Adjfact	Tot Card Value	Prior	Cost	Market	Current Apr	
A	0					1,104	81,880	106,870	0	116,340	51.69												
D	B	1	11		Ofp Open Frame Porch	96	1,610	0	0														
D	C	2	11		Ofp Open Frame Porch	224	3,770	2,300	0														
N								0	0														
S								Other Feat	0														
								Subtotal	109,170														
								Additions	7,170														
								Grade Fact	1.00														
								SFLA	2,208														

Same

10690
35550
5240