

T42018

1.50

# 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>AF</u>	Tax. district no. <u>1120</u>	Tax list <u>2017</u>	Date <u>2-28-18</u>	Co. no. <u>116</u>	Number <u>E93</u>
			Land	Bldg.	Total 0.00

DTE code number 100/111 Split/new plat \_\_\_\_\_ Remarks \_\_\_\_\_  
 Property located in Millcreek - RY taxing district \_\_\_\_\_  
 Name on tax duplicate Karr Family Trust Tax duplicate year 2017  
 Acct. or permanent parcel no. 023-0000274-00/023-0000120-00/023-0000 Map book \_\_\_\_\_ Page \_\_\_\_\_  
 Description 72.975 ac / 98.979 ac / 10.142 ac 121-00

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

Type or print all information. See instructions on reverse.

1. Grantor's name Charles Ward Karr, Trustee Phone \_\_\_\_\_
2. Grantee's name Kathy L. Karr, Trustee Phone \_\_\_\_\_  
 Grantee's address 29770 State Route 83 North, Coshocton, OH 43812
3. Address of property 29770 State Route 83 North/TR 209/SR 83 Coshocton, OH 43812
4. Tax billing address 29770 State Route 83 North, Coshocton, OH 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.
  - ☐ 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

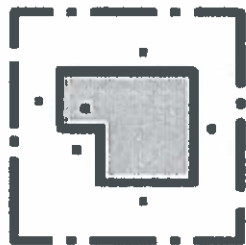
Date

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

Ownership		General Information	
Owner: KARR FAMILY TRUST THE 3/18/97 29770 STATE RT 83 COSHOCTON OH 43812		TR 209 LUSE: 100 Liv Unit: 0 Zoning: 0 Field Review Flag: Tax Dist: MLL CREEK TWP-RV LS	AGLAND USE: Y Class: A Nbhd: 00304
Notes		Legal Desc W PT LOT 5 71.501 AC+ S PT LOT 6 1.474 AC = 72.975 AC	
SPT TO 023-274-04 SCHLABACH			

Land Description		Size	Base	Incre	Decre	Inft 2	Adj	AdjRate	Value
L#	Typ Cd	Fact							
9	A	2	63.770	4500	4500	4500		4500	286,970
10	A	4	9.205	4500	4500	4500		4500	41,420
Tot Parcel Size: 72.975		Deed: 72.975							

Sorry, no sketch available  
for this record



Removing Ward  
Charles as  
Karr  
TREE

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					11/13/14	1					0
					10/15/03	1		03-819C	4		
					09/04/01	1		01-579E	4		
					09/04/01	1			4		

Enter Date: 06/23/08 Entr Rslt: Vacant Land Spoke With: Other Appr: CC

Improvement Description:

Story Ht:	Plumb Upper:	Heating:	Prefab Fireplace:	Func % Gd:
Attic:	Dare Ramod:	Phys Cond:	Add Sty Stack(PF):	Func Desc:
Cnstr:	Tot Rooms:	Int Ext Cnd:	Bsmt Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Dear Tbl:
Eff Year:	Full Baths:	Rec Room:	Pct Cmbt:	C&D Descrip:
Yr Ramod:	Half Baths:	Fin Bsmt Area:	Grade:	Condo Level:
Ram Klt:	Extra Ftx:	WBFP Stacks:	CDU:	Condo Type:
Ram Bath:	Foundation:	Openings:	Market Adj:	Condo View:
Elec Upgr:	Bsmt:	Add Sty Stack(WB):		

AF 2/28/18  
Kathy L. Karr,  
Succ TTEE of the  
Karr Family  
Trust Agreement  
dated March 18, 97

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

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

Value Summary		Base Price		C&D Factor	
		Prior	Cost	Market	Current Apr
Land	328,390	328,390	0	328,390	0
Bldg	0	0	0	0	0
Total	328,390	328,390	0	328,390	0
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00			

Dwelling Computations		Base Price		C&D Factor	
		Prior	Cost	Market	Current Apr
Land	328,390	328,390	0	328,390	0
Bldg	0	0	0	0	0
Total	328,390	328,390	0	328,390	0
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00			

114940



PARCEL ID 023-00000120-00

PIN#:

COSHOCTON - Property Card

JUR: 000 TAX YEAR: 2018 DT MAP RTG: 0043 00 031 00

Printed: 02/13/18 Card: 1 of 1

Appr#: Input Date: \_\_\_/\_\_\_/\_\_\_ D:\_\_\_

Land Continued...

L#	Typ	Cd	FtAct	Size	Base	Incre	Decre	Intlt 2	Adj	AdjRate	Value
5	A	9		1.999	0	0	0			0	

## COSHOCTON - Property Card

Printed: 02/13/18 Card: 1 of 1

Appr#:

## Input Data

11

**Owner:** KARR CHARLES WARD &  
KATHY L KARR TRUSTEES  
29770 STATE RT 83  
COSHOCOTON OH 43812

SR#3					
Live:	100	AG LAND USE:			Y
Liv Unit:	0	Class:	A		
Zoning:		Nbhd:	00304		
Field Review Flag:					
Tax Dist:	MILL CREEK TWP-RV LS				

Notes	Legal Desc
	PT 15

SPLIT TO 023-121-01 MODERN

Land Description		Size	Base	Incr	Decr	Inf1 2	Adj	AdjRate	Value
L#	Typ Cd	Fact							
1	A 2		5.305	4500	4500	4500		4500	23,870
2	A 4		4.837	4500	4500	4500		4500	21,770

**Tot Parcel Size:** 10.142      **Deed:** 10.142

<u>Building Permit</u>				<u>Sales History</u>			<u>Miscellaneous</u>
<u>Date</u>	<u>Number</u>	<u>Amount</u>	<u>Purpose</u>	<u>OK</u>	<u>LT #</u>	<u>Valid</u>	<u>Misc Impr:</u> <u>Gross Impr:</u>
				<u>Sale Date</u>	<u>Type</u>	<u>Price</u>	
				03/31/97	2		0
				07/11/94	1		0
						4	
						8	

Same

**Enter: Date:** 06/23/08    **Entr Rslt:** Vacant Land

Spoke With: Other

Apppt: CC

**Improvement Description:**

Story Ht:	Plumb Updr:	Healtin:	Praizb Fireplace:	Funcn % Gd:
Attic:	Dare Remod:	Phys Cond:	Add Sty Stack(PF):	Funcn Desc:
Cstr:	Tot Rooms:	Int Ext Cnd:	Bsmt Jct Carts:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Despr Tl
Erf Year:	Full Baths:	Rec Room:	Pct Cnblt:	C&D Descrpt
Yr Remod:	Half Baths:	Fin,Bsmt Area:	Grade:	Condo Level
Fam Klt:	Extra Flx:	WBFP Stacks:	CDU:	Condo Type:
Ram Bath:	Foundation:	Openings:	Market Adj:	Condo View:
Elec Upgr:	Bsmt:	Add Sty Stack(WB):		

<u>L#</u>	<u>Low</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>Description</u>	<u>Area</u>	<u>RCLND</u>
A	D	D	N	S			
<u>Card L#</u>	<u>Code</u>	<u>Yr Blt.</u>	<u>W x L</u>	<u>Area Gd</u>	<u>Units</u>	<u>Mod Cd</u>	<u>Cond</u>
							%Cd <u>RCLND</u>
O	B	E	Y				

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**Dwelling Computations**

<b>Base Price</b>	<b>C&amp;D Factor</b>
Total RCN	
Basement	RCN PSF
Heating	CDU
Plumbing	FAIR
Attic	% Good
Other Feat	RCNL D
Subtotal	RCNL D PSF
Additions	OBV & Misc Imp
Grade Fact	Pct Cmpht/Acfract
SFLA	Tot Card Value

<u>Value Summary</u>	<u>Prior</u>	<u>Cost</u>	<u>Market</u>	<u>Current Apr</u>
Land	45 640	45 640	0	45 640
Bldg	0	0	0	0
Total	45 640	45 640	0	45 640
Rev Code:	1 - Cost Approach	Land/Bldg Fact	1.00 /	1.00

Sorry, no sketch available  
for this record

