

Do before # 110

T42018

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# 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>1150</u>	Tax list <u>2017</u>	Date <u>2-27-18</u>	Co. no. <u>14</u>	Number <u>E88</u>
			Land	Bldg.	Total

DTE code number 510 ☐ Split/new plat Remarks \_\_\_\_\_  
Property located in Oxford - RDG taxing district  
Name on tax duplicate Allman James B & Tax duplicate year 2017  
Acct. or permanent parcel no. 029-00000623-00 Map book \_\_\_\_\_ Page \_\_\_\_\_  
Description In Lot 5

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

Type or print all information. See instructions on reverse.

1. Grantor's name JAMES BRIGMAN ALLMAN Phone \_\_\_\_\_  
2. Grantee's name Sandra Lou Allman Phone \_\_\_\_\_  
Grantee's address 2184 Valley View Dr. ~~Ashtabula~~ West Lafayette  
3. Address of property See AS ABOVE  
4. Tax billing address See AS ABOVE

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

2/23/18

PARCEL ID 029-00000623-00

JUR: 000

TAX YEAR: 2018 DT MAP RTG: 0172.01 004.00

PIN#:

COSHOCOTON - Property Card

Printed: 02/27/18 Card: 1 of 1

Appr#:

Input De: / /

D: \_\_\_\_\_

**Ownership**

Owner: ALLMAN JAMES B &  
21861 VALLEY VIEW DRIVE  
WEST LAFAYETTE OH 43845

**General Information**

21861 VALLEY VIEW DR  
LUSE: 510  
Liv Unit: 1  
Class: R  
Nbhd: 00217  
Zoning: AG LAND USE: N  
Field Review Flag:  
Tax Dist: OXFORD TWP-RDGWD L.S.D

**Notes**

IN LOT 5 .45A 121 X 165  
VALLEY VIEW SUB-DIVISION  
05 DOC 6773

**Legal Desc**

**Land Description**

L#	Typ	Cd	FtAc	Size	Base	Incre	Decre	Int1 2	Adj	AdjRate	Value
1	F	1	121	121.0 X 165	240	240	240			240	33,400

Tot Parcel Size: 0.4583

Deed: .45

**Building Permit**

Date	Number	Amount	Purpose	O/C
01/01/2003	999999	9,000	DET GAR	C

**Sales History**

Date	Type	Price	LT #	Valid
12/13/05	2	128,000	05-6773	0

**Miscellaneous**

Misc Impr:	Gross Impr:
0	0

Enter: Date: 01/29/08 Entr Rslt: Info At Door

Spoke With: Other

Appr: GH

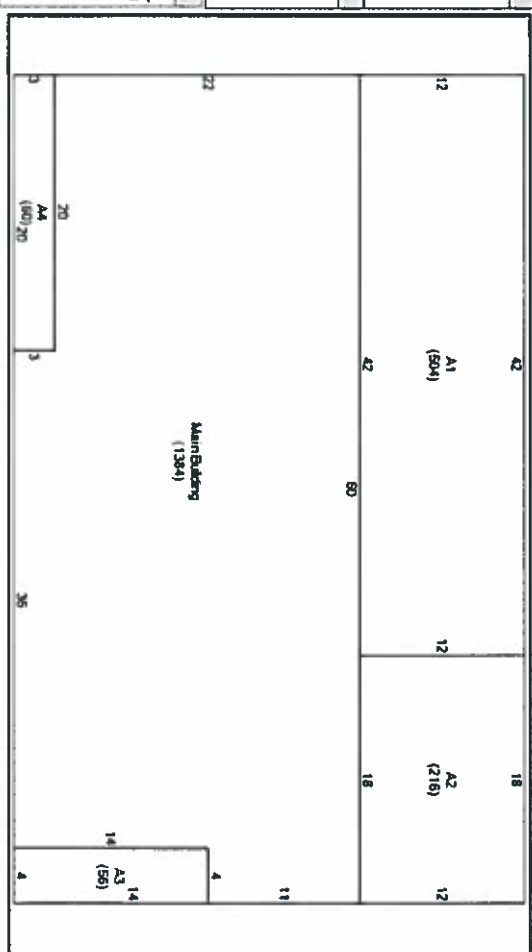
**Improvement Description:**

Story Ht: 1 Plumb Updr: Heating: ar conditioner Prefab Fireplace: Add Sty Stack(PF): 1  
Attic: none Dare Remod: 6 Int Ext Cnd: same Bsmnt Gar # Cars: 1  
Cnstr: vinylmetal Tot Rooms: 3 Storm Flood: Unfin Area: Misc Desc 1: Econ % Gd:  
Style: ranch Yr Blt: 1960 Fam Rooms: 0 Rec Room: Pct Cmnlt: Over Depr Tbl: C&D Descrip: 0  
Eff Year: Yr Remod: 0 Half Baths: 1 Fin Bsmnt Area: WBRP Stacks: 1 Condo Level: Condo Type: Condo View:  
Yr Remod: Extra Fk: 2 Foundation: 1 Openings: 1 Market Adj: Condo View:  
Rem Bath: no Bsmnt: Full Add Sty Stack(WB): 1

**Card L#**

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0					1stfr Frame Addn	1,384	51,110
D B 1					Ofp Open Frame Porch	504	11,930
D C 2					Ofp Open Frame Porch	216	2,680
N D 3					Ofp Open Frame Porch	56	700
S E 4					Fr Oh Frame Overhang	60	1,420

Card L#	Code	Yr Blt	W x L	Area	Gd	Units	Mod Cd	Cond	%Gd	RCNLD
1	1	RG1	Frame/Cb/Steel	2004	24 x 32	768 C	1	A	75	8,300



AF 2/27/18

Sandra Lou Allman

**Dwelling Computations**

Base Price	77,720	C&D Factor	113,060
Basement	0	Total RCN	53.97
Heating	2,970	RCN PSF	60
Plumbing	0	CDU	60
Attic	4,500	%Good	60
Other Feat	85,190	RCNLD	67,810
Subtotal	27,870	RCNLD PSF	35.92
Additions	0.92	OBY & Misc Imp	8,300
Grade Fact	1,888	Pct Cmnlt/Adjfact	100 / 1
SRLA		Tot Card Value	76,110

**Value Summary**

Land	33,400	Prior	33,400	Cost	Market	Current Apr
Bldg	83,430		76,110		0	76,110
Total	116,830		109,510		0	109,510
Rev Code: 1 - Cost Approach						Land/Bldg Fact 1.00 / 1.00

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