

TY2018

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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>CO</u>	Tax. district no. <u>3010</u>	Tax list <u>2017</u>	Date <u>1-24-18</u>	Co. no. <u>16</u>	Number <u>E34</u>
			Land	Bldg.	Total

DTE code number 511 ☐ Split/new plat Remarks \_\_\_\_\_

Property located in Coshocton Corp - CSD \_\_\_\_\_ taxing district

Name on tax duplicate HSBC Bank USA \_\_\_\_\_ Tax duplicate year 2017

Acct. or permanent parcel no. 043-6045-08 \_\_\_\_\_ Map book \_\_\_\_\_ Page \_\_\_\_\_

Description PT Lot 14 1.318 ac

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

Type or print all information. See instructions on reverse.

- Grantor's name Joetta J. Teckmeyer Phone \_\_\_\_\_
- Grantee's name HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2004-1 Phone \_\_\_\_\_
- Grantee's address 8742 Lucent Blvd., Suite 300, Highlands Ranch, Colorado 80129
- Address of property 828 Green Drive, Coshocton, Ohio 43812
- Tax billing address 8742 Lucent Blvd., Suite 300, Highlands Ranch, Colorado 80129
- No conveyance fees shall be charged because the real property is transferred:
  - to or from the United States, this state or any instrumentality, agency or political subdivision of the United States or this state.
  - ☒ solely in order to provide or release security for a debt or obligation.
  - ☒ to confirm or correct a deed previously executed and recorded.
  - to evidence a gift, in any form, between husband and wife, or parent and child, or the spouse of either.
  - on sale for delinquent taxes or assessments.
  - pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant to such order.
  - 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.
  - 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.
  - by lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever.
  - when the value of the real property or interest in real property conveyed does not exceed \$100.
  - 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.
  - 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.
  - 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.
  - 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.
  - to a trustee acting on behalf of minor children of the deceased.
  - of an easement or right-of-way when the value of the interest conveyed does not exceed \$1,000.
  - of property sold to a surviving spouse pursuant to Ohio Revised Code section (R.C.) 2106.16.
  - 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.
  - 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.
  - to a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust.
  - 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.
  - 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.
  - to a corporation for incorporation into a sports facility constructed pursuant to R.C. section 307.696[307.69.6].
  - between persons pursuant to R.C. section 5302.18.
  - 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

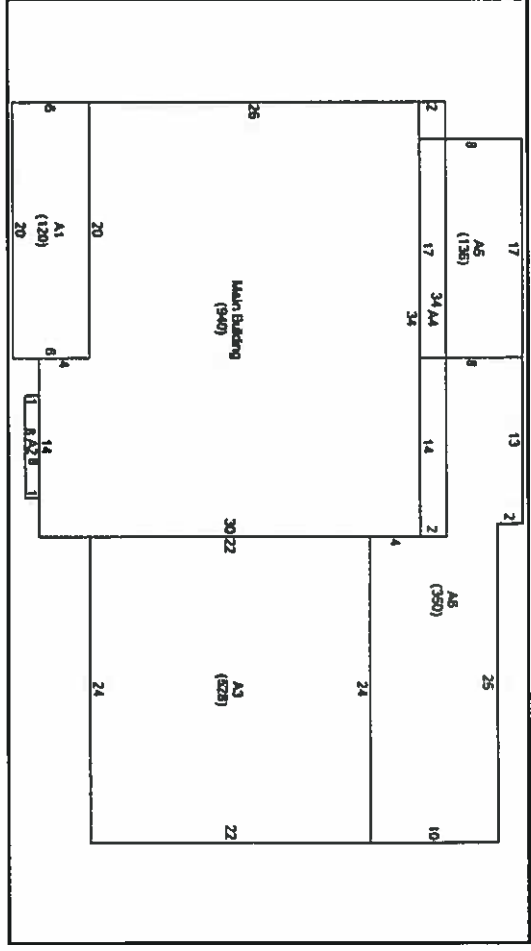
I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

Signature of grantee or representative

Date

Ownership		General Information	
Owner: HSBC BANK USA 8742 LUCENT BLVD STE 300 HIGHLANDS RANCH CO 80129		828 GREEN DR LUSE: 511 Ltr Unit: 1 Class: R Nbrhd: 00715 Zoning: Field Review Flag: Tax Dist: COSHOCTON CORP - CSD	
SPLIT PM 043-6045-06 BROWN		PT LOT 14 7.93AC FORMERLY 1ST OR PT LOT 14 TUSC TWP NOW ANNEXED SOAC	

Land Description		Size		Base		Incr		Decr		Inft 2		Adl		AdlRate		Value	
L#	Type Cd	FtAc	Size	Base	Incr	Decr	Inft 2	Adl	AdlRate	Value							
1	A 1		1.000	46000	46000	46000			46000	46,000							
2	A 8		0.318	11500	11500	11500			11500	3,660							



Building Permit				Sales History			Miscellaneous				
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
02/26/1998	900000000	130,000	DWLG	C	09/20/17	2	166,433		5	0	0
					09/09/14	2			4		
					04/04/97	1	28,000		0		

Enter Date: 03/27/08      Entr Rstr: Left Door Hanger      Spoke With: Other      Appr: GH

Improvement Description:		Heating:		Prefab Fireplace:		Funct % Gd:	
Story Ht: 2	Plumb Updr:	Phys Cond:	air conditionr	Add Sty Stack(PF):		Funct Desc:	
Attk: none	Dore Remod:	Int Ext Crd:	same	Bsmnt Gar # Cars:		Econ % Gd:	
Crstr: vinylmetal	Tot Rooms: 6	Storm Flood:		Misc Desc 1:		Econ Desc:	
Style: colonial	Bedrooms: 3	Unfin Area:		Misc Desc 2:		Over Depr Th:	
Yr Blt: 1999	Fam Rooms: 1	Rec Room:		Pct Cmbt:		C&D Descrip:	
Est Year:	Full Baths: 2	Fin Bsmnt Area:		Grade:		Condo Level:	
Yr Remod:	Half Baths: 1	WBSP Stacks:		CDU:		Condo Type:	
Ram Kit:	Extra Fk:	Openings:		Market Adj:		Condo View:	
Ram Bath:	Foundation:						
Bec Upgr:	Bsmnt:						

CO 1/24/18  
 HSBC Bank USA,  
 National Association  
 as Trustee for  
 Sequia Mortgage  
 Trust 2004-1

L#	Low	1st	2nd	3rd	Description	Area	RCNLD	* Addtl Addn
A 0						940	100.870	
D B 1	11				Ofp Open Frame Porch	120	2,620	
D C 2	15				F Bay Frame Bay	8	330	
N D 3	13				F Gar Frame Garage	528	8,680	
S E 4	16				Fr Oh Frame Overhang	68	2,840	
F 5	31				Wddk Wood Decks	136	1,290	

Value Summary		Dwelling Computations		C&D Factor	
Land	49,660	Base Price	103,900	Total RCN	145,750
Bldg	139,150	Heating	0	RCN PSF	63.89
Total	188,810	Plumbing	4,200	CDU	90
		Attic	0	% Good	90
		Other Feat	0	RCNLD	131,270
		Subtotal	112,080	RCNLD PSF	58.87
		Additions	33,710	OBV & Misc Imp	
		Grade Fact	1.08	Pct Cmpl/Adjfact	
		SFLA	2,230	Tot Card Value	131,270

Card L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
O										
B										
4										
Y										

44080

PARCEL ID 043-00006045-08

JUR: 000

TAX YEAR: 2018

DT MAP RTG: 0151 16 016 08

PIN#:

COSHOCTON - Property Card

Printed: 01/24/18

Card: 1 of 1

Appr#:

Input Dte: \_\_/\_\_/\_\_ D: \_\_

Addition Continued...

<u>L#</u>	<u>Low</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>Description</u>
6		10			1st Frame Addn

<u>Area</u>	<u>RCNLD</u>
350	14,590