

**STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE**

Revised Code Sections 319.202 and 319.54(F)(3)

**FOR COUNTY AUDITOR'S USE ONLY**

Instr. <u>OC</u>	Tax Dist. No. <u>1220</u>	Tax List <u>2017</u>	Date <u>2/21/2018</u>	Co. No. <u>16</u>	Number <u>E78</u>
D.T.E. CODE NO.			Land	Bldg.	Tot.

☐ Split/ New Plat      Remarks:

Property Located in White Eyes Taxing District Rdgwd

Name on tax Duplicate Troendly Stephen J.

Tax Duplicate year 2017

Acct. or Permanent Parcel No. 042-68-00

Map Book      Page

Description: Lot 20 4th QTR 35.882 AC

**FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE**

1. Grantor's Name: Stephen J. Troendly      Phone Number: 740-545-6789
2. Grantee's Name: Stephen J. Troendly as Trustee of the Stephen J. Troendly Living Trust      Phone Number: 740-545-6789
- Grantee's Address: 55593 T.R. 172, Fresno, Ohio 43824
3. Address of Property: White Eyes Township, Coshocton County (Same as #2)
4. Tax Billing Address: Same as #2
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 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 one hundred dollars;
  - ☐ (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 one thousand dollars;
  - ☐ (q) Of property sold to a surviving spouse pursuant to section 2106.16 of the Revised Code;
  - ☐ (r) To or from an organization exempt from federal income taxation under section 501(C)(3) of the Internal Revenue Code, provide 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 section 307.696[307.69.6] of the Revised Code.
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 tax year? ☐ YES ☒ NO. If yes, complete DTE Form 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 DTE Form 102.
8. Application For 2 1/2% 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 January 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 is true, correct and complete.

SIGNATURE OF GRANTEE OR REPRESENTATIVE

DATE

Stephen J. Troendly

2/16/2018

**Ownership**

### General information

**Owner:** TROENDLY STEPHEN J  
55593 TOWNSHIP ROAD 172  
FRESNO OH 43824

55593 TR 172	AG LAND USE:	Y
LUSE: 111	Class: A	
Liv Unit: 1	Nbhd: 00210	
Zoning:		
Field Review Flag:		
Tax Dist: WHITE EYES TWP-RDGWD		

## Notes

Legal Desc	Acres	Assessed Value	2024 Taxes	2025 Taxes
LOT 20 4TH QTR	0.00	0.00	0.00	0.00

00 OLD DWLG RAZED; NEW DWLD FOR 2011  
00 HOUSE 100% JULY 2010  
RESURVEY

Land Description										
L#	Typ Cd	Fact	Size	Base	Incr	Dcre	Intlt 2	Adt	AdRate	Value
1	A	1	1,000	16000	16000	16000			16000	16,000
4	A	3	17,714	4500	4500	4500			4500	79,710
5	A	4	13,166	4500	4500	4500			4500	59,250
6	A	8	3,720	4500	4500	4500			4500	16,740
Tot Parcel Size:			35,882							
Deed:			35,882							
										*Addtl Land

Building Permit				Sales History			Miscellaneous				
Date	Number	Amount	Purpose	OLC	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
07/01/2010	999999	160,000	DWLG	C	10/02/17	2			1		9000
											0

### Sales History

## Miscellaneous

**Enter: Date: 10/01/10    Entr Rslt: Info At Door**

**Spoke With:** Owner

Appr: WJT

**Improvement Description:**

Story Ht:	1	Plumb Upgr:		Heating:	ac condition	Prefab Fireplace:		Funcnt % Gd:	
Attic:	none	Drum Remod:		Phys Cond:	ar good conditio	Add Sty Stack(PF):		Funcnt Desc:	
Constr:	vny/metal	Tot Rooms:	5	Int Ext Cnd:	same	BSmt Gat # Cars:		Econ % Gd:	
Style:	ranch	Bedrooms:	3	Storm Flood:		Misc Desc 1:		Econ Desc:	
Yr Blt:	2010	Fam Rooms:	0	Unfin Area:		Misc Desc 2:		Over Depr Tbl:	0
Yr Remod:		Full Baths:	2	Rec Room:		Pet Cmpbt:		C&D Descrip:	
Yr Remod:		Half Baths:	1	Fin.Bsmnt Area:		Grade:	D+	Condo Level:	
Rem Kit:		Extra Fix:	2	WBFP Stacks:		CDU:	GD	Condo Type:	
Rem Bath:	no	Foundation:		Openings:		Market Adj:		Condo View:	
Elec Upgr:		BSmt:	full	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>RCMID</u>
A	A 0						1,736	82,820
D	B 1		13			F Gar Frame Garage	572	7,320
D	C 2		11			O/p Open Frame Porch	100	1,720
N	D 3		12			E/p Enclosed Frame Porch	140	3,760
S								

Card #	Code	Yr Bld	W x L	Area G'd	Units	Mod Cd	Cond	%G'd	RCNL
0	1 1 AP2	Four Side Closed	1985	26 x 48	1,248 C	1	A	25	2,225
B	1 2 AM1	Attached Cb Milk I	1950	10 x 12	120 C	1	P	15	70
4	1 3 AB2	Flat Barn	1900	24 x 24	576 D	1	P	15	90

Dwelling Computations				
		C&D Factor		
Base Price	85,450	Total RCN	106,240	
Basement	0	RCN PSF	60.35	
Heating	3,270	CDU	GOOD	
Plumbing	3,300	% Good	90	
Attic	0	RCNLD	95,620	
Other Feat	0	RCNLD PSF	55.00	
Subtotal	92,020	OBV & Misc Imp	10,800	
Additions	14,220	Pct Cmpl/Acfect	100 / 1	
Grade Fact	0.85	Tot Card Value	106,420	
SFLA	1,736			
Value Summary	Prior	Cost	Market	Current Appr

50	Land	171,700	171,700	0	171,700
90	Bldg	112,050	106,420	0	106,420
	Total	283,750	278,120	0	278,120
	Rev Code: 1 - Cost Approach		Land/Bldg Fact	100 / 100	

QC 2/21/2018  
Stephen J. Troendly,  
TTEE of the  
Stephen J. Troendly  
Living Trust 2/16/2018

$$\begin{array}{r} 40100 \\ 37250 \\ \hline 97350 \end{array}$$

