

TY2018  
REAL PROPERTY CONVEYANCE FEE STATEMENT OF VALUE AND RECEIPT  
If exempt by O.R.C. 319.54 (F)(3), Use DTE Form 100 (EX)  
FOR COUNTY AUDITOR'S USE ONLY

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Type Instrument	WD	Tax List Year	2017	County Number	16	Tax Dist Number	3010	Date	3/20/2018
Property Located in <u>Coshocton Corp / CSD</u> Taxing District								Number	
Name on Tax Duplicate <u>Weaver John A</u> Tax Duplicate Year <u>2017</u>									162
Acct. or Permanent Parcel No. <u>043-2400-00</u> Map Book _____ Page _____								No. of Parcels	1
Description: <u>In Lot 29 S 1/2 S2x200</u> <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted								DTE Code No.	520
AUDITOR'S COMMENTS: <input type="checkbox"/> Split <input type="checkbox"/> New Plat <input type="checkbox"/> New Improvements <input type="checkbox"/> Partial Value								Neigh. Code	00415
<input type="checkbox"/> C.A.U.V. <input type="checkbox"/> Building Removed <input type="checkbox"/> Other _____								No. of Acres	52x200
<b>GRANTEE OR REPRESENTATIVE MUST COMPLETE ALL QUESTIONS IN THIS SECTION</b>								Land Value	
<b>TYPE OR PRINT ALL INFORMATION SEE INSTRUCTIONS ON NEXT PAGE</b>								Bldg. Value	
1. Grantor's Name <u>John &amp; Ada Weaver</u>								Total Value	
2. Grantee's Name <u>Ronald &amp; Donna Sheneman</u>								DTE Use Only	
Grantee's Address <u>240 N 4<sup>th</sup> Street, Coshocton, OH 43812</u>								DTE Use Only	
3. Address of Property <u>240 N 4<sup>th</sup> Street, Coshocton, OH 43812</u>								DTE Use Only	
4. Tax Billing Address <u>240 N 4<sup>th</sup> Street, Coshocton, OH 43812</u>								Consideration	
5. Are there buildings on the land? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes check type:								DTE Use Only	
<input type="checkbox"/> 1,2 or 3 Family Dwlg. <input type="checkbox"/> Condominium <input type="checkbox"/> Apartment No. of Units: _____									
<input type="checkbox"/> Manufactured (mobile) home <input type="checkbox"/> Farm buildings <input type="checkbox"/> Other: outbuildings/garages _____									
If land is vacant, what is intended use? _____									
6. Conditions of Sale (Check all that apply): <input type="checkbox"/> Grantor is Relative <input type="checkbox"/> Part Interest Transfer <input type="checkbox"/> Land Contract									
<input type="checkbox"/> Trade <input type="checkbox"/> Life Estate <input type="checkbox"/> Leased Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> Mineral Rights Reserved <input type="checkbox"/> Gift									
<input type="checkbox"/> Grantor is Mortgagee <input type="checkbox"/> Other: _____									
7. a) New Mortgage Amount (if any) _____ \$									
b) Balance Assumed (If any) _____ \$									
c) Cash (If any) _____ \$									
d) Total Consideration (Add Lines 7a, 7b and 7c) _____ \$ 71,000.00									
e) Portion, if any, of total consideration paid for items other than real property _____ \$									
f) Consideration for real Property on which fee is to be paid (7d minus 7e) _____ \$ 71,000.00									
g) Name of Mortgagee _____									
h) Type of Mortgage <input type="checkbox"/> Conv. <input type="checkbox"/> F.H.A. <input type="checkbox"/> V.A. <input type="checkbox"/> Other: _____									
i) If gift, in whole or part, estimated market value of the real property _____									
8. 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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO									
If yes, complete DTE Form 101									
9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, complete DTE Form 102.									
10. 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? <input checked="" type="checkbox"/> YES <input type="checkbox"/> No									
If yes, is the property a multi-unit dwelling? <input type="checkbox"/> YES <input type="checkbox"/> 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 <u>Donna J. Sheneman</u>								Receipt Number	
DATE <u>3/15/18</u>									

## RECEIPT FOR PAYMENT OF CONVEYANCE FEE

The conveyance fee required by section 319.54(F)(3) R.C., and, if applicable, the fee required by Chapter 322 R.C., in the total amount of \$ 284.00 has been paid by Rep/Grantor and received by the Coshocton County AuditorChristine R. Sykes  
COUNTY AUDITORDATE 3/20/2018

Ownership	General Information
<b>Owner:</b> WEAVER, JOHN A 240 N 4TH ST COSHOCTON OH 43812	240 N 4TH ST LUSE: 520 Ltv Unit: 2 Zoning: Field Review Flag: Tax Dist: COSHOCTON CORP. CSD
Notes	AG LAND USE: N Class: R Nbhd: 00415
	Legal/ Desc

Notes	Legal Desc
	INLOT 29 S 1/2 52 X 200

Land Description		Size	Base	Incre	Decre	Int'l 2	Adj	AdjRate	Value
L#	Typ Cd	Fact							
1	F 1	52	52.0 x 200	150	75	150		150	9,440

Tot Parcel Size:	0.2388	Deed:	0
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Building Permit				Sales History			Miscellaneous				
Date	Number	Amount	Purpose	CIC	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
01/04/18						2	60,000		0	0	0

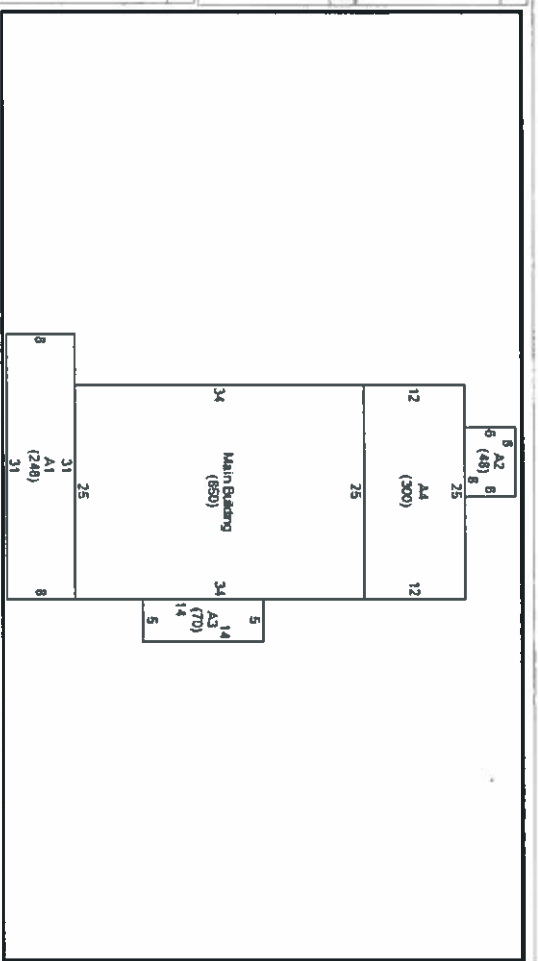
Enter: Date: 03/03/08	Entr Rslt: Left Door Hanger	Spoke With: Other	Appt: GH
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Improvement Description:	
Story Ht: 2	Plumb Upbr:
Attic: unfin	Date Remod:
Crstr: frame	Tot Rooms: 10
Style: other	Bedrooms: 4
Yr Blt: 1900	Fam Rooms: 0
Eff Year:	Full Baths: 1
Yr Remod:	Half Baths: 1
Rem Kit:	Extra Fix: 4
Rem Bath:	Foundation:
Exc Upgr:	Bsmnt:
	Heating:
	Phys Cond:
	Int Ext Cnd:
	Storm Flood:
	Unfin Area:
	Rec Room:
	Fin,Bsmnt Area:
	WBFP Stacks:
	Openings:
	Add Sty Stack(WB):
	Prefab Fireplace:
	Add Sty Stack(PF):
	Bsmnt Gar # Cars:
	Misc Desc 1:
	Misc Desc 2:
	Pct Cmplt:
	Grade:
	CDU:
	Market Adj:
	Funct % Gd:
	Funct Desc:
	Econ % Gd:
	Econ Desc:
	Over Despr Tbl:
	C&D Descrip:
	Condo Level:
	Condo Type:
	Condo View:

	<u>L#</u>	<u>Low</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>Description</u>	<u>Area</u>	<u>RCI/D</u>				
A	A 0						850	37,520				
D	B 1	21				Onp Open Masonry Porch	248	2,490				
D	C 2	22				Emp Encl Masonry Porch	48	710				
N	D 3	50	15	15		F Bay Frame Bay/F Bay Frame Bay/Unit Basement	70	2,080				
S	E 4	50	10	10		1st Fr Frame Addn/1st Fr Frame Addn/Unit Basement	300	8,930				
	<u>Card</u>	<u>L#</u>	<u>Code</u>	<u>Yr Bilt</u>	<u>W x L</u>	<u>Area</u>	<u>Grd</u>	<u>Units</u>	<u>Mod Cdt</u>	<u>Cond</u>	<u>%Cdt</u>	<u>RCI/D</u>
	1	1	RG1	Frame/ Ch/ Steel C	1935	19 x 27	513	D	1	A	40	2,590

<i>Dwelling Computations</i>					
<i>Value Summary</i>	<i>Prior</i>	<i>Cost</i>	<i>Market</i>	<i>Current Apr</i>	
Base Price	83,080		C&D Factor		
Basement	0		Total RCN	129,330	
Heating	3,180		RCN PSF	46.96	
Plumbing	2,900		CDU	FAR	
Attic	4,640		% Good	40	
Other Feat	0		RCNLD	51,720	
Subtotal	93,800		RCNLD PSF	22.49	
Additions	35,550	OBY & Misc Imp		2,550	
Grade Fac	0.92	Pct Cmpl/Acft		100 / 1	
SFA	2,300	Tot Card Value		54,310	

Land	9,440	9,440	0	9,440
Bldg	57,570	57,570	0	57,570
Total	67,010	67,010	0	67,010
Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 /	1.06



WD 3/20/2018  
Donna J. Sheneman &  
Ronald L. Sheneman  
JLES