

# 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. <b>AF</b>	Tax Dist. No. <b>1150</b>	Tax List <b>2017</b>	Date <b>3-7-18</b>	Co. No. <b>16</b>	Number <b>E110</b>
D.T.E. CODE NO. <b>111/100</b>			Land	Bldg.	Tot.

☐ Split/ New Plat Remarks: **Releasing LE only**

Property Located in **Oxford-NCT** Taxing District

Name on tax Duplicate **McCune Bonnie J** Tax Duplicate year **2017**

Acct. or Permanent Parcel No. **030-322-00/029-1205-00/** Map Book Page

**030-319-00/030.86-00/030-291-00/030-85-00**

Description: **\* RELEASE OF LIFE ESTATE**

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

- Grantor's Name: Helen F. McCune (Deceased) Phone Number: (740) 995-0223
- Grantee's Name: Bonnie J. McCune Phone Number: (740) 995-0223  
Grantee's Address: 21277 CR 106, Newcomerstown, Ohio 43832
- Address of Property: Oxford Township, Coshocton County, Ohio
- Tax Billing Address: Same as #2
- 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.
- 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.
- 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.
- 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

*Bonnie J. McCune*

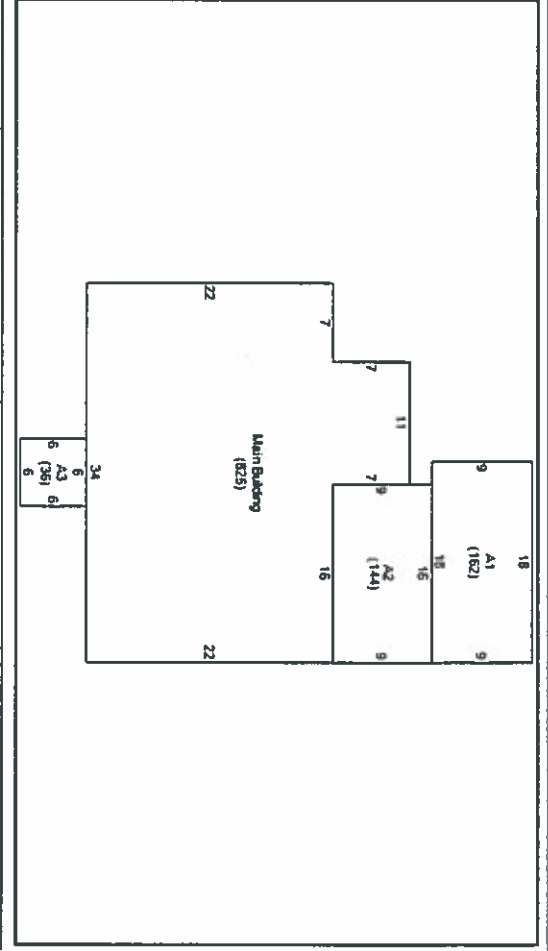
*2/20/2018*

**Ownership**  
Owner: MCCLINE BONNIE J  
21277 CR 106  
NEWCOMBSTOWN OH 43832

**General Information**  
21277 CR 106  
LUSE: 111  
Liv Unit: 1  
Zoning: AG LAND USE: Y  
Field Review Flag: MOBILE HOME ON PROPER  
Tax Dist: OXFORD TWP-NCT EVSD  
Nbhd: 00617  
Class: A

**Notes**  
56MHP=GRAY SHULTZ  
PT SE  
Legal Desc

Land Description	Size	Base	Incr	Decre	Inft 2	Adj	AdjRate	Value
1 A 1	1.000	15000	15000	15000			15000	15,000
2 A 2	46.000	3000	3000	3000			3000	138,000
3 A 3	10.000	3000	3000	3000			3000	30,000
4 A 4	12.063	3000	3000	3000			3000	36,190
Tot Parcel Size: 70.583		Deed: 70.583		*Addt Land				



Building Permit				Sales History				Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid
									Misc Impr: 0 Gross Impr: 0

Enter Date: 08/15/08 Entr Rslt: Left Door Hanger Spoke With: Other Appr: GH

**Improvement Description:**

Story Ht: 2 Plumb Updr: Heating: basic Prefab Fireplace: Funct % Gd: 0  
Attic: none Dare Remod: Phys Cond: Add Sty Stack(PF): Econ Desc: 0  
Cnstr: vinyl/metal Tot Rooms: 6 Int Ext Cnd: same Bsmt Gar # Cars: 0  
Style: old style two story Bedrooms: 3 Storm Flood: Misc Desc 1: Econ Desc: 0  
Yr Blt: 1860 Fam Rooms: 0 Unfin Area: Rec Room: Pct Cmpl: Over Dear Tbl: 0  
Eff Year: Full Baths: 1 Fin Bsmt Area: W/BFP Stacks: 0 C&D Descrip: 0  
Yr Remod: Half Baths: 0 Extra Ftx: 2 Market Adj: Condo View: 0  
Rem Klt: Foundation: 0 Add Sty Stack(WB): Condo View: 0  
Rem Bath: no Bsmt: full

ATF 3/7/18  
Release LE for  
Helen F.  
McClune

	<u>L#</u>	<u>Low</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>Description</u>	<u>Area</u>	<u>RCNLD</u>				
A	A 0						825	37,800				
D	B 1	33	32			Mo Conc/Brick Patio/Canopy Canopy	162	750				
D	C 2	50	10			1st Fr Frame Addn/Unf Basement	144	2,970				
N	D 3		11			Ofp Open Frame Porch	36	350				
S												
	<u>Card</u>	<u>L#</u>	<u>Code</u>	<u>Yr Blt</u>	<u>W x L</u>	<u>Area</u>	<u>Grd</u>	<u>Units</u>	<u>Mod Cd</u>	<u>Cond</u>	<u>%Gd</u>	<u>RCNLD</u>
O	1	1	AP4	One Side Open W	1966	38 x 84	3,192 C	1	2	A	25	5,280
B	1	2	RG1	Frame/ Cb/ Steel I	1940	24 x 24	576 C	1		A	40	3,590
&	1	3	AC1	Wood Board Corn	1940	24 x 48	1,152 C	1		A	25	2,990
Y	1	4	RM3	Single Wide Mh P.	1989	14 x 70	980 D	1		A	30	
	1	5	SM7	Ofp (Dwelling Typ	1992	6 x 6	36 C	1		A	30	190

Dwelling Computations				
Base Price	75,600	C&D Factor		
Basement	0	Total RCN	83,730	
Heating	0	RCN PSF	44.43	
Plumbing	0	CDU	AVERAGE	
Attic	0	% Good	50	
Other Feat	0	RCNLD	41,900	
Subtotal	75,600	RCNLD PSF	23.36	
Additions	8,130	OBY & Misc Imp	12,050	
Grade Fact	0.85	Pct Cmpl/Adjfact	100 / 1	
SFA	1,794	Tot Card Value	53,950	
Value Summary				
Land	219,950	Prior	Cost	Market
Bldg	53,950	219,950	0	219,950
Total	273,900	273,900	0	273,900
Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 / 1.00	

95,860

PARCEL ID 030-00000322-00

JUR: 000

TAX YEAR: 2018

DT MAP RTG: 0174 00 018 00

PIN#:

COSHOCTON - Property Card

Printed: 02/06/18 Card: 1 of 1

Appr#:

Input Date: \_\_/\_\_/\_\_ ID: \_\_

Land Continued...

L#	Typ	Cd	Flt	Size	Base	Inc	Dec	Int	2	Adj	AdjRate	Value
5	A	5		1.520	500	500	500				500	760

70.583 A

<b>Ownership</b>		<b>General Information</b>	
Owner:	MCCUNE BONNIE J L.E. HELEN F MCCUNE 21277 ROUTE #3 NEWCOMERTOWN OH 43832	CR 106 LUSE: 100 Liv Unit: 0 Zoning: AG LAND USE: Y Field Review Flag: Class: A Tax Dist: OXFORD TWP-ROGWD LSD Nbd: 00517	
Notes	S SIDE RIVER Legal Desc		
00 LOCATION UNCERTAIN			

Land Description					
L#	Type	Cd	Size	Base	Incre
1	A	2	10,000	5200	5200
2	A	5	2,227	500	500
				500	500
					52,000
					1,110

Tot Parcel Size: 12,227 Deed: 12,227

Building Permit				Sales History				Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid
									Misc Impr: 0 Gross Impr: 0

Enter: Date: 06/15/08 Enter Rslt: Vacant Land Spoke With: Other Appr: GH

**Improvement Description:**

Story Ht:	Plumb Upbr:	Heating:	Prefab Fireplace:
Attic:	Dare Remod:	Phys Cond:	Add Sty Stack(PF):
Cnstr:	Tot Rooms:	Int Ext Cnd:	Basmt Gar # Cars:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:
Yr Blt:	Fam Rooms:	Urfin Area:	Misc Desc 2:
Eff Year:	Full Baths:	Rec Room:	Pct Cnblt:
Yr Remod:	Half Baths:	Fin Basmt Area:	C&D Descrip:
Rem Kit:	Extra Fix:	WBSP Stacks:	Condo Level:
Rem Bath:	Foundation:	CDU:	Condo Type:
Elec Upgr:	Basmt:	Market Adj:	Condo View:
	Add Sty Stack(WB):		

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

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

Dwelling Computations					
Base Price			C&D Factor		
Basement			Total RCN		
Heating			RCN PSF		
Plumbing			CDU		
Attic			% Good		
Other Feat			RCNLD PSF		
Subtotal			RCNLD PSF		
Additions			OBY & Misc Imp		
Grade Fact			Pct Cnblt/Adjfact		
SFLA			Tot Card Value		
Value Summary			Prior	Cost	Market
Land			53,110	53,110	0
Bldg			0	0	0
Total			53,110	53,110	0
Rev Code: 1 - Cost Approach			Land/Bldg Fact		
			100 / 100		

Sorry, no sketch available  
for this record



Same







Ownership		General Information	
Owner: MCCUNE BONNIE J LEHELEN F MCCUNE 21277 CR 106 NEWCOMERTOWN OH 43832	CR 106 LUSE: 100 Liv Unit: 0 Zoning: AG LAND USE: N Field Review Flag: Class: A Tax Dist: OXFORD TWP-NCT EVSD Nbd: 00817		
Notes	PT SE COR Legal Desc		

Land Description					
L#	Typ	Cd	Flact	Size	Base
1	A	2		1.913	3000
2	A	9		0.030	0
Tot Parcel Size: 1.943				Deed: 1.943	

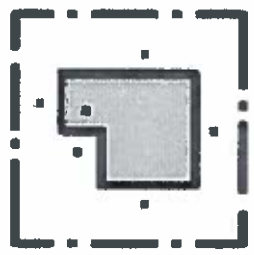
Building Permit				Sales History				Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid
Enter Date: 07/13/95 Enter Rst: Vacant Land				Spoke With: Other				Appr: 105	
Improvement Description:				Same				0	

Story Ht:	Plumb Updr:	Heating:	Prefab Fireplace:	Func % Gd:
Attic:	Dare Remod:	Phys Cond:	Add Sty Stack (PF):	Func Desc:
Cnstr:	Tot Rooms:	Int Ext Cnd:	Basmt Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Deur Tbl:
Efr Year:	Full Baths:	Rec Room:	Pct Cnslt:	C&D Descrip:
Yr Remod:	Half Baths:	Fin Basmt Area:	Grade:	Condo Level:
Rem Kit:	Extra Fk:	WBSP Stacks:	CDU:	Condo Type:
Rem Bath:	Foundation:	Openings:	Market Adj:	Condo View:
Elec Upgr:	Basmt:	Add Sty Stack (WB):		

Dwelling Computations										
								C&D Factor		
								Total RCN		
								RCN PSF		
								CDU		FAIR
								% Good		
								RCNLD		
								RCNLD PSF		0
								OBY & Misc Imp		
								Pct Cmpl/Aadjfact		100 / 1
								Tot Card Value		
Value Summary										
		Prior	Cost	Market	Current Apr					
Land		5,740	5,740	0	5,740					
Bldg		0	0	0	0					
Total		5,740	5,740	0	5,740					
Rev Code: 1 - Cost Approach										
Land/Bldg Fact		1.00 / 1.00								

<u>L#</u>	<u>Low</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>Description</u>	<u>Area</u>	<u>RCNLD</u>
A					Base Price		
D					Basement		
D					Heating		
D					Plumbing		
N					Attic		
S					Other Feat	0	
					Subtotal		
					Additions		
					Grade Fact		
					SFLA		

Sorry, no sketch available for this record



2010

