

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>QC</u>	Tax. Dist No. <u>3010</u>	Tax List <u>2017</u>	Date <u>2-23-18</u>	Co. No. <u>60-16</u>	Number E- <u>E83</u>
Land			Bldg.		Tot.

D.T.E. CODE NO. 510☐ Split/New Plat

Remarks:

Property Located in Coshocton Corp-CSD

Taxing District

Acct. or Permanent Parcel No. 043-00001253-00

Description:

In Lot 2194 40x125

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

- Grantor's Name Rosetta J. Dickerson, Wife of Grantee
- Grantee's Name Marc A. Dickerson, Husband of Grantor
Grantee's Address 911 Denman Avenue, Coshocton, Ohio 43812
- Address of Property 911 Denman Avenue, Coshocton, Ohio 43812
- Tax Billing Address 911 Denman Avenue, Coshocton, Ohio 43812
- 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 or 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 such order; Case # 2016 DV0355
 - ☐ 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 one hundred dollars;
 - ☐ 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; (Must include affidavit of facts.)
 - ☐ 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 one thousand dollars;
 - ☐ Of property sold to a surviving spouse pursuant to section 2106.16 of the Revised Code;
 - ☐ To or from an organization exempt from federal income taxation under section 501(c) (3) of the Internal Revenue Code, 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 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

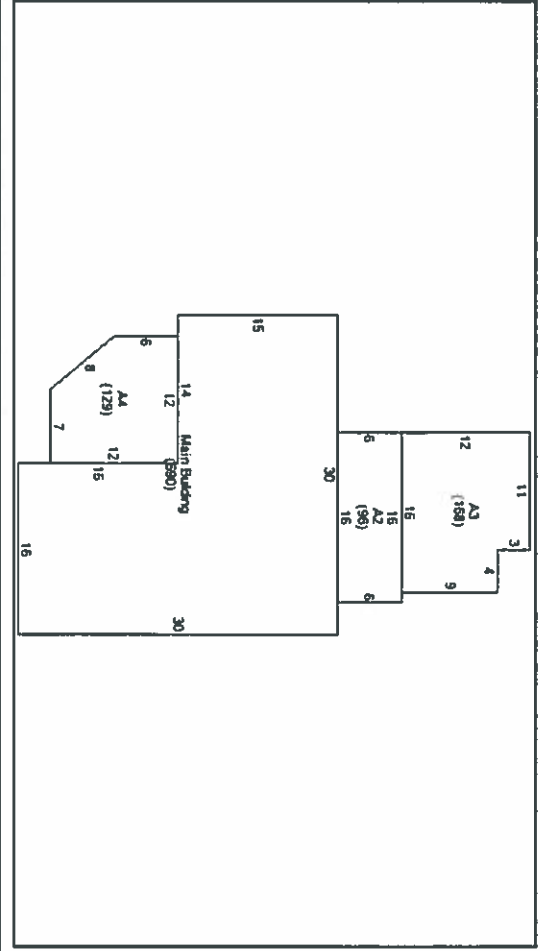
I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement.

SIGNATURE OF GRANTEE OR REPRESENTATIVE

2/23/18
DATE

Ownership		General Information	
Owner: DICKERSON MARC A JLRS & 911 DENMAN AVE COSHOCTON OH 43812		911 DENMAN AV LUSE: 510 Liv Unit: 1 Zoning: AG LAND USE: N Field Review Flag: Class: R Tax Dist: COSHOCTON CORP - CSD Nbrhd: 00615	
Notes		M-Lot 2194 40 X 125 04 DOC 4641 Legal Desc	

Land Description		Size		Base		Incr		Decr		Infl 2		Adj		AdjRate		Value	
L#	Type Cd	Fact															
1	F	1	40	40.0 x 125	185	95	185									7,550	



Building Permit			Sales History			Miscellaneous		
Date	Number	Amount Purpose	O/C	Sale Date	Type	Price	LT#	Valid
				07/27/04	2	79,000	04-4641	0
Tot Parcel Size: 0.1148			Deed: 0			Misc Impr: 0		
						Gross Impr: 0		

Enter: Date: 11/28/07 Entr Rst: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description:		Heating:		Add Sty Stack(PF):		Funct % Gd:	
Story Ht: 2	Plumb Upgr:	at conditionr		0		0	
Attic: none	Dare Remod:	same		0		0	
Chstr: vinyl/alst	Tot Rooms: 5	same		0		0	
Style: other	Bedrooms: 3	same		0		0	
Yr Blt: 1910	Fam Rooms: 0	same		0		0	
Est Year: 1984	Full Baths: 1	same		0		0	
Yr Remod: 1984	Half Baths: 0	same		0		0	
Rem Kit: no	Extra Fk: 2	same		0		0	
Rem Bath: no	Foundation: full	same		0		0	
Elec Upgr: no	Basmt: full	same		0		0	

Handwritten notes: Marc A. Dickerson, OC, 2/23/18

L#	Low	1st	2nd	3rd	Description	Area	RCNLD	Base Price	C&D Factor	Total RCN	RCN PSF	AVERAGE
A 0						690	35,140	67,690	0	79,020	50.6	50.6
D B 2					1stfr Frame Addn	96	1,750	0				
D C 3					Wddk Wood Decks	168	700	2,590				
N D 4					Efp Enclosed Frame Porch	129	1,930	0				
Subtotal												70,280
Additions												8,740
Grade Fact												0.85
SFLA												1,476
Tot Card Value												41,990
Value Summary												
Land												7,550
Bldg												44,930
Total												52,480
Rev Code: 1 - Cost Approach												1.00 / 1.07

18370