

TV2018

.50

DE FORM 100(EX) 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. AF	Tax. Dist. No. 1090	Tax List 2017	Date 1/17/2017	Co. No. 16	Number E20
			Land	Bldg.	Tot.

D.T.E. CODE NO. **511** ☐ Split/New Taxing District Remarks:

Acct. or Permanent Parcel No. **017-557-00**Description: **PT 15 .900 AC**

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

Type or Print all information. See instructions on reverse.

- Grantor's Name: Harold M. Wills-dec
- Grantee's Name: Barbara L. Wills
- Grantee's Address: 24834 SR 621, Coshocton, Ohio 43812
- Address of Property: Parcel # 0170000055700
- Tax Billing Address 24834 SR 621, 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; (Must include affidavit of facts.)
 - ☐ 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; (Must include affidavit of facts)
 - ☐ 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; (Must include affidavit of facts.)
 - ☐ 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; (Must include affidavit of facts)
 - ☒ 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 Ohio 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 Ohio Revised Code.
 - ☐ 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 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 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 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.

Barbara L. Wills, Attorney at Law
SIGNATURE OF GRANTEE OR REPRESENTATIVE

1/11/18
DATE

Ownership
Owner: WALSH HAROLD M & JLRS
AKA HAROLD MICHAEL WILLS
24834 STATE ROUTE 621
COSHOCTON OH 43812

General Information
24834 SR 621
LUSE: 511
Liv Unit: 1
Class: R
Zoning: N
Nbhd: 00109
Field Review Flag:
Tax Dist: KEENE TWP - RV LSD

Notes
PT 15 .900A
Legal Desc

Land Description		Size	Base	Incra	Decre	Int'l 2	Adl	AdiRate	Value
L#	Typ Cd	Fact							
1	A	1	0.900	27000	27000	27000	4	8	26,240

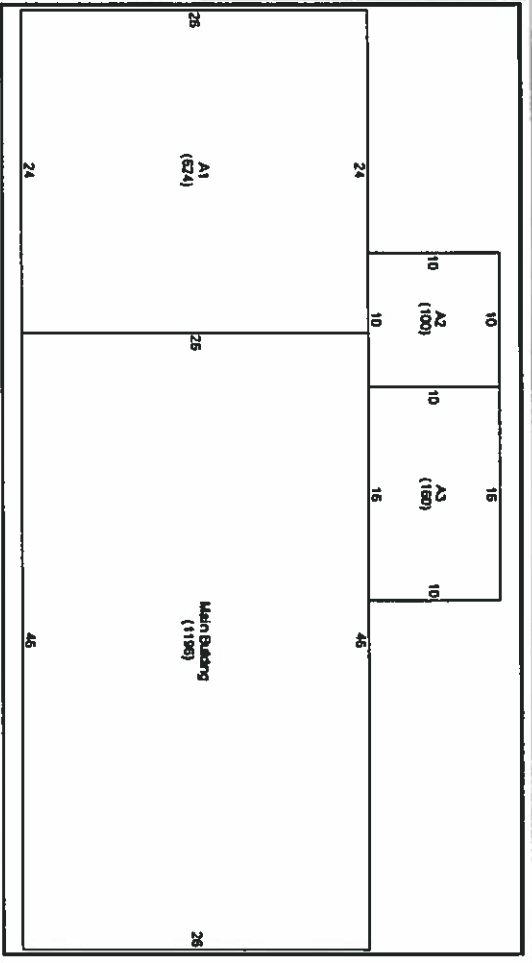
Tot Parcel Size: 0.90 Deed: .9

Building Permit		Amount	Purpose	OKC	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
Date	Number										
					07/18/14	2	120,000		0	0	0
					04/27/07	2		07-2012	4		
					08/05/05	2		05-4168	4		
					08/05/05	2		05-3441	4		

Enter: Date: 06/12/08 Entr Rslt: Left Door Hanger Spoke With: Other Appr: CC

Improvement Description:

Story Ht: 1 Plumb Upbr: Heating: air conditionn Prefab Fireplace: Funct % Gd: 0
Attic: none Dare Remod: Phys Cond: Add Sty Stack(PF): Econ % Gd: 0
Cnstr: brick Tot Rooms: 5 Int Ext Cnd: same Add Sty Stack(PF): Econ % Gd: 0
Style: ranch Bedrooms: 3 Storm Flood: Misc Desc 1: Econ Desc: Over Depr Tol: 0
Yr Blt: 1971 Fam Rooms: 0 Unfin Area: Misc Desc 2: C&D Descr: Condo Level: 0
Yr Remod: Full Baths: 1 Rec Room: Pct Cmt: 100 C&D Descr: Condo Level: 0
Yr Remod: Half Baths: 1 Fin.Bsmt Area: Grade: CO Condo Type: Condo View:
Rem Ktr: Extra Rk: 2 WBFP Stacks: 0 GD
Rem Bath: no Openings: 0 Market Adj:
Bec Upgr: Bsmt: full Add Sty Stack(WB):



AF 1/17/2018
Barbara L. Wills

Card L# Code		Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
A	0			1.196						71,510
B	1	23		624						10,580
C	2	33		100						250
D	3	11		160						2,870
Description: M Gar Masonry Garage, M Conc/Brick Patio, Off Open Frame Porch										
Card L# Code Yr Blt W x L Area Grd Units Mod Cd Cond %Gd RCNLD										

Dwelling Computations				Value Summary			
Base Price	84,960	C&D Factor	106,520	Land	26,240	Cost	Market
Basement	0	Total RCN	86.2	Bldg	85,210		Current Appr
Heating	2,930	RCN PSF	86.2	Total	111,450		
Plumbing	1,600	CDU	80	Rev Code: 1 - Cost Approach	Land/Bldg Fact	1,00 / 1,00	
Attic	0	% Good	80				
Other Feat	0	RCNLD	71.25				
Subtotal	89,390	RCNLD PSF	85,210				
Additions	17,130	OBY & Misc Imp	100 / 1				
Grade Fact	1,00	Pct Cmt/Adjfact	85,210				
SFLA	1,196	Tot Card Value					

9180
29820
39000