


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

Type Instrument <u>WO</u>	Tax List Year <u>2017</u>	County Number <u>16</u>	Tax. Dist. Number <u>1180</u>	Date <u>3-13-18</u>
Property Located in <u>Tipton - RV</u> Taxing District				Number <u>151</u> No. of Parcels <u>2</u> DTE Code No. <u>123</u> Neigh. Code No. of Acres <u>120.00</u> Land Value Bldg. Value Total Value DTE Use Only DTE Use Only DTE Use Only Consideration DTE Use Only Valid Sale 1. YES 2. NO
Name on Tax Duplicate <u>Beard Chester</u> Tax Duplicate Year <u>2017</u>				
Accl. or Permanent Parcel No. <u>033-0000018-00</u> Map Book _____ Page _____				
Description: <u>40ac / 80ac</u> <u>083-0000019-00</u> <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted				
AUDITOR'S COMMENTS: <input type="checkbox"/> Split <input type="checkbox"/> New Plat <input type="checkbox"/> New Improvements <input type="checkbox"/> Partial Value <input type="checkbox"/> C.A.U.V. <input type="checkbox"/> Building Removed <input type="checkbox"/> Other _____				
GRANTEE OR REPRESENTATIVE MUST COMPLETE ALL QUESTIONS IN THIS SECTION TYPE OR PRINT ALL INFORMATION SEE INSTRUCTIONS ON NEXT PAGE				
1. Grantor's Name <u>Chester L. Beard</u> Phone: _____ 2. Grantee's Name <u>RRS Holdings, LLC</u> Phone: _____ Grantee's Address <u>11277 Township Road 516, Shreve, Ohio 44676</u> 3. Address of Property <u>30762 County Road 20, Warsaw, Ohio 43844</u> 4. Tax Billing Address <u>11277 Township Road 516, Shreve, Ohio 44676</u> 5. Are there buildings on the land? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes check type: <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: _____ 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).....\$ <u>540,000.00</u> 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).....\$ _____ 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO. If yes, is the property a multi-unit dwelling? <input type="checkbox"/> YES <input checked="" 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. <div style="display: flex; justify-content: space-between;"> <div>SIGNATURE of GRANTEE or REPRESENTATIVE <u></u></div> <div>DATE <u>2/14/18</u></div> </div>				

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 \$ 2,160.00 has been paid by Rep/Grantor and received by the Coshock County Auditor

Christine R. Seyels COUNTY AUDITOR

DATE 3-13-18

Receipt Number _____

Ownership General Information

Owner: BEARD CHESTER L
102 CHERRY ST
WARSAW OH 43844
LUSE: 123
Liv Unit: 0
AGLAND USE: N
Class: A
Mhbt: 00201
Zoning:
Field Review Flag:
Tax Dist: TWP-RTV LSD

Notes
Legal Desc: NENE
39A FORESTRY #14156 1992



Sorry, no sketch available
for this record

Land Description		Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
L#	Typ Cd	Fact							
1	A	4	0.540	2800	2800	2800		2800	1,510
2	A	9	0.460	0	0	0		0	
3	A	10	39.000	1400	1400	1400		1400	54,600

Tot Parcel Size: 40.00 Deed: 40

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

WD

3/13/18

Enter Date: 07/14/08 Enter Rslt: Vacant Land

Spoke With: Other

Appr: BB

Improvement Description:

Story Ht: Plumb Upgr:
Attic: Dare Remod:
Cnstr: Tot Rooms:
Style: Bedrooms:
Yr Blt: Fam Rooms:
Eff Year: Full Baths:
Yr Remod: Half Baths:
Ram Klt: Extra Fk:
Ram Bath: Foundation:
Elec Upgr: Bsmt:
Add Sty Stack(WB):

Heating: Phys Cond:
Int Ext Cndt:
Storm Flood:
Unfin Area:
Rec Room:
Fin Bsmt Area:
WBFP Stacks:
Openings:
Add Sty Stack(WB):
Prefab Fireplace:
Add Sty Stack(PF):
Bsmt Gar # Cars:
Misc Desc 1:
Misc Desc 2:
Pct Cmpl:
Grade:
CDU:
Market Adj:

Funct % Gdt:
Funct Desc:
Econ % Gdt:
Econ Desc:
Over Depr Tbl:
C&D Descrip:
Condo Level:
Condo Type:
Condo View:

RRS Holdings
LLC

W.D. 3/13/18

L# Low 1st 2nd 3rd Description

Area

RCNLD

Dwelling Computations

Base Price		C&D Factor		Total RCN		RCN PSF		CDU		FAIR	
Basement											
Heating											
Plumbing											
Attic											
Other Feat											
Subtotal											
Additions											
Grade Fact											
SFLA											

Card L# Code

Yr Blt

W x L

Area Gd

Units

Mod Cd

Cond

%Gd

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Card L# Code

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Area Gd

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RCNLD

Ownership

Owner: BEARD CHESTER L
102 CHERRY ST
WARSAW OH 43844

General Information

CR 20
LUSE: 123
Liv Unit: 0
Zoning: 0
Field Review Flag:
Tax Dist: TIVERTON TWP-RV LSD

Notes

W 1/2 NW
75A FORESTRY #14156 1992

Legal Desc

Land Description

L#	Typ	Cd	FAct	Size	Base	Incr	Decre	Intfr 2	Adj	AdjRate	Value
1	A	4		5,000	2800	2800	2800			2800	14,000
2	A	10		75,000	1400	1400	1400			1400	105,000

Tot Parcel Size: 80.00 Deed: 80

Building Permit		Sales History	Miscellaneous

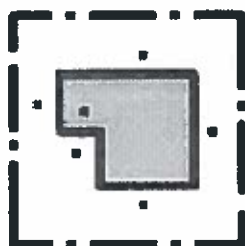
Enter Date: 07/14/08 Enter Rst: Vacant Land

Spoke With: Other

Appr: BB

Improvement Description:

Story Ht: Plumb Upgr: Heating: Prefab Fireplace: Funct % Gd:
Attic: Dare Remod: Phys Cond: Add Sty Stack(PF): Funct Desc:
Cnstr: Tot Rooms: Int Ext Crd: Bsmt Gar # Cars: Econ % Gd:
Style: Bedrooms: Storm Flood: Misc Desc 1: Over Degr Tbl:
Yr Bkt: Full Baths: Rec Room: Misc Desc 2: C&D Descrip:
Eff Year: Half Baths: Fin Bsmt Area: Pet Cmnt: Condo Level:
Yr Remod: Extra Fix: WBFP Stacks: Grade: Condo Type:
Rem Kit: Foundation: Openings: Market Adj: Condo View:
Rem Bath: Bsmt: Add Sty Stack(WB):
Elec Upgr:



Sorry, no sketch available
for this record

Same

L# Low 1st 2nd 3rd Description Area RCNLD

Dwelling Computations

Base Price				C&D Factor			
Basement				Total RCN			
Heating				RCN PSF			
Plumbing				CDU			
Attic				FAR			
Other Feat				RCNLD PSF			
Subtotal				RCNLD			
Additions				RCNLD PSF			
Grade Fact				OBV & Misc Imp			
SFLA				Pet Cmpb/Adjfact			
Value Summary				Tot Card Value			
Prior				Cost			
Market				Current Apr			

Land	119,000	119,000	0	119,000
Bldg	0	0	0	0
Total	119,000	119,000	0	119,000
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00		

41650