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#E88

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

.50

Type Instrument <u>WD</u>	Tax List Year <u>2017</u>	County Number <u>16</u>	Tax Dist Number <u>1150</u>	Date <u>2-27-18</u>
Property Located in <u>Oxford - RDG</u> Taxing District Name on Tax Duplicate <u>Allman Sandra L</u> Tax Duplicate Year <u>2017</u> Acct. or Permanent Parcel No. <u>029-00000 023-00</u> Map Book _____ Page _____ Description: <u>In Lot 5</u> <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted				Number <u>110</u>
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 _____				No. of Parcels <u>1</u>
				DTE Code No. <u>510</u>
GRANTEE OR REPRESENTATIVE MUST COMPLETE ALL QUESTIONS IN THIS SECTION TYPE OR PRINT ALL INFORMATION SEE INSTRUCTIONS ON NEXT PAGE				Neigh. Code <u>00217</u>
1. Grantor's Name <u>Sandra L. Allman, Widowed and not remarried</u> 2. Grantee's Name <u>Zachary C. Mutersbaugh and Alvssa K. Mutersbaugh, husband and wife</u> Grantee's Address <u>21861 Valley View Drive, West Lafayette, Ohio 43845</u> 3. Address of Property <u>21861 Valley View Drive, West Lafayette, Ohio 43845</u> 4. Tax Billing Address <u>21861 Valley View Drive, West Lafayette, Ohio 43845</u> 5. Are there buildings on the land? <input type="checkbox"/> YES <input 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: 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)\$ _____ 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)\$ <u>127,900.00</u> 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 checked="" type="checkbox"/> NO				No. of Acres <u>0.4583</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
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. <u>[Signature]</u> <u>2/20/18</u> SIGNATURE OF GRANTEE or REPRESENTATIVE DATE				Receipt Number

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 \$ 511.60 has been paid by Rep/Grantor and received by the Coshack County Auditor

Christine R. Seyks COUNTY AUDITOR

DATE 2-27-18

PARCEL ID 029-00000623-00

JUR: 000

TAX YEAR: 2018 DT MAP RTG: 0172 01 004 00

COSHOCOTON - Property Card

Printed: 02/27/18 Card: 1 of 1

Appl#: Input De: / / D:

Ownership

Owner: ALLMAN JAMES B &
21861 VALLEY VIEW DRIVE
WEST LAFAYETTE OH 43845

General Information

21861 VALLEY VIEW DR
LUSE: 510
Liv Unit: 1
Zoning: AG LAND USE: N
Field Review Flag: Class: R
Tax Dist: OXFORD TWP-RDGWD LSD Nbd: 00217

Notes

Legal Desc
M-Lot 5 45A 121 X 165
VALLEY VIEW SUB-DIVISION
05 DOC 6773

Land Description

L#	Type	Cd	F/Act	Size	Base	Incre	Decre	Int'l 2	Adj	AdjRate	Value
1	F	1	121	121.0 x 165	240	240	240			240	33,400

Tot Parcel Size: 0.4583 Deed: 45

Building Permit

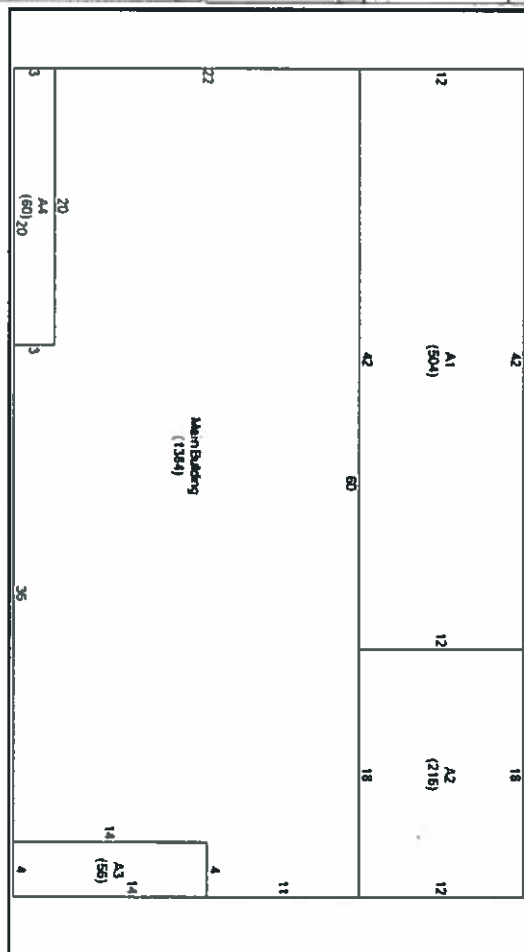
Date	Number	Amount	Purpose
01/01/2003	999999	9,000	DET GAR

Sales History

Date	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:
12/13/05	C		2	128,000	05-8773	0	0

Miscellaneous

Gross Impr:	0
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Enter Date: 01/29/08 Enter Rslt: Info At Door

Spoke With: Other

Appr: GH

Improvement Description:

Story Ht: 1 Plumb Updr: Heating: at conditionr Prefab Fireplace: Funct % Gd: 100
Attc: none Dare Remod: 6 Phys Cond: Add Sty Stack(PF): Econ % Gd: 100
Cnstr: vinyl/metal Tot Rooms: 3 Int Ext Cnd: same Misc Desc 1: Over Door Tbl: C&D Descrip: 0
Style: ranch Yr Blt: 1960 Storm Rooms: 0 Unfin Area: Misc Desc 2: Condo Level: Condo Type: Condo View:
Yr Remod: Full Baths: 1 Rec Room: Fin, Bsmt Area: C&D Descrip: 0
Yr Remod: Half Baths: 0 Extra Fk: WBFP Stacks: 1 CDU: C- AV
Ram Bath: no Foundation: 2 Add Sty Stack(WB): 1 Market Adj: Condo View:
Elec Upgr: Bsmt: full

Area

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	0					1,384	51,110
D	B 1	10			1st Fr Frame Addn	504	11,930
D	C 2	11			Ofp Open Frame Porch	216	2,680
N	D 3	11			Ofp Open Frame Porch	56	700
S	E 4	16			Fr On Frame Overhang	60	1,420

Card L#	Code	Yr Blt	W x L	Area	Gd	Units	Mod Cd	Cond	%Gd	RCNLD
1	1	RC1	Frame/ Cn/ Steel	2004	24 x 32	768 C	1	A	75	8,300

Dwelling Computations

Base Price	77,720	C&D Factor	113,060
Basement	0	Total RCN	53.97
Heating	2,970	RCN PSF	60
Plumbing	0	CDU	60
Attic	4,500	% Good	67.810
Other Feat	85,190	RCNLD PSF	35.92
Subtotal	27,870	RCNLD	8,300
Additions	0.92	OBV & Misc Imp	100 / 1
Grade Fact	1,888	Pct Cmpl/Adjfact	76,110
SFLA		Tot Card Value	

Value Summary

Land	33,400	Prior	Cost	Market	Current App
Bldg	83,430	76,110	0	0	76,110
Total	116,830	109,510	0	0	109,510
Rev Code: 1 - Cost Approach					1.00 / 1.00

Zachary E.
Mutersbaugh and
Alyssa K.
Mutersbaugh
JES

WDD
2/27/18

38,330