

TY 2018

1.00

DTE FORM 100(EX) STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE  
TYPE OR PRINT ALL INFORMATION Revised Code Sections 319.202 and 319.54 (F) (3)

FOR COUNTY AUDITOR'S USE ONLY

Date <u>3-9-18</u>			Co. No. <u>60 16</u>		Number E- <u>E115</u>
Instr. <u>QC</u>	Tax. Dist No. <u>2050</u>	Tax List <u>2017</u>	Land	Bldg.	Tot.

D.T.E. CODE NO. 510 ☐ Split/New Plat Remarks: \_\_\_\_\_  
 Property Located in W. Laf. - R5G Taxing District \_\_\_\_\_  
 Acct. or Permanent Parcel No. 020-00000464-00/020-16119024-00  
 Description: Out Lot 27 / In Lot 639-638

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

- Grantor's Name Zachary Alexander Allen, aka Zachary A. Allen, Husband of Grantee
- Grantee's Name Brittany Lynn Beavers-Allen, aka Brittany L. Allen, Wife of Grantor  
Grantee's Address 6120 Harbour Pointe, Unit 201, Columbus, Ohio 43231
- Address of Property 208 E. Russell Ave & 220 Park Ave., West Lafayette, Ohio 43845
- Tax Billing Address 6120 Harbour Pointe, Unit 201, Columbus, Ohio 43231
- 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;
  - ☐ 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

DATE

01-25-2018



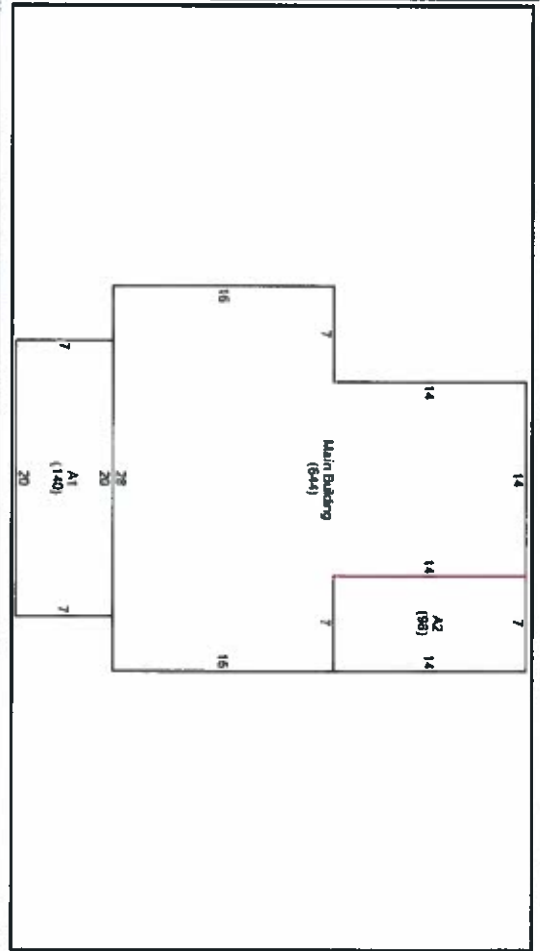
**Ownership**  
Owner: ALLEN ZACHARY A &  
220 WEST PARK AVENUE  
WEST LAFAYETTE OH 43845  
220 W PARK AV  
LUSE 510  
Liv Unit: 1  
Class: R  
Nbrhd: 00116  
Zoning:  
Field Review Flag:  
Tax Dist: W LAFAYETTE CORP-RDG

**Notes**  
CMB WD18-690-00 ORR  
L 639 50 X 160 .1837A +  
L 638 25 X 160 .0918A = .2755A  
05 DOC 5679

**Land Description**

L#	Typ	Cd	Fact	Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
1	F	1	50	50.0 x 160	200	100	200	2	-33	134	7,640
2	F	1	25	25.0 x 160	200	100	200	2	-33	134	3,820

Tot Parcel Size: 0.2755 Deed: 2755



**Building Permit**

Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:
07/11/13	2				07/11/13	2	34,000	2	2	0
02/04/13	2				02/04/13	2	34,667	5	5	0
10/19/05	2				10/19/05	2	63,500	0	0	0
07/02/03	2				07/02/03	2		03-4936	4	0

**Sales History**

Sale Date	Type	Price	LT #	Valid	Misc Impr:
07/11/13	2	34,000	2	2	0
02/04/13	2	34,667	5	5	0
10/19/05	2	63,500	0	0	0
07/02/03	2		03-4936	4	0

Appr: GH

Enter: Date: 12/14/07 Entr Rskt: Left Door Hanger  
Improvement Description: Spoke With: Other

Spoke With: Other

Story Ht: 2 Plumb Updr: Heating: air conditioner Prefab Fireplace: Add Sty Stack(PF):  
Attic: none Dore Remod: Phys Cond: same  
Cnstr: vinyl/metal Tot Rooms: 6 Int Ext Cnd: Storm Flood: Bsmt Gar # Cars: 0  
Style: old style two story Bedrooms: 3 Unfin Area: Misc Desc 1: Econ Desc: Econ % Gd:  
Yr Bkt: 1920 Farm Rooms: 0 Rec Room: Misc Desc 2: Over Dear Tbl: 0  
Eff Year: Full Baths: 1 Fin Bsmt Area: C&D Descrip: Condo Level: Condo Type:  
Yr Remod: Half Baths: 0 WBFP Stacks: 0 CDU: PR  
Rem Kit: Extra Fx: 2 Foundations: 0  
Rem Bath: no Add Sty Stack(WB):  
Elec Upgr: Bsmt: full

Market Adj: Condo View:

	<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	0						644	20,210			
D	B 1	12				Efp Enclosed Frame Porch	140	1,250			
D	C 2	10				1st/r Frame Adn	98	1,070			
N											
S											
	<u>Card L#</u>	<u>Code</u>	<u>Yr Bkt</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	RG1	Frame/Cb/Steel	1922	24 x 24	576	C	1	A	40	3,590
B											
&											
Y											

**Dwelling Computations**

Base Price	64,900	C&D Factor	75,130
Basement	0	Total RCN	50.27
Heating	2,480	RCN PSF	50.27
Plumbing	0	CDU	30
Attic	0	% Good	22.510
Other Feat	67,380	RCNLD PSF	16.24
Subtotal	7,750	OBY & Misc Imp	3,590
Additions	0.85	Pct Cmpht/Adfact	100 / 1
Grade Fact	1,386	Tot Card Value	26,100
SFLA			

**Value Summary**

Prior	Cost	Market	Current Apr
Land	11,460	11,460	0
Bldg	26,100	26,100	0
Total	37,560	37,560	0
Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 / 1.00