

742018

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Instr. <u>QC</u>	Tax. Dist. No. <u>2050</u>	Tax List <u>2017</u>	Date <u>3-13-18</u>	Co. No. <u>16</u>	Number <u>E118</u>
			Land	Bldg.	Tot.

D.T.E. CODE NO. 510 ☐ Split/New Plat Remarks: \_\_\_\_\_  
Property Located in W Lafayette Corp-RDG Taxing District  
Name on Tax Duplicate Cottrell Ryan L E Tax Duplicate Year 2017  
Acct. or Permanent Parcel No. 020-0000731-01 Map Book \_\_\_\_\_ Page \_\_\_\_\_  
Description: In Lot 208 44.72 x 150

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

1. Grantor's Name Teresa L. Cottrell, single, former spouse of Grantor
2. Grantee's Name Ryan L. Cottrell, single, former spouse of Grantor  
Grantee's Address 301 East Union Avenue, West Lafayette, Ohio 43845
3. Address of Property 301 East Union Avenue, West Lafayette, Ohio 43845
4. Tax Billing Address 301 East Union Avenue, West Lafayette, Ohio 43845
5. No Conveyance fees shall be charged because the real property is transferred:  
☐ (a) To or from the United States, this state, or any instrumentality, agency, or political subdivision of the United States or this state;  
☐ (b) Solely in order to provide or release security for a debt or obligation; (attach release) (MUST INCLUDE AFFIDAVIT OF FACTS)  
☐ (c) To confirm or correct a deed previously executed and recorded;  
☐ (d) To evidence a gift, in any form, between husband and wife, or parent and child or the spouse of either,  
☒ (e) On sale for delinquent taxes or assessments;  
☒ (f) Pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant such order;  
☐ (g) 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)  
☐ (h) 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;  
☐ (i) By lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever,  
☐ (j) When the value of the real property or interest in real property conveyed does not exceed one hundred dollars;  
☐ (k) 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;  
☐ (l) 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',  
☐ (m) 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)  
☐ (n) 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,  
☐ (o) To a trustee acting on behalf of minor children of the deceased;  
☐ (p) Of an easement or right-of-way when the value of the interest conveyed does not exceed one thousand dollars;  
☐ (q) Of property sold to a surviving spouse pursuant to section 2106.16 of the Revised Code;  
☐ (r) 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; (MUST INCLUDE AFFIDAVIT OF FACTS)  
☐ (s) 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.  
☐ (t) To a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust; (attach relevant portions of trust)  
☐ (u) 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;  
☐ (v) 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;  
☐ (w) To a corporation for incorporation into a sports facility constructed pursuant to section 307.696 [307.69.6] of the Revised Code.
6. 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.
7. 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.
8. 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.

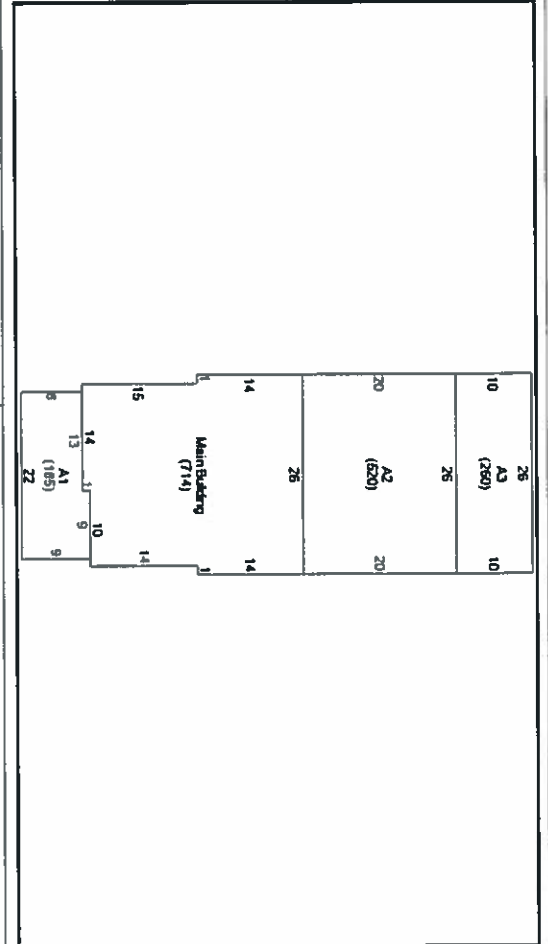
I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief is a true, correct, and complete statement.

  
SIGNATURE OF GRANTEE OR REPRESENTATIVE

3/9/18  
DATE

Ownership		General Information	
Owner:	COTTELL RYAN L & JLRS	301 E UNION AVE	AG LAND USE: N
	301 E UNION ST	LUSE: 510	Class: R
	WEST LAFAYETTE OH 43845	Liv Unit: 1	Nbhd: 00316
		Zoning:	Field Review Flag:
		Tax Dist: W LAFAYETTE CORP-RDG	
Notes		Legal Desc	
SPT TO 020-731-01 ANDREWS		N-LOT 208 W PT 44.72 X 150 08 DOC 5283	

Land Description		Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
L#	Typ Cd	Ffact							
1	F 1	44.7	45.0 x 150	185	90	185		185	9,240



Building Permit				Sales History			
Date	Number	Amount	Purpose	OK	Sale Date	Type	Price
					08/29/12	2	80,000
					12/22/08	2	
					03/13/08	2	50,000
					01/17/08	2	50,000

Enter: Date: 12/11/07 Enter Rslt: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description		Heating		Prefab Fireplace		Funct % Gd:	
Story Ht:	2	Plumb Upbr:	air condition	Add Sty Stack(P):		Funct Desc:	
Attic:	none	Dare Remod:		Bsmnt Car # Cars:	0	Econ % Gd:	
Crstr:	vinyl/metal	Tot Rooms:	7	Misc Desc 1:		Over Desc:	
Style:	old style two story	Bedrooms:	3	Misc Desc 2:		C&D Desc:	0
Yr Bkt:	1910	Farm Rooms:	0	Pct Cmbt:	100	Grade:	
Est Year:		Full Baths:	1	WBFP Stacks:	1	Condo Type:	
Yr Remod:		Half Baths:	0	Openings:	2	Condo View:	
Rem Kit:		Extra Fix:	3	Add Sty Stack(WB):			
Rem Bath:	no	Foundation:	full				
Elec Upgr:							

Dwelling Computations		Base Price		C&D Factor		Total RCN		RCN PSF		CDU		%Good		RCNLD PSF		RCNLD		RCNLD	
Base Price	74,520	C&D Factor		Total RCN		118,390		RCN PSF		CDU		%Good		RCNLD PSF		RCNLD		RCNLD	
Basement	0					54.6													
Heating	2,850																		
Plumbing	700																		
Attic	0																		
Other Feat	10,300																		
Subtotal	88,370																		
Additions	30,020																		
Grade Fact	0.92																		
SFA	1,948																		
Tot Card Value																			

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0						714	53,020
D B 1	11				Off Open Frame Porch	185	2,290
D C 2	50	10			1st Fr Frame Addn/Int Basement	520	14,150
N D 3	33	32			Mp Conc/Brick Patio/Canpy Canopy	260	1,570

<u>RCNLD</u>		<u>Dwelling Computations</u>			
53,020	Base Price	74,520	C&D Factor		
2,290	Basement	0	Total RCN	118,390	
14,150	Heating	2,850	RCN PSF	54.6	
1,570	Plumbing	700	CDU	AVERAGE	
	Attic	0	% Good	60	
	Other Feat	10,300	RCNLD	71,020	
	Subtotal	88,370	RCNLD PSF	36.46	

Value Summary		Prior	Cost	Market	Current Appr
Land		9,240	9,240	0	9,240
Bldg		75,240	75,240	0	75,240
Total		84,480	84,480	0	84,480
Rev Code: 1 - Cost Approach		Land/Bldg Fact		1.00 / 1.00	

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