

142018
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

1.00

Type Instrument <u>WD</u>	Tax List Year <u>2017</u>	County Number <u>16</u>	Tax Dist. Number <u>1220</u>	Date <u>2-5-18</u>
Property Located in <u>White Eyes-ROG</u> Taxing District Name on Tax Duplicate <u>Wright Rhonda</u> Tax Duplicate Year <u>2017</u> Acct. or Permanent Parcel No. <u>042-695-00/042-1000-00</u> Map Book _____ Page _____ Description: <u>Split 1.770 ac from > combine w/</u> <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted <u>042-1000-00 all of 042-695-00 = 3.680 ac</u> <u>042-695-00</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 _____				Number <u>71</u> No. of Parcels <u>2</u> DTE Code No. <u>111/199</u> Neigh. Code <u>00210</u> No. of Acres <u>3.680</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
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>Rhonda K. Wright, married</u>				
2. Grantee's Name <u>Paul Rotruck and Angela Rotruck</u>				
Grantee's Address <u>26780 State Route 93, Fresno, Ohio 43824</u>				
3. Address of Property <u>26780 State Route 93, Fresno, Ohio 43824</u>				
4. Tax Billing Address <u>26780 State Route 93, Fresno, Ohio 43824</u>				
5. Are there buildings on the land? <input checked="" 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)\$ <u>150,000.00</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 checked="" type="checkbox"/> Yes <input 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				
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>James R. Shetton</u> <u>2/3/18</u> SIGNATURE OF GRANTEE or REPRESENTATIVE DATE				

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 \$ 600.00 has been paid by Rep/Grantor and received by the Cash/County AuditorChristine R. Sevels COUNTY AUDITORDATE 2-5-18

PARCEL ID 042-00000695-00

JUR: 000

TAX YEAR: 2018 DT MAP RTG: 0101 00 144 00

COSHOCTON - Property Card

Printed: 02/05/18 Card: 1 of 1

Adpfr: Input Desc: D:

Ownership General Information

Owner: WRIGHT RHONDA K
54580 TOWNSHIP ROAD 175
FRESNO OH 43824

26780 SR 93
LUSE: 111
Liv Unit: 1
Class: A
Nbhd: 00210
Zoning:
Field Review Rag:
Tax Dist: WHITE EYES TWP-RODGD

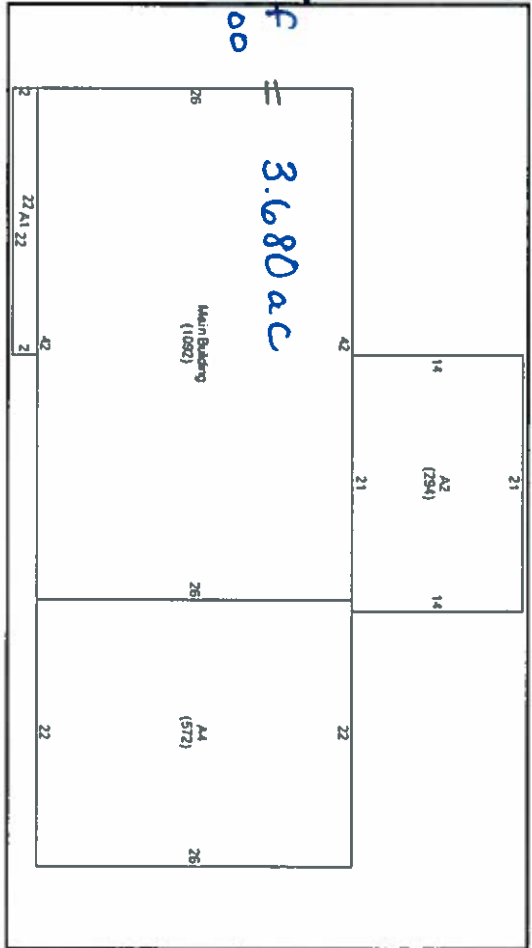
AG LAND USE: Y

Notes

Split 1.770 ac from 042-1000-00 > combine w/ all of 042-695-00
Includes building

Land Description	L#	Type	Cd	FAct	Size	Base	Incre	Decre	Int'l 2	Adj	AdjRate	Value
1 A 1	1	A	1		1.000	16000	16000	16000			16000	16,000
2 A 8	2	A	8		0.840	4500	4500	4500			4500	3,780
3 A 9	3	A	9		0.070	0	0	0			0	0

Tot Parcel Size: 1.91 Deed: 1.91



Building Permit Sales History

Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT#	Valid	Misc Impr:	Gross Impr:
04/25/06	2				06-212C	4				0	0
03/09/06	2										

Enter: Date: 03/12/14 Entr Rslt: Info Data Mailer Spoke With: Owner Appr: WT

Improvement Description:

Story/Ht: 1 Plumb Upar: Heating: air conditioner Prefab Fireplace: Add Sty Stack(PF): Funct % Gd: 5
Attc: none Dare Remod: 7 Phys Cond: same Bsmt Gar # Cars: 0 Econ % Gd: 106.733
Cnstr: frame Tot Rooms: 7 Int Ext Cnd: same Misc Desc 1: Econ Desc: 60.46
Style: split level Bedrooms: 3 Storm Flood: Uniform Area: Rec Room: Pct Cnblt: Over Dear Tbl: 5
Yr Blt: 1975 Fam Rooms: 1 Full Baths: 1 Fin Bsmt Area: 572 C&D Descrip: Condo Level: 7.290
Yr Remod: Yr Remod: 0 Extra Fix: 2 Foundation: Add Sty Stack(WB): Market Adj: Condo View: 100 / 1
Rem Kit: Rem Bath: no Bsmt: full Add Sty Stack(WB): Market Adj: Condo View: 100 / 1
Elec Upgr: Elec Upgr: no Bsmt: full Add Sty Stack(WB): Market Adj: Condo View: 100 / 1

	<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	A 0						1,092	58,050				
B	B 1		16			Ft Oh Frame Overhang	44	1,180				
D	C 2		11			Ofp Open Frame Porch	294	4,140				
N	D 4		13			F Gar Frame Garage	572	6,010				
S												
O	<u>Card</u>	<u>L#</u>	<u>Code</u>	<u>Yr Blt</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>
B	1	3	AP1	Four Side Closed	2002	40 x 48	1,920	C	1		65	7,290
Y												

Dwelling Computations			
Base Price	65,830	C&D Factor	5
Basement	0	Total RCN	106.733
Heating	2,520	RCN PSF	60.46
Plumbing	0	CDU	GOOD
Attic	0	% Good	65
Other Feat	16,700	RCNLD	69.350
Subtotal	85,050	RCNLD PSF	41.68
Additions	17,430	OBY & Misc Imp	7.290
Grade Fact	0.92	Pct Cnblt/Adjfact	100 / 1
SFLA	1,664	Tot Card Value	76,640
Value Summary			
Prior	Cost	Market	Current Apr
Land	19,780	19,780	0
Bldg	76,640	76,640	0
Total	96,420	96,420	0
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00	

Paul Rotruck and Angela Rotruck JES

WD 2/5/18

Ownership

WRIGHT RHONDA K
54580 TOWNSHIP ROAD 175
FRESNO OH 43824

General Information

TR 175		AG LAND USE:	Y
LUSE:	199	Class:	A
Liv Unit:	0	Nbhd:	00210
Zoning:			
Field Review Flag:			
Tax Dist:	WHITE EYES TWP-RDGWD		

Notes

PT LOT 3

Legal Desc

SPT TO 042-1000-03 RYAN

Land Description

<u>L#</u>	<u>Typ</u>	<u>Cd</u>	<u>FlAct</u>	<u>Size</u>	<u>Base</u>	<u>Incr</u>	<u>Decr</u>	<u>Inf1 2</u>	<u>Adj</u>	<u>AdjRate</u>	<u>Value</u>
1	A	2		39.013	4500	4500	4500	39.013		4500	175,560
2	A	3		39.029	4500	4500	4500	37.259		4500	175,630
3	A	9		0.146	0	0	0	146		0	

Total Parcel Size: 78.188

Deed: 78.188

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					12/31/14					0	0
					04/25/06	2		06-212C	4		
					03/09/06	2			4		
					11/16/93	2			8		

Enter: Date: 07/31/08 Entr Rslt: Left Door Hanger

Spoke With: Other

Apppr: CC

Improvement Description:

Story Ht:	Plumb Updr:	Heating:	Prefab Fireplaces:	Funct % Gd:
Attk:	Dare Remod:	Exts Cond:	Add Sty Stack(P/F):	Funct Desc:
Constr:	Tot Rooms:	Int Phys Cond:	Bsmnt Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Dear Tbl:
Eff Year:	Full Baths:	Rec Room:	Pct Cmbld:	C&D Descrip:
Yr Remod:	Half Baths:	Fin.Bsmnt Area:	Grade:	Condo Level:
Rem Kit:	Extra Fix:	WBFP Stacks:	CDU:	Condo Type:
Rem Bath:	Foundation:	Openings:	Market Adj:	Condo View:
Dec Upgr:	Bsmnt:	Add Sty Stack(WB):		

										Dwelling Computations			
L#	Low	1st	2nd	3rd	Description	Area	RCNLD						
A								Base Price	C&D Factor				
D								Basement	Total RCN				
D								Heating	RCN PSF				
N								Plumbing	CDU	AVERAGE			
S								Attic	% Good				
								Other Feat	0				
								Subtotal	RCNLD	0			
								Additions	RCNLD PSF	1,680			
								Grade Fact	OBV & Misc Imp	100 / 1			
								SFLA	Pct Cmp/Adjfact	1,680			
									Tot Card Value				
Value Summary													
								Prior	Cost	Market	Current	Apr	
								Land	351,190	351,190	0	351,190	
								Bldg	1,680	1,680	0	1,680	
								Total	352,870	352,870	0	352,870	
								Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00			

Card L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%cd	RCNLD				
1	5	AP1	Four	Side	Closed	1970	40 x 48	1,920	D	1	2	F	15	1,680