

TY2018

Statement of Reason for Exemption From Real Property Conveyance Fee

Ohio Revised Code section 319.202 and 319.54(G)(3)

\$ 1.00

DTE 100EX
Rev. 1/14

FOR COUNTY AUDITOR'S USE ONLY

FOR COUNTY AUDITOR'S USE ONLY			Date <u>3/26/2018</u>	Co. no. <u>16</u>	Number <u>E141</u>
Instr. <u>QC</u>	Tax. district no. <u>1210</u> <u>1170</u>	Tax list <u>2017</u>	Land	Bldg.	Total

DTE code number 110 ☐ Split/new plat Remarks _____

Property located in Washington / RV Pike / R _____ taxing district

Name on tax duplicate Oakes Jeanne A. Tax duplicate year 2017

Acct. or permanent parcel no. 040-125-00 1032-255-00 Map book _____ Page _____

Description PT NW W End 24.91 Ac

The Following Must Be Completed by Grantee or His/Her Representative

Type or print all information. See instructions on reverse.

1. Grantor's name JEANNE A. OAKES, aka JEANNE OAKES, aka JEAN A. OAKES Phone _____
2. Grantee's name Jeanne Oakes, aka Jean A. Oakes, Trustee of the Jeanne Oakes Revocable Living Trust Dated 02-20-14 (719) 475-7315
Grantee's address 16719 County Road 436, Dresden, OH 43821
3. Address of property 16719 County Road 436, Dresden, OH 43821
4. Tax billing address 16719 County Road 436, Dresden, OH 43821
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.
 - ☐ 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 to 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.
 - ☐ 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 \$100.
 - ☐ 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.
 - ☐ 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 \$1,000.
 - ☐ q) of property sold to a surviving spouse pursuant to Ohio Revised Code section (R.C.) 2106.16.
 - ☐ r) to or from an organization exempt from federal income under Internal Revenue Code section 501(c)(3), provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization.
 - ☐ 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.
 - ☐ 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 R.C. section 307.696[307.69.6].
 - ☐ x) between persons pursuant to R.C. section 5302.18.
 - ☐ y) from a county land reutilization corporation organized under R.C. section 1724 to a third party.
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 year? ☒ Yes ☐ No If yes, complete form DTE 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 form DTE 102.
8. Application for owner-occupancy (2.5% on qualified levies) 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 Jan. 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 it is a true, correct and complete statement.

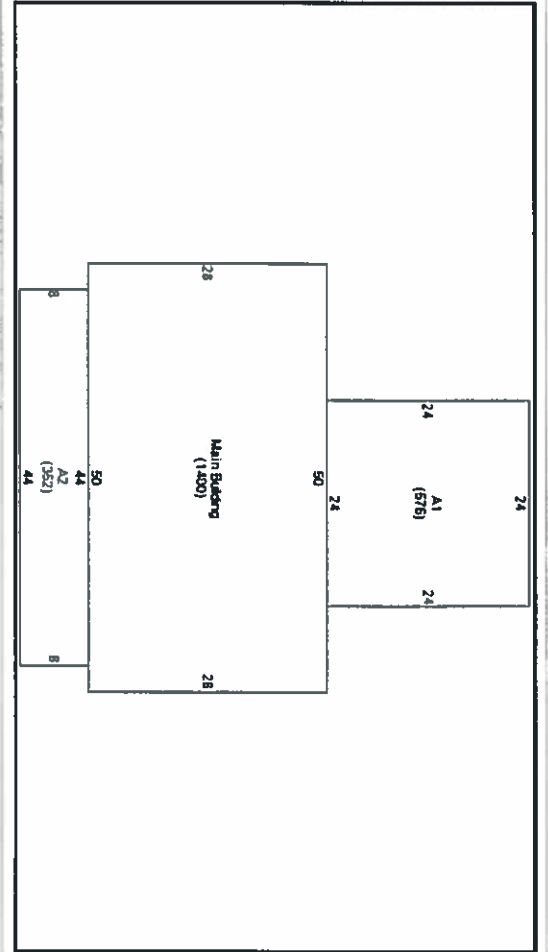
Signature of grantee or representative
STEVEN R. BALDWIN, ESQ., Attorney for Grantee

Date

11-28-17

Ownership		General Information	
Owner: OAKES JEANNE A 16719 COUNTY ROAD 436 DRESDEN OH 43821		16719 CR 436 LUSE: 111 Liv Unit: 1 Zoning: AG LAND USE: Y Class: A Nbhd: 00318 Field Review Flag: Tax Dist: PKETWP - RV LSD	
Notes		Legal Desc	
09-12 WELL PERMIT 00 DWLG 65% FOR 2010: 100% 2011 00 RESTORED BARN & SPR HSE		NE 1/4 09 DOC 926	

Land Description									
L#	Typ	Cd	Fact	Size	Base	Incre	Decre	Intfl 2	Adl
1	A	2		115.000	3300	3300	3300		3300
2	A	3		10.497	3300	3300	3300		3300
3	A	4		28.000	2800	2800	2800		2800
4	A	9		1.340	0	0	0		0
Tot Parcel Size: 155.837 Deed: 155.837									
*Addtl Land									



Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
01/01/2010	999898	200,000	DWLG	C	03/03/09	2	245,000	09-926	4	0	4,000
08/24/2009	999999999	120,000	REHAB	C	11/29/07	2		01-1444	4		
					03/13/01	2		01-1443	4		

Enter: Date: 08/06/10 Entr Rslt: Entrance Gained Spoke With: Owner Appr: WJT

Improvement Description:	
Story Ht: 1	Plumb Upbr:
Atlt: none	Dare Ramod:
Constr: vinyl/metal	Tot Rooms: 5
Style: ranch	Bedrooms: 2
Yr Blt: 2010	Farm Rooms: 2
Est Year:	Full Baths: 2
Yr Ramod:	Half Baths: 0
Rem Kit:	Extra Fix: 2
Rem Bath:	Foundation:
Elec Upgr:	Bsmt:
	Add Sty Stack(WB):

	<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						1,400	74,300						
D	B 1		13			F Gar Frame Garage	576	8,660						
D	C 2		11			Ofp Open Frame Porch	352	7,110						
N														
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	1	AB1	Bank	Barn	1900	36 x 52	1,872	C	1	1	G	60	24,830
Y														

Dwelling Computations									
Base Price		85,390	C&D Factor		100,070				
Basement		-11,910	Total RCN		70,25				
Heating		3,270	RCN PSF		GOOD				
Plumbing		2,300	CDU		90				
Attic		0	%Good		90				
Other Feat		3,500	RCNLD		90,100				
Subtotal		82,550	RCNLD PSF		64,36				
Additions		17,520	OBY & Misc Imp		24,830				
Grade Fact		1,00	Pct Compl/Adjfact		100 / 1				
SFLA		1,400	Tot Card Value		114,930				

Value Summary					Land/Bldg Fact				
Land	507,540	507,540	0	507,540	Land	507,540	0	507,540	17764
Bldg	128,090	118,930	0	118,930	Bldg	128,090	0	118,930	41436
Total	635,630	626,470	0	626,470	Total	635,630	0	626,470	219271
Rev Code: 1 - Cost Approach					Land/Bldg Fact	1.00 / 1.00			

