

(E146)
1.50

FOR COUNTY AUDITOR'S USE ONLY TV298

3/27/2018
Beverly E. Holbrook
Ronald D. Holbrook

TYPE INSTRUMENT	TAX LIST YEAR	COUNTY NUMBER	TAX DIST. NUMBER
WD	2017	205 16	1170

Taxing District: Pike / RV
DESCRIPTION:

Map/Routing:

Map:

Page:

032-342-01
Lot 1 1.016AC
Shady Lane Estates

032-342-02
Lot 2 1.0167AC
Shady Lane Estates

032-342-03
Lot 3 1.0167AC
Shady Lane Estates

TYPE OR PRINT ALL INFORMATION

SEE INSTRUCTIONS ON REVERSE SIDE

1. Grantor's Name (Seller): BEVERLY E. HOLBROOK
2. Grantee's Name (Buyer): RONALD D. HOLBROOK
2a. Grantee's Address: 18075 COUNTY ROAD 436, DRESDEN, OH 43821
3. Address of Property: COUNTY ROAD 3, COSHOCTON, OH 43812
4. Tax Billing Address: 18075 COUNTY ROAD 436, DRESDEN, OH 43821

(DO NOT USE ANY OF THESE: SAME, SAME AS BEFORE, SAME AS ABOVE)

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; (MUST INCLUDE AFFIDAVIT OF FACTS)
☐ (c) To confirm or correct a deed previously executed and recorded or when a current owner on the general tax list of real and public utility property and the general duplicate of real and public utility property is a peace officer, parole officer, prosecuting attorney, assistant prosecuting attorney, correctional employee, youth services employee, firefighter, or EMT and is changing the current owner name listed on the general tax list of real and public utility property and the general duplicate of real and public utility property to the initials of the current owner as prescribed in division (B)(1) of section 319.28 of the Revised Code.
☒ (d) To evidence a gift, in trust or otherwise and whether revocable or irrevocable, 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; (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 the manufactured or mobile home or the value of the interest that is conveyed does not exceed one hundred dollars;
☐ (k) Of an occupied residential property, including a manufactured or mobile home, being transferred to the builder of a new residence or to the dealer of a new manufactured or mobile home when the former residence is traded as part of the consideration for the new residence or new manufactured or mobile home;
☐ (l) To a grantee other than a dealer in real property or in manufactured or mobile homes, solely for the purpose of, and as a step in, the prompt sale of the real property or manufactured or mobile home 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 or manufactured or mobile home and the transaction is not a gift; (MUST INCLUDE AFFIDAVIT OF FACTS)
☐ (n) Pursuant to division (B) of section 317.22 of the Revised Code, or section 2113.61 of the Revised Code, between spouses or to a surviving spouse pursuant to section 5302.17 of the Revised Code as it existed prior to April 4, 1985, between persons pursuant to section 5302.17 or 5302.18 of the Revised Code on or after April 4, 1985, to a person who is surviving, survivorship tenant pursuant to section 5302.17 of the Revised Code on or after April 4, 1985, or pursuant to section 5309.45 of the Revised Code;
☐ (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 of 1986," 100 Stat. 2085, 26 U.S.C.A. 1, as amended, provided such transfer is without consideration and is in furtherance of the charitable or public purposes 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 for the real property or manufactured or mobile home;
☐ (t) To a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust;
☐ (u) To a grantor of a trust by the 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 if the transfer is made pursuant to trust provisions which became irrevocable at the death of the grantor;
☐ (w) To a corporation for incorporation into a sports facility constructed pursuant to section 307.696 of the Revised Code;
☐ (x) Between persons pursuant to section 5302.18 of the Revised Code.
☐ (y) From a county land reutilization corporation organized under Chapter 1724. Of the Revised Code to a third party.

6. The grantor has indicated that this property (check one box) (a) ☐ (is) or (b) ☒ (is not) entitled to receive the senior citizen or disabled persons homestead exemption for the preceding or current tax year. If box (a) is checked, complete DTE Form 101.

7. The grantor has indicated that this property (check one box) (a) ☐ (is) or (b) ☒ (is not) qualified for current agricultural use valuation for the preceding or current tax year.

If box (a) is checked, complete DTE Form 102.

8. Are there buildings on the land? ☐ YES ☒ NO

9. 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

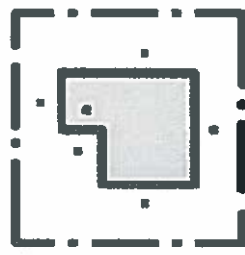
DATE

White/ County Auditor

Yellow/ County Treasurer

Pink/ Grantee/Grantor

Ownership		General Information	
Owner:	HOLBROOK BEVERLY E 18075 COUNTY RD 436 DRESDEN OH 43821	CR 3 LUSE: 501 Liv Unit: 0 Zoning: 0 Field Review Flag: Tax Dist: FKE TWP - RV LSD	AG LAND USE: N Class: R Nbhd: 00318
Notes	LOT 1 1.016A SHADY LANE ESTATES		



Sorry, no sketch available
for this record

Land Description		Size	Base	Incre	Decre	Intlt 2	Adj	AdjRate	Value
L#	Typ Cd	FAct							
3	A	1	1.000	15000	15000	1	-50	7500	7,500
4	A	8	0.017	3750	3750			3750	60

Tot Parcel Size: 1.0167		Deed: 1.0167	
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Building Permit				Sales History			Miscellaneous				
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					05/15/00	1			4	0	0

WD 3/27/2018
Ronald D. Holbrook

Enter Date: 05/02/08 Enter Rslt: Vacant Land Spoke With: Other Appr: JJ

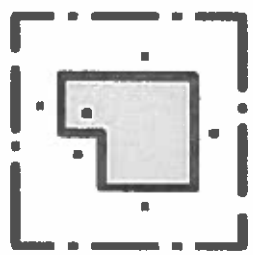
Improvement Description:		Heating:		Prefab Fireplace:		Funct % Gd:	
Story Ht:	Plumb Upgr:	Phys Cond:	Int Ext Cnd:	Add Sty Stack(PF):	Bsmt Gar # Cars:	Econ % Gd:	Over Depr Tbl:
Attic:	Dgre Remod:	Tot Rooms:	Storm Flood:	Misc Desc 1:	Misc Desc 2:	Econ Desc:	C&D Descrip:
Style:	Bedrooms:	Fam Rooms:	Unfin Area:	Rec Room:	Grade:	Condo Level:	Condo Type:
Yr Blt:	Full Baths:	Fin Bsmt Area:	WBFP Stacks:	CDU:	Market Adj:	Condo View:	
Yr Remod:	Half Baths:	Openings:	Add Sty Stack(WB):				
Rem Kit:	Foundation:						
Rem Bath:	Bsmt:						
Bec Upgr:							

Area		RCNLD		Dwelling Computations	
L#	Low	1st	2nd	3rd	Description
A					
D					
D					
N					
S					
O					
B					
&					
Y					

Base Price		C&D Factor	
Basement	Total RCN		
Heating	RCN PSF		
Plumbing	CDU		
Attic	% Good		
Other Feat	RCNLD		
Subtotal	RCNLD PSF		
Additions	OBY & Misc Imp		
Grade Fact	Pct Cmpht/Adjfact		
SRLA	Tot Card Value		

Value Summary		Prior		Cost		Market		Current Apr	
Land	7,560	7,560	7,560	0	0	0	0	7,560	0
Bldg	0	0	0	0	0	0	0	7,560	0
Total	7,560	7,560	7,560	0	0	0	0	7,560	0
Rev Code:	1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00						

Ownership		General Information	
Owner: HOLBROOK BEVERLY E 18075 COUNTRY RD 436 DRESDEN OH 43821		CR 3 LUSE: 501 Liv Unit: 0 Zoning: AG LAND USE N Field Review Flag: Class: R Tax Dist: PIKE TWP - RV LSD Nbd: 00318	
Notes		Legal Desc LOT 3 1 0167A SHADY LANE ESTATES	



Sorry, no sketch available
for this record

Land Description					
L#	Typ	Cd	Fact	Size	Base
3	A	1		1.000	15000
4	A	8		0.017	3750
				Incre	15000
				Decre	15000
				Intlt 2	1
				Adj	.50
				AdlRate	7500
				Value	7,500
					60

Tot Parcel Size: 1.0167 Deed: 1.0167

Building Permit			Sales History			Miscellaneous	
Date	Number	Amount Purpose	QC	Sale Date	Type	Price	LT #
				05/15/00	1		
						Valid	Misc Impr:
						4	Gross Impr:
							0

Same

Enter: Date: 05/02/08 Ent Rst: Vacant Land Spoke With: Other Appr: JJ

Improvement Description:

Story Ht: Plumb Updr: Heating: Prefab Fireplace: Funct % Gd:
Attic: Dgre Remod: Phys Cond: Add Sty Stack(PF): Funct Desc:
Cnstr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ % Gd:
Style: Bedrooms: Storm Flood: Misc Desc 1: Econ Desc:
Yr Bilt: Full Rooms: Unfin Area: Misc Desc 2: Over Depr Tbl:
Eff Year: Rac Room: Rac Room: Pct Cnplt: C&D Descrip:
Yr Remod: Half Baths: Fin Bsmt Area: Grade: Condo Level:
Rem Kit: Extra Fk: WBFP Stacks: Condo Type:
Rem Bath: Foundation: Openings: Market Adl:
Elec Upgr: Bsmt: Add Sty Stack(WB): Condo View:

Area RCNLD

Dwelling Computations									
Base Price					C&D Factor				
Basement					Total RCN				
Heating					RCN PSF				
Plumbing					CDU				
Attic					FAR				
Other Feat					RCNLD				
Subtotal					RCNLD PSF				
Additions					OBY & Misc Imp				
Grade Fac					Pct Cnplt/Adjfact				
SFLA					Tot Card Value				
Value Summary					Prior	Cost	Market	Current	Apr
Land					7,560	7,560	0	7,560	
Bldg					0	0	0	0	
Total					7,560	7,560	0	7,560	
Rev Code: 1 - Cost Approach					Land/Bldg Fact	1 00 /	1 00		