

## 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

Type Instrument <u>LD</u>	Tax List Year <u>2017</u>	County Number <u>16</u>	Tax Dist Number <u>3010</u>	Date <u>3-6-18</u>
Property Located in <u>Coshocton Corp - CSD</u> Taxing District				Number <u>130</u>
Name on Tax Duplicate <u>Craigbo Prop.</u> Tax Duplicate Year <u>2017</u>				No. of Parcels <u>1</u>
Acct. or Permanent Parcel No. <u>043-00005686-00</u> Map Book _____ Page _____				DTE Code No. <u>510</u>
Description: <u>6-5-4</u> <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted				Neigh. Code <u>00115</u>
AUDITOR'S COMMENTS: <input type="checkbox"/> Split <input type="checkbox"/> New Plat <input type="checkbox"/> New Improvements <input type="checkbox"/> Partical Value				No. of Acres <u>.4831</u>
<input type="checkbox"/> C.A.U.V. <input type="checkbox"/> Building Removed <input type="checkbox"/> Other _____				Land Value _____
<b>GRANTEE OR REPRESENTATIVE MUST COMPLETE ALL QUESTIONS IN THIS SECTION</b>				Bldg. Value _____
<b>TYPE OR PRINT ALL INFORMATION SEE INSTRUCTIONS ON NEXT PAGE</b>				Total Value _____
1. Grantor's Name <u>Craigbo Properties, LLC</u>				DTE Use Only _____
2. Grantee's Name <u>Jayson L. Landis, single</u>				DTE Use Only _____
Grantee's Address <u>1692 Pleasant Valley Drive, Coshocton, Ohio 43812</u>				DTE Use Only _____
3. Address of Property <u>1692 Pleasant Valley Drive, Coshocton, Ohio 43812</u>				Consideration _____
4. Tax Billing Address <u>1692 Pleasant Valley Drive, Coshocton, Ohio 43812</u>				DTE Use Only _____
5. Are there buildings on the land? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes check type:				DTE Use Only _____
<input checked="" 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>88,900.00</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) _____ \$ <u>88,900.00</u>				
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 type="checkbox"/> Yes <input checked="" 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>Brenton J. Hines</u> <u>3-1-18</u>				Receipt Number _____
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 \$ 355.60 has been paid by Rep/Grantor and received by the Coshocton County Auditor

Christine R. Sykes COUNTY AUDITORDATE 3-6-18

Ownership General Information

Owner: CRABO PROPERTIES LLC  
25970 TOWNSHIP ROAD 26  
COSHOCKTON OH 43812

1692 PLEASANT VALLEY DR  
LUSE: 510  
Liv Unit: 1  
Class: R  
Zoning: N  
Field Review Flag: Nbrhd: 00115  
Tax Dist: COSHOCKTON CORP - CSD

Notes: 6-5-4 .4872A  
FOLLOWING TRACTS INCLUDED  
91.69A ANNEXED TO COSH COR

RESURVEY

Land Description	LF	Type	Cd	Fact	Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
1 F 1 115 115.0 x 183	1	F	1	115	115.0 x 183	200	100	200			200	25,370

Tot Parcel Size: 0.4831 Deed: 0

Building Permit				Sales History				Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid
					06/28/17	2	51,780		0
					12/24/15	2	75,000		0
					10/23/12	2	60,000		0
					08/03/07	2			4

Enter: Date: 04/25/08 Entr Rst: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description:

Story Ht: 1.5 Plumb Updr: Heating: air conditionr Prefab Fireplace: Funct % Gd: 0  
Attic: none Dare Remod: Phys Cond: Add Sty Stack(PF): Econ % Gd: 0  
Cnstr: vinyl/metal Tot Rooms: 4 Int Ext Cnd: same Bsmt Gar # Cars: 0  
Style: other Bedrooms: 2 Storm Flood: Misc Desc 1: Econ Desc: Over Degr Tdt: 0  
Yr Blt: 1920 Fam Rooms: 0 Unfin Area: Rec Room: Fin Bsmt Area: C&D Descrip: Condo Level: 0  
Eff Year: Full Baths: 1 Rec Room: W/BFP Stacks: 1 CDU: Condo Type: Condo View: 0  
Yr Remod: Half Baths: 0 Extra Fix: 2 CDU: Market Adj: Condo View: 0  
Rem Klt: Foundation: Bsmt: Add Sty Stack(W/B): 1  
Rem Bath: no Bsmt: 1  
Bec Upgr: Bsmt: 1

LF	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0						468	29,210
D B 1	11				Ofp Open Frame Porch	232	2,440
D C 2	15				F Bay Frame Bay	8	160
N D 3	10				1sfr Frame Addn	460	9,230
S E 4	12				EP Enclosed Frame Porch	102	1,670
F 5	33				Mo Conc/Brick Patio	160	230

Card	LF	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
1	1	RG1 Frame/Cb Steel	1978	22 x 40	880	D	1		G	50	4,790

Value Summary				Dwelling Computations			
Land	Prior	Cost	Market	Current Apr	Base Price	C&D Factor	Total RCN
Land	25,370	25,370	0	25,370	44,290	0	71,570
Bldg	50,590	50,090	0	50,090	0	0	53,68
Total	75,960	75,460	0	75,460	1,690	0	125,250

Rev Code: 1 - Cost Approach				Land/Bldg Fact			
Value	Prior	Cost	Market	Current Apr	Base Price	C&D Factor	Total RCN
Land	25,370	25,370	0	25,370	44,290	0	71,570
Bldg	50,590	50,090	0	50,090	0	0	53,68
Total	75,960	75,460	0	75,460	1,690	0	125,250

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