

Real Property Conveyance Fee Statement of Value and Receipt
If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

DTE 100
Rev. 1/14

FOR COUNTY AUDITOR'S USE ONLY

Type Instrument	Tax list year	County number	Tax. dist. number	Date
GW	2017	16	1140	1/26/2018

Property located in New Castle / RV taxing district
Name on tax duplicate Young Albert L. + Martha Ann Tax duplicate year 2017
Acct. or permanent parcel no. 027-318-00 Map book _____ Page _____
Description LOT 17 80AC ☐ Platted ☐ Unplatted
LOT 19 80AC
Auditor's comments: ☐ Split ☐ New plat ☐ New improvements ☐ Partial value
☐ C.A.U.V. ☐ Building removed ☐ Other _____

Number	49
No. of Parcels	1
DTE Code No.	111
Neigh. Code	00306
No. of Acres	160
Land Value	
Bldg. Value	
Total Value	0.00
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale	
1. Yes 2. No	
Receipt Number	

Grantee or Representative Must Complete All Questions in This Section
Type or print all information. See instructions on reverse.

1. Grantor's name Albert L. Young and Martha Ann Young Phone _____
2. Grantee's name Apine Valley Holdings, LLC Phone _____
Grantee's address 9462 Camp Road NW Beach City OH 44608
3. Address of property 28822 TR 359, Warsaw, OH 43844
4. Tax billing address 9462 Camp Rd NW Beach City OH 44608
5. Are there buildings on the land? ☒ Yes ☐ No If yes, check type:
☒ 1, 2 or 3 family dwelling ☐ Condominium ☐ Apartment: No. of units _____
☐ Manufactured (mobile) home ☐ Farm buildings ☐ Other _____
If land is vacant, what is intended use? _____
6. Conditions of sale (check all that apply) ☐ Grantor is relative ☐ Part interest transfer ☐ Land contract
☐ Trade ☐ Life estate ☐ Leased fee ☐ Leasehold ☐ Mineral rights reserved ☐ Gift
☐ Grantor is mortgagee ☒ Other sale
7. a) New mortgage amount (if any)\$ 560,000.00
b) Balance assumed (if any)\$ _____
c) Cash (if any)\$ 140,000.00
d) Total consideration (add lines 7a, 7b and 7c)\$ 700,000.00
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 The Commercial and Savings Bank
h) Type of mortgage ☐ Conv. ☐ F.H.A. ☐ V.A. ☐ Other _____
i) If gift, in whole or part, estimated market value of 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? ☐ Yes ☒ No If yes, complete form DTE 101.
9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? ☐ Yes ☒ No If yes, complete form DTE 102.
10. 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.
Jim Baker - Sr 1-24-18
Signature of grantee or representative Date

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section 319.54(G)(3) and, if applicable, the fee required by R.O. 332 in the total amount of \$ 2000.00 has been paid by Rep/Grantee and received by the Christine R. Sycks county auditor.
Christine R. Sycks 1/26/2018
County auditor Date

Ownership	General Information
Owner: YOUNG ALBERT L & MARTHA ANN YOUNG (JL/RS) 28822 TOWNSHIP ROAD 359 WARSAW OH 43844	28822 TR 359 LUSE: 111 Ltv Unit: 1 Zoning: Field Review Flag: Tax Dist: NEWCASTLE TWP-RV LS
	AG LAND USE: Y Class: A Nbhd: 00306

Notes	Legal Desc
	LOT 17 80.00AC
	LOT 19 80.00AC

PER JIM THE ACREAGE IS NOT THE LEGAL DESCRIPTION IN VOL 338/812 12/19/17											
Land Description											
L#	Typ	Cd	Fact	Size	Base	Incrr	Decrr	Intfr 2	Adj	AdjRate	Value
1	A	1		1,000	14000	14000	14000			14000	14,000
2	A	2		35,000	3000	3000	3000			3000	105,000
3	A	3		69,500	3000	3000	3000			3000	208,500
4	A	4		50,000	3000	3000	3000			3000	150,000
Total Parcel Size:				160 00	Deed:	160					
										*Addtl Land	

16	A5 (128)	8	A2 (128)	8
16		16		
32				
12	A1 (284)			12
32				
16	Main Building (512)			16
32				
20		12		
12	A4 (240)	12	A3 (144)	12
20				12

Building Permit			Sales History			Miscellaneous
Date	Number	Amount Purpose	O/C	Sale Date	Type	
06/01/2012	999	4,500 SD	C			Misc Impr: 500
07/01/1997	999999	999,999 PORCH ADD	C			Gross Impr: 0
09/30/1993	99999	13,000 BARN RFS	C			

Guo 1/26/2018

Enter: Date: 08/01/08		Enter Rslt: hfo Al Door		Spoke With: Ow ner		Appr: GH	
Improvement Description:							
Story Ht: 2		Plumb Upgr:		Heating: air condition		Prefab Fireplace:	
Attic: none		Dgre Remod:		Phys Cond:		Add Sty Stack(PF):	
Cnstr: vnyl/metal		Tot Rooms: 7		Int Ext Cnd: same		Bsmt Gar # Cars: 1	
Style: other		Bedrooms: 3		Storm Flood:		Misc Desc 1:	
Yr Blt: 1870		Pain Rooms: 0		Unfin Area:		Misc Desc 2:	
Est Year:		Full Baths: 1		Rec Room:		Pct Cmpl: 100	
Yr Remod:		Half Baths: 0		Fin.Bsmt Area:		Grade: D0	
Rear Kit:		Extra Fla: 2		WBFP Stacks:		CDU: AV	
Rear Bath:		Foundation:		Openings: 0		Market Adj:	
Elec Upgr:		Bsmt: full		Add Sty Stack(WB):		Funct % Gd:	
						Funct Desc:	
						Econ % Gd:	
						Econ Desc:	
						Over Degr Th: 0	
						C&D Descrip:	
						Condo Level:	
						Condo Type:	
						Condo View:	

Alpine
an Ohio
Limited
Liabi
Compa

	<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						512	27,980			
D	B 1		10			1st Fr Frame Addn	384	6,420			
D	C 2		12			E/P Enclosed Frame Porch	128	1,750			
N	D 3	50	12			E/P Enclosed Frame Porch/Unt Basement	144	2,340			
S	E 4	50	10			1st Fr Frame Addn/Unt Basement	240	4,620			
	F 5		10			1st Fr Frame Addn	128	2,140			
O	<u>Card</u>	<u>L#</u>	<u>Code</u>	<u>Yr Bld</u>	<u>W x L</u>	<u>Area Grd</u>	<u>Units</u>	<u>Mod Cd</u>	<u>Cond</u>	<u>%Cd</u>	<u>RCNLD</u>
B	1	1	AB1	Bank Barn	32 x 60	1,920 D	1	45	P	20	5,330
&	2	2	AB2	Flat Barn	24 x 40	960 D	1	45	P	15	1,080
Y											

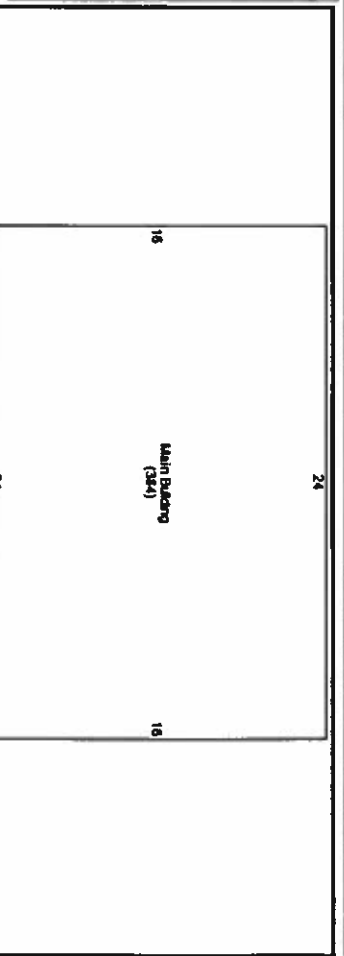
Dwelling Computations				
Base Price	52,830	C&D Factor		
Basement	0	Total RCN	90.47%	
Heating	2,020	RCN PSF	41.22	
Plumbing		CDU	AVERAGE	
Attic	0	% Good	50	
Other Feat	1,100	RCNLD	45,280	
Subtotal	55,950	RCNLD PSF	25.5	
Additions	34,520	OBY & Misc Imp	6,910	
Grade Fact	0.78	Pct Compl/adfact	100 / 1	
SFLA	1,776	Tot Card Value	52,190	
Value Summary	Prior	Cost	Market	Current Apr

Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00
Land	400.050	47.9.350
Bldg	64.910	64.910
Total	545.800	544.300

16779
22720
190510

Land Continued...											
<u>L#</u>	<u>Typ</u>	<u>Cd</u>	<u>FtAc</u>	<u>Size</u>	<u>Base</u>	<u>Inc</u>	<u>Dec</u>	<u>Int1 2</u>	<u>Adj</u>	<u>AdjRate</u>	<u>Value</u>
5	A	5		3.780	500	500	500			500	1,890
6	A	9		0.720	0	0	0			0	

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Notes		LOT 17 80.00AC LOT 19 80.00AC Legal Desc	



Land Description		Size		Base		Incr		Decre		Inft 2		Adl		AdlRate		Value	
L#	Typ Cd	Fact															
1	A	1	1,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
2	A	2	35,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	105,000	105,000
3	A	3	69,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	208,500	208,500
4	A	4	50,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	150,000	150,000
Tot Parcel Size:			160.00	Deer: 160	*Addtl Land												

Building Permit		Sales History		Miscellaneous			
Date	Number	Amount	Purpose	Price	LT #	Valid	Misc Impr:
06/01/2012	999	4,500	SD				500
07/01/1997	999999		999,999 PORCH ADD				0
09/30/1993	99999		13,000 BARN RFS				

Building Permit				Sales History			Miscellaneous				
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
06/01/2012	999	4,500	SD	C						500	0
07/01/1997	999999		PORCH ADD	C							
09/30/1993	99999	13,000	BARN RFS	C							

Story Ht: 1.5		Plumb Upgr:		Heating:		Prefab Fireplace:		Funct % Gdt:	
Attic: none		Dare Remod:		Phys Cond:		Add Sty Stack(PF):		Funct Desc:	
Cstr: frame		Tot Rooms: 3		Int Ext Crd:		Bemt Gar # Cars: 1		Econ % Gdt:	
Style: other		Bedrooms: 2		Storm Flood:		Misc Desc 1:		Econ Desc:	
Yr Blt: 1900		Fam Rooms: 0		Unfin Area:		Misc Desc 2:		Over Depr Tbl:	
Est Year:		Full Baths: 1		Rec Room:		Pct Cmpbt:		C&D Descr:	
Yr Remod:		Half Baths: 0		Fin Bemt Area:		Grade:		Condo Level:	
Rem Kit:		Extra Fk: 2		WBFP Stacks:		CDU:		Condo Type:	
Rem Bath:		Foundation:		Openings:		Market Adl:		Condo View:	
Elec Upgr:		Bemt:		Add Sty Stack(WB):					

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	0					384	11,120
B	1	11			Ofp Open Frame Porch	64	300
D	2	50	10		1stfr Frame Addn/Unf Basement	128	1,310
N							
S							
O							
B							
Y							
Card L# Code Yr Blt W x L Area Grd Units Mod Cd Cond %Gdt RCNLD							

Value Summary				Dwelling Computations			
Land	480,890	479,390	0	Base Price	36,080	C&D Factor	42,430
Bldg	64,910	64,910	0	Basement	0	Total RCN	54,94
Total	545,800	544,300	0	Heating	0	RCN PSF	POOR
Rev Code: 1 - Cost Approach				Plumbing	0	CDU	30
				Attic	1,000	% Good	12,720
				Other Feat	37,080	RCNLD PSF	18,07
				Subtotal	5,350	RCNLD	
				Additions	0.70	OBV & Misc Imp	100 / 1
				Grade Fact	704	Pct Cmpbt/Adjfact	12,720
				SFLA		Tot Card Value	

Land Continued...									
L#	Typ	Cd	Fract	Size	Base	Incrr	Decrr	Int'l 2	Adj
5	A	5		3.780	500	500	500		500
6	A	9		0.720	0	0	0		0
								Value	
								1,890	