

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	23 16	1200	1-26-18

Property located in Virginia - RV taxing district
 Name on tax duplicate Oak Ridge Land Co LLC Tax duplicate year 2017
 Acct. or permanent parcel no. 038.324-00/039-67-01 Map book _____ Page _____
 Description E half of Sec 17 / NW Qtr #18 Platted ☐ Unplatted ☐

Auditor's comments: ☐ Split ☐ New plat ☐ New improvements ☐ Partial value
☐ C.A.U.V ☐ Building removed ☐ Other _____

Grantee or Representative Must Complete All Questions in This Section

Type or print all information. See instructions on reverse.

- Grantor's name Oak Ridge Land Co., LLC Phone _____
- Grantee's name Terry Diener Phone _____
 Grantee's address 14411 CR 28, Goshen, Indiana 46528
- Address of property County Road 75
- Tax billing address 14411 CR 28, Goshen, Indiana 46528
- 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? _____
- 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 _____
- a) New mortgage amount (if any) \$ _____
 b) Balance assumed (if any) \$ _____
 c) Cash (if any) \$ 460,000.00
 d) Total consideration (add lines 7a, 7b and 7c) \$ 460,000.00
 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) \$ 460,000.00
 g) Name of mortgagee _____
 h) Type of mortgage ☐ Conv. ☐ F.H.A. ☐ V.A. ☐ Other _____
 i) If gift, in whole or part, estimated market value of real property \$ _____
- 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.
- 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.
- 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] Date 1/11/18

Number	53
No. of Parcels	2
DTE Code No.	100
Neigh. Code	00320
No. of Acres	108.43
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	
Receipt Number	

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ 1840.00 has been paid by GRANTOR or REPRESENTATIVE and received by the FAIRFIELD COUNTY AUDITOR.

JON A. SLATER, JR. Christine R Sykes 1-26-18
 County Auditor Date

COUNTY AUDITOR

Ownership		General Information	
Owner:	OAK RIDGE LAND CO LLC 4205 OAK RIDGE ROAD NW SUGARCREEK OH 44681	CR 75 LUSE: 100 Liv Unit: 0 Zoning: 0 Field Review Flag: Tax Dist: VIRGINIA TWP-RV LSD	AGLAND USE: N Class: A Nbhd: 00320
Notes	E HALF OF SEC 17 08 DOC 2275 Legal Desc		

Land Description									
L#	Type	Cd	Fact	Size	Base	Incr	Decr	Inft 2	Adj
3	A	4		60,000	3000	3000	3000		
4	A	5		32,000	500	500	500		
5	A	9		1,305	0	0	0		
Tot Parcel Size:				93,305	Deed: 93,305				

Building Permit					Sales History					Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					06/14/16	1	257,735		1	0	0
					05/23/08	1	40,000		08-2276	4	
					07/17/07	2			07-3425	4	
					12/31/98	1	30,000		1		

Enter: Date: 02/06/08 Entr Rslt: Vacant Land Spoke With: Other Appr: EJ

Improvement Description:

Story Ht: Plumb Upbr: Heating: Prefab Fireplace: Funct % Gd: 0
Attic: Dare Remod: Phys Cond: Add Sty Stack(PF): Funct Desc: Econ % Gd: 0
Cnstr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ Desc: Over Deor Tbl: C&D Descrip: Condo Level: Condo View: 0
Style: Bedrooms: Storm Flood: Misc Desc 1: Pet Cmpilt: Condo Type: 0
Yr Blt: Fam Rooms: Unfin Area: Misc Desc 2: Grade: D Condo View: 0
Etr Year: Full Baths: Rec Room: Fin Bsmt Area: WBRP Stacks: Market Adj: 0
Yr Remod: Half Baths: Extra Fk: WBRP Stacks: Market Adj: 0
Rem Kit: Foundation: Add Sty Stack(WB): 0
Rem Bath: 0
Elec Upgr: 0

Dwelling Computations									
L#	Low	1st	2nd	3rd	Description	Area	RCNLD	Base Price	
A								Base Price	C&D Factor
D								Basement	Total RCN
D								Heating	RCN PSF
N								Plumbing	RCN PSF
S								Attic	CDU
								Other Feat	% Good
								Subtotal	RCNLD PSF
								Additions	RCNLD
								Grade Fact	OBV & Misc Imp
								SFLA	Pct Cmpilt/Adjfact
									Tot Card Value
									100 / 1
O									
B									
A									
Y									

Value Summary				
	Prior	Cost	Market	Current Appr
Land	196,000	196,000	0	196,000
Bldg	0	0	0	0
Total	196,000	196,000	0	196,000
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00		

Sorry, no sketch available for this record



Terry Diener

EW 1/26/18

68600

Ownership		General Information	
Owner:	OAK RIDGE LAND CO LLC 4205 OAK RIDGE ROAD NW SUGARCREEK OH 44681	CR 75 LUSE: 100 Liv Unit: 0 Zoning: 0 Field Review Flag: Tax Dist: VIRGINIA TWP-TRV-VAL	AG LAND USE: N Class: A Nbhd: 00320
Notes	NW QTR #18 08 DOC 2275 Legal Desc		

Land Description											
L#	Typ	Cd	Fact	Size	Base	Incr	Decr	Inft 2	Adl	AdlRate	Value
2	A	4		14.773	3000	3000	3000			3000	44,320
3	A	9		0.351	0	0	0			0	

Tot Parcel Size:		15.124	Deed:		15.124
------------------	--	--------	-------	--	--------

Tot Parcel Size: 15.124 Deed: 15.124

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					06/14/16	2	257,735		1		0
					05/23/08	1	40,000	08-227E	1		0
					07/17/07	2		07-342E	4		
					12/31/98	1	30,000		1		

Enter: Date: 02/06/08 Entr Rslt: Vacant Land Spoke With: Other Appr: EJ

Improvement Description:

Story Ht:	Plumb Updr:	Heating:	Prefab Fireplace:	Funct % Gd:
Attic:	Dare Remod:	Phys Cond:	Add Sty Stack(P/F):	Funct Desc:
Constr:	Tot Rooms:	Int Ext Cnd:	Bsmnt Gar # Cars:	Econ % Gd:
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Blt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Depr Tbl:
Est Year:	Full Baths:	Rec Room:	Pct Cmpl:	C&D Descrp:
Yr Remod:	Half Baths:	Fin Bsmnt Area:	Grade:	Condo Level:
Rem Kit:	Extra Fk:	WBFP Stacks:	CDU:	Condo Type:
Rem Bath:	Foundation:	Openings:	Market Adl:	Condo View:
Elec Upgr:	Bsmnt:	Add Sty Stack(W/B):		

										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			FAIR	
S								Attic	% Good				
								Other Feat	0	RCNLD			
								Subtotal		RCNLD PSF		0	
								Additions		OBV & Misc Imp			
								Grade Fact		Pct Cmpl/Adjfact		100 / 1	
								SFLA		Tot Card Value			
Value Summary													
								Prior	Cost	Market	Current Appr		
								Land	44,320	44,320	0	44,320	
								Bldg	0	0	0	0	
								Total	44,320	44,320	0	44,320	
								Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 / 1.00		

Sorry, no sketch available for this record



Same