

742018

## Statement of Reason for Exemption From Real Property Conveyance Fee

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

.50  
DTE 100EX  
Rev. 1/14

**FOR COUNTY AUDITOR'S USE ONLY**

Instr. <u>QC</u>	Tax. district no. <u>3010</u>	Tax list <u>2017</u>	Date <u>2-14-18</u>	Co. no. <u>16</u>	Number <u>E74</u>
			Land	Bldg.	Total <u>0.00</u>

DTE code number 510 Split/new plat \_\_\_\_\_ Remarks \_\_\_\_\_

Property located in Coshocton corp-CSD taxing district \_\_\_\_\_

Name on tax duplicate Ungurean Sandra Lynn Tax duplicate year 2017

Acct. or permanent parcel no. 843-2555-00 Map book \_\_\_\_\_ Page \_\_\_\_\_

Description In Lot 1368 - 0.1432 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 Sandra Lynn and Christopher Ungurean Phone \_\_\_\_\_
2. Grantee's name Kristopher Hains Phone \_\_\_\_\_
- Grantee's address 954 South Lawn Ave., Coshocton, OH 43812
3. Address of property Same
4. Tax billing address Same
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]  
Signature of grantee or representative

2/9/18  
Date

Affidavit of Facts must be included with letters b), g), m) and r)

Owner: UNGUREAN SANDRA LYNN 19150 STATE RT 83 COSHOCTON OH 43812

General Information 954 SOUTH LAWN AV LUSE: 510 AGLAND USE: N Liv Unit: 1 Class: R Nbrhd: 00315 Zoning: Field Review Flag: Tax Dist: COSHOCTON CORP - CSD

Notes NLOT 1366 33.3 X 188.5 10 DOC 78 Legal Desc

Land Description L# Typ Cd Flact Size Base Incre Decre Inft 1 2 Adj AdjRate Value

1 F 1 33.3 33.0 x 189 150 25 25 150 8,420

Tot Parcel Size: 0.1432 Deed: 0

Building Permit Date Number Amount Purpose O/C Sale Date Type Price LT # Valid Misc Impr: Gross Impr: 0

07/01/15 2 12,000 0 01/07/10 2 19,000 10-76 0 05/22/08 2 24,000 08-224e 2 01/11/08 2 36,000 5

Enter: Date: 04/03/08 Enter Rst: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description: Heating: at conditionr Prefab Fireplace: Add Sty Stack(PF): Funct % Gd: 0

Story/Ht: 2 Plumb Updr: Dare Remod: 5 Int Ext Cnd: same Basmt Gar # Cars: 0 Econ Desc: Econ Desc: 0

Attk: none Tot Rooms: 2 Storm Flood: Unfin Area: Rec Room: Pct Cmbt: Over Door Tbl: 0

Cnstr: very/metal Yr Blt: 1920 Full Baths: 1 Fin.Basmt Area: C&D Descrip: Condo Level: Condo Type: Condo View: 0

Yr Remod: Yr Remod: WBRP Stacks: 0 CDU: AV Market Adj: Add Sty Stack(WB):

Rem Bath: no Foundation: 2 Add Sty Stack(WB):

Rem Bath: no Foundation: 2 Add Sty Stack(WB):

Elec Upgr: Bsmnt: full

Area 448 RCNLD 23,770

Base Price 49,730 C&D Factor 66,490

Basement 0 Total RCN 50.2

Heating 1,900 RCN PSF 50.2

Plumbing 1,200 CDU 45

Attic 0 % Good 29,970

Other Feat 0 RCNLD 25.48

Subtotal 52,830 RCNLD PSF 1,310

Additions 13,660 OBV & Misc Imp 100 / 1

Grade Fact 0.78 Pct Cmbt/Adjfact 31,260

SFLA 1,176 Tot Card Value

Value Summary Prior Cost Market Current Apr

Land 8,420 8,420 0 8,420

Bldg 31,280 31,280 0 31,280

Total 39,700 39,700 0 39,700

Rev Code: 1 - Cost Approach Land/Bldg Fact 1.00 / 1.00

Handwritten notes: QC 2/14/18 Kristopher Hains

Handwritten notes: 12990