

T42018

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# Statement of Reason for Exemption From Real Property Conveyance Fee

DTE 100EX  
Rev. 1/14

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

## FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>GW</u>	Tax. district no. <u>1220</u>	Tax list <u>2017</u>	Date <u>3-27-18</u>	Co. no. <u>16</u>	Number <u>E143</u>
			Land	Bldg.	Total 0.00

DTE code number 100 Split/new plat \_\_\_\_\_ Remarks \_\_\_\_\_  
 Property located in White Eyes - RDG \_\_\_\_\_ taxing district  
 Name on tax duplicate Stein Terry E & Elaine R Tax duplicate year 2017  
 Acct. or permanent parcel no. 042-00000329-04 Map book \_\_\_\_\_ Page \_\_\_\_\_  
 Description PT SW Sec 8 - 86.687 ac

## The Following Must Be Completed by Grantee or His/Her Representative

Type or print all information. See instructions on reverse.

- Grantor's name Terry E. Stein and Elaine R. Stein Phone \_\_\_\_\_
- Grantee's name T&E Stein Farm, LLC Phone \_\_\_\_\_  
 Grantee's address 2983 Pleasant Valley Rd. SW, Baltic, OH 43804
- Address of property 27258 CR 10
- Tax billing address 2983 Pleasant Valley Rd. SW, Baltic, OH 43804
- No conveyance fees shall be charged because the real property is transferred:
  - to or from the United States, this state or any instrumentality, agency or political subdivision of the United States or this state.
  - solely in order to provide or release security for a debt or obligation.
  - to confirm or correct a deed previously executed and recorded.
  - to evidence a gift, in any form, between husband and wife, or parent and child, or the spouse of either.
  - on sale for delinquent taxes or assessments.
  - pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant to such order.
  - 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.
  - 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.
  - by lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever.
  - when the value of the real property or interest in real property conveyed does not exceed \$100.
  - 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.
  - 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.
  - 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.
  - to a trustee acting on behalf of minor children of the deceased.
  - of an easement or right-of-way when the value of the interest conveyed does not exceed \$1,000.
  - of property sold to a surviving spouse pursuant to Ohio Revised Code section (R.C.) 2106.16.
  - 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.
  - 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.
  - to a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust.
  - 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.
  - 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.
  - to a corporation for incorporation into a sports facility constructed pursuant to R.C. section 307.696[307.69 6].
  - between persons pursuant to R.C. section 5302.18.
  - from a county land reutilization corporation organized under R.C. section 1724 to a third party.
- 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.
- 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.
- 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 of grantee or representative

Date

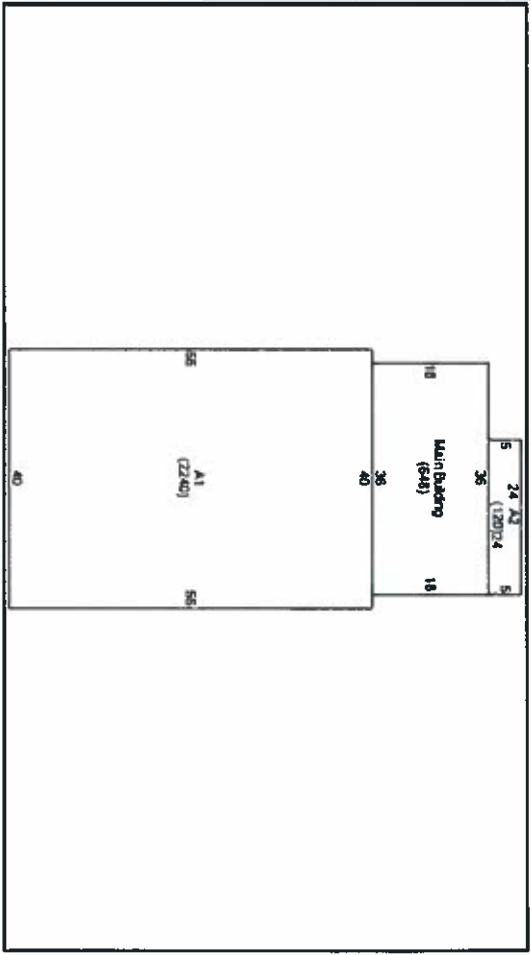
3/21/18

**Ownership**  
Owner: STEN TERRY E &  
ELANER STEN JURS  
2983 PLEASANT VALLEY RD  
BAL TIC OH 43804

**General Information**  
27258 CR 10  
LUSE: 100  
Liv Unit:  
Zoning:  
Field Review Flag:  
Tax Dist: WHITE EYES TWP-RDGWD

**Notes**  
PT SW SEC 8  
Legal Desc

Land Description		Size	Base	Incre	Decre	Infnt 2	Adl	AdlRate	Value
1	A 2	26.924	4500	4500	4500			4500	121,160
2	A 3	31.203	4500	4500	4500			4500	140,410
3	A 4	28.560	4500	4500	4500			4500	128,520



Building Permit					Sales History				Miscellaneous		
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	L.T.#	Valid	Misc Impr:	Gross Impr:
12/01/2012	9989989898	65,000	POLE BARN	C	11/04/93	1	32,296		8	0	1,500

GU

3/27/18

Enter: Date: 07/28/08 Entr Rslt: Vacant Land Spoke With: Other Appr: CC

**Improvement Description:**  
Story Ht: 1 Plumb Upbr: Heating: none Prefab Fireplace: Funct % Gd:  
Attc: none Dare Remod: 1 Phys Cond: average cont Add Sty Stack(PF): Econ % Gd:  
Cstr: vinyl/metal Tot Rooms: 1 Int Ext Cnd: same Bsmt Gar # Cars: Misc Desc 1: Econ Desc:  
Style: other Bedrooms: 0 Storm Flood: Misc Desc 2: Over Dear Tbl: C&D Descrip:  
Yr Bld: 2013 Farm Rooms: 0 Urfin Area: Rec Room: Pct Crnlt: Condo Level: Condo Type:  
Yr Remod: Full Baths: 0 Fin Bsmt Area: WBFP Stacks: Market Adl: Condo View:  
Rm Kt: Extra Fk: 0 Foundation: Add Sty Stack(WB):  
Rm Bath: Foundation: Add Sty Stack(WB):  
Elec Upgr: Bsmt: none

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	A 0					648	27,970
D	B 1	13			F Gar Frame Garage	2,240	23,610
D	C 2	11			Ofp Open Frame Porch	120	1,890
N							
S							
O							
B							
A							
Y							

Dwelling Computations			
Base Price	40,490	C&D Factor	59,410
Basement	-5,650	Total RCN	87,31
Heating	-1,960	RCN PSF	GOOD
Plumbing	-1,800	CDU	90
Attic	0	% Good	53,470
Other Feat	0	RCNLD	82,52
Subtotal	31,080	RCNLD PSF	
Additions	28,330	OBY & Misc Imp	
Grade Fact	0.78	Pct Cmpl/Acct	100 / 1
SFLA	648	Tot Card Value	53,470

Value Summary			
Land	Prior	Cost	Market
Land	390,090	390,090	0
Bldg	57,930	54,970	0
Total	448,020	445,060	0
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1,00 / 1,00	

155 770