

Ty 2018

1.00

DTE FORM 100 (EX) SP STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE

(REV 12/98)

Revised Code Sections 319.202 and 319.54(F)(3)

TYPE OR PRINT ALL INFORMATION

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>CO</u>	Tax. Dist. No. <u>1030</u>	Tax List <u>2017</u>	Date <u>3-14-18</u>	Co. No. <u>16</u>	Number <u>E125</u>
D.T.E. CODE NO. <u>100/122</u>			<input type="checkbox"/> Split/New Plat	Remarks: <u>Corrective Deed</u>	
Property Located in <u>Bethlehem - RV</u>			Taxing District		
Name on Tax Duplicate <u>Brophy Karen S +</u>			Tax Duplicate Year <u>2017</u>		
Acct. or Permanent Parcel No. <u>004-00000248-00/004-00000249-00</u>			Map Book _____ Page _____		
Description: <u>7.00 ac / 55.297 ac</u>					

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

- Grantor's Name Eugene A. Michaels & Carol A. Michaels Phone Number _____
- Grantee's Name Karen S. Brophy & Thomas R. Brophy Phone Number _____
Grantee's Address 12905 Root Road, Columbia Station, Ohio 44028
- Address of Property 28511 Township Road 1233, Warsaw, Ohio 43844
- Tax Billing Address 12905 Root Road, Columbia Station, Ohio 44028
- 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; (attach release) (MUST INCLUDE AFFIDAVIT OF FACTS)
 - XXX (c) 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 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; (MUST INCLUDE AFFIDAVIT OF FACTS)
 - 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 one hundred dollars;
 - 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;
 - 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; (MUST INCLUDE AFFIDAVIT OF FACTS)
 - 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 one thousand dollars;
 - Of property sold to a surviving spouse pursuant to section 2106.16 of the Revised Code;
 - To or from an organization exempt from federal income taxation under section 501 (c)(3) of the Internal Revenue Code, provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization; (MUST INCLUDE AFFIDAVIT OF FACTS)
 - 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; (attach relevant portions of 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 section 307.696 [307.69.6] of the Revised Code.
- 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 DTE Form 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 DTE Form 102.
- 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? ☐ 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 is a true, correct, and complete statement.

SIGNATURE OF GRANTEE OR REPRESENTATIVE

DATE

Ownership		General Information	
Owner: MICHAELS EUGENE A JLRS & 28327 CR 25 WARSAW OH 43844		TR 1233 LUSE: 100 Liv Unit: 0 Zoning: AG LAND USE Y Field Review Flag: Class: A Tax Dist: BETHELHEM TWP-RV LSD Nbhd: 00308	
Notes		SE PT 26 01 DOC 7233 Legal Desc	

Land Description		Size	Base	Incre	Decre	Inftl 2	Adj	AdjRate	Value
L#	Type Cd	Fact							
1	A	4	7,000	4000	4000			4000	28,000

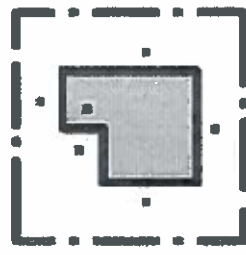
Tot Parcel Size: 7.00 Deact: 7

Building Permit				Sales History				Miscellaneous		
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:
					11/06/01	2		01-17233	4	0
					11/06/01					Gross Impr:
					11/06/01	2			4	0

Enter Date: 08/04/08 Entr Rslt: Vacant Land Spoke With: Other Appr: CC
 Improvement Description:

Story Ht: Plumb Upbr: Heating: Prefab Fireplace: Funct % Gd: Occupancy Rights reserved
 Attic: Dare Remod: Phys Condi: Add Sty Stack(PF): Econ % Gd: by Eugene A. Michaels
 Constr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ Desc: and Carol A. Michaels
 Style: Bedrooms: Storm Flood: Misc Desc 1: Over Dear Tbl: C&D Descrip:
 Yr Blt: Fam Rooms: Unfin Area: Misc Desc 2: Pct Cnslt: Condo Level:
 Eff Year: Full Baths: Rec Room: Fin Bsmt Area: Grade: Condo Type:
 Yr Remod: Half Baths: WBWP Stacks: CDU: Market View:
 Ram Klt: Extra Fk: Foundation: Add Sty Stack(WB):
 Ram Bath: Bsmt: Openings:
 Elec Upgr:

<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	D	D	D	N	S								
O	B	&	Y										
<u>Card</u>	<u>L#</u>	<u>Code</u>			<u>Yr Blt.</u>	<u>W x L</u>	<u>Area</u>	<u>Grd</u>	<u>Units</u>	<u>Mod Cd</u>	<u>Cond</u>	<u>%Gd</u>	<u>RCNLD</u>



Sorry, no sketch available for this record

CO 3/14/18

Karen S. Brophy and Thomas R. Brophy

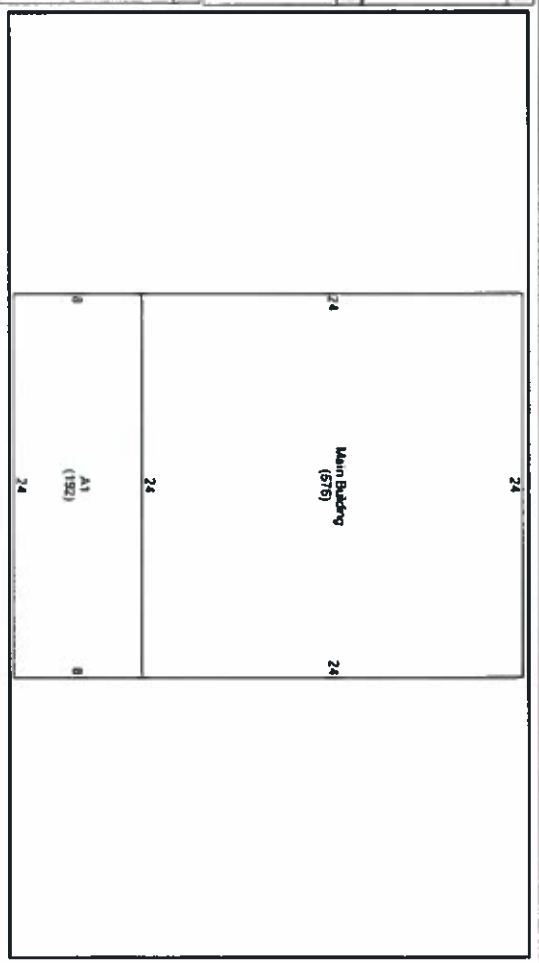
* Occupancy Rights reserved by Eugene A. Michaels and Carol A. Michaels

Dwelling Computations				
Base Price			C&D Factor	
Basement			Total RCN	
Heating			RCN PSF	
Plumbing			CDU	AVERAGE
Attic			% Good	
Other Feat	0		RCNLD	
Subtotal			RCNLD PSF	0
Additions			OBV & Misc Imp	
Grade Fact			Pct Cnslt/Adjfact	100 / 1
SFLA			Tot Card Value	
Value Summary	Prior	Cost	Market	Current Apr
Land	18,200	28,000	0	28,000
Bldg	0	0	0	0
Total	18,200	28,000	0	28,000
Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 /	1.00

95,790

Ownership		General Information	
Owner: BROPHY KAREN S & JLRS OCC RGT - EUGENE & CAROL MCCHABLES 28511 TOWNSHIP RD 1233 WARSAW OH 43844		28327 TR 1233 LUSE: 122 Liv Unit: 1 Zoning: AG LAND USE: Y Field Review Flag: Class: A Tax Dist: BETHELHEM TWP-RV LSD Nbhd: 00308	
Notes		Legal Desc	
00 SEVERAL BLDGS ON PCTO CMB 004-248-00 & 249-00/RESURVEY SPT MNS TO 004-249-01 MCCHABLES		PT LOT 26 6 895 AC + SURFACE ONLY LOT 23 48.402 AC = 55.297 AC OCC RGT-EUGENE & CAROL A MCCHABLES	

Land Description		Size	Base	Incr	Decr	Intfl 2	Adj	AdjRate	Value
L#	Type Cd	Fact							
1	A	1	1,000	17000	17000	17000		17000	17,000
2	A	4	53,267	4000	4000	4000		4000	213,070
3	A	9	1,030	0	0	0		0	0



Building Permit					Sales History				Miscellaneous		
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
10/01/1992	99999	20,000	CABIN	C	06/27/16	2			4	0	0
					11/06/01	2		01--7235	4		
					11/05/01						
					11/06/01	2			4		

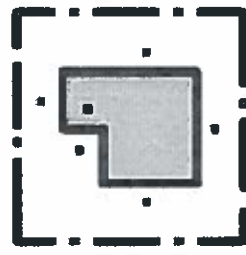
Enter: Date: 08/04/08 Enter Rst: Left Door Hanger Spoke With: Other Appr: CC

Improvement Description:		Heating:		Prefab Fireplace:		Funct % Gd:	
Story Ht:	1	Plumb Updr:		Add Sty Stack(PF):		Func Desc:	
Attic: full-in		Dare Remod:		Basmt Gar # Cars:		Econ % Gd:	
Constr: frame		Tot Rooms: 3		Misc Desc 1:		Econ Desc:	
Style: other		Bedrooms: 1		Storm Flood:		Over Door Tbl:	
Yr Bkt: 1993		Fam Rooms: 1		Unfin Area:		Pct Cmblt:	
Eff Year:		Full Baths: 1		Rec Room:		C&D Descrip:	
Yr Remod:		Half Baths:		Fin,Basmt Area:		Condo Level:	
Rem Kit:		Extra Fk:		WBFP Stacks:		Condo Type:	
Rem Bath:	no	Foundation:		CDU:		Condo View:	
Elec Upgr:		Basmt:	crawl	Market Adj:			
				Add Sty Stack(WB):			

Same

Dwelling Computations											
A D D N S	L#	Low	1st	2nd	3rd	Description	Area	RCNLD			
	A 0						576	27,130			
	B 1		11			Ofp Open Frame Porch	192	2,180			
O	Card L#	Code	Yr Bkt	W x L	Area	Gd	Units	Mod Cd	Cond	%Gd	RCNLD
B	1 1	AP2	Four Side Closed	1975	24 x 40	960 C	1		F	15	1,150
2	1 2	AB2	Flat Barn	2011	24 x 28	672 D	1		A	80	5,360
3	1 3	AB2	Flat Barn	2011	24 x 36	864 D	1		A	80	6,480
Y	1 4	AL1	1s Lean To	2011	10 x 36	360 D	1		A	65	1,300
Value Summary											
			Prior	Coet	Market	Current App					
	Land		230,070	230,070	0	230,070					
	Bldg		49,880	43,620	0	43,620					
	Total		279,950	273,690	0	273,690					
	Rev Code: 1 - Cost Approach						Land/Bldg Fact	1.00	/	1.00	

Ownership		General Information	
Owner: MCHABES EUGENE A & 28327 TOWNSHIP RD 1233 WARSAW OH 43844		TR 1233 LUSE: 260 Liv Unit: 1 Zoning: Nbhd: 00308 Field Review Flag: Tax Dist: BETHLEHEM TWP-RV LSD	AGLAND USE: N Class: M
Notes		Legal Desc	
SPT MINS FM 004-249-00 BROPHY		PT LOT 26 6.895 AC + MINERALS ONLY LOT 23 48.402 AC = 55.297 AC OCC RGT-EUGENE A & CAROL A MCHABES	



Sorry, no sketch available
for this record

Mineral Parcel

Tot Parcel Size: Deed: 0

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

Spoke With:

Appr:

Combine back
w/ parent
parcel

Improvement Description:

Story Ht: Plumb Upgr: Heating: Prefab Fireplace: Funct % Gt:
Attic: Dare Remod: Phys Cond: Add Sty Stack(PF): Funct Desc:
Cnstr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ % Gt:
Style: Bedrooms: Storm Flood: Misc Desc 1: Econ Desc:
Yr Blt: Fam Rooms: Unfin Area: Misc Desc 2: Over Depr Tbl:
Eff Year: Full Baths: Rac Room: Pct Cnslt: C&D Descrip:
Yr Remod: Half Baths: Fin Bsmt Area: Grade: Condo Level:
Rem Kit: Extra Fix: WBFP Stacks: Condo Type:
Rem Bath: Foundation: Openings: Market Adl:
Bec Upgr: Bsmt: Add Sty Stack(WB): Condo View:

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A							
D							
D							
N							
S							
O							
B							
4							
Y							

Dwelling Computations					
Base Price		C&D Factor			
Basement		Total RCN			
Heating		RCN PSF			
Plumbing		CDU			
Attic		% Good			
Other Feat		RCNLD			
Subtotal		RCNLD PSF			
Additions		OBY & Misc Imp			
Grade Fact		Pct Cmpht/Adjact			
SFLA		Tot Card Value			
Value Summary		Prior	Coat	Market	Current Apr
Land		33,178	0	0	33,178
Bldg		0	0	0	0
Total		33,178	0	0	33,178
Rev Code:	3 - Override		Land/Bldg Fact	1.00 /	1.00