

STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE

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

DTE 100EX
Rev. 11/12

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>AF</u>	Tax. district no. <u>1030</u> <u>1020</u>	Tax list <u>2017</u>	Date <u>3-5-18</u>	Co. no. <u>16</u>	Number <u>E120</u>
			Land	Bldg.	Total

DTE code number 599/512/100 ☐ Split/new plat Remarks _____
 Property located in Keene - RV / Bethlehem - RV taxing district _____
 Name on tax duplicate Bender James R aka James Raymond Tax duplicate year 2017
 Acct. or permanent parcel no. 004-00000799-00/017-00000043-00 Map book _____ Page _____
 Description Lot 12 / SE COR Lot 30 / PT E End Lot 31 017-00000042-00

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

Type or print all information. See instructions on reverse.

1. Grantor's name Patricia A. Bender Phone _____
 2. Grantee's name James R. Bender Phone _____
 Grantee's address 24695 TR 1202 Coshocton, Ohio 43812
 3. Address of property 24695 TR 1202 ; 27612 TR 47 ; TR 47
 4. Tax billing address 24695 TR 1202 Coshocton, Ohio

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.

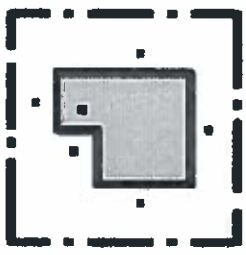
8. Application for 2.5% reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? ☒ Yes ☐ No If yes, is the property a multi-unit 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.

David J. [Signature]
Signature of grantee or representative

Feb. 26, 2018
Date

Ownership		General Information	
Owner: BENDER JAMES R & J LRS 24695 TOWNSHIP ROAD 1202 COSHOCTON OH 43812		24695 TR 1202 LUSE: 599 Liv Unit: 0 Class: R Nbhd: 00108 Field Review Flag: MOBILE HOME ON PROPER Tax Dist: BETHLEHEM TWP-RV LSD	
Notes		Legal Desc	
M-F-P=WHITE & TAN (14X70) M-F-EQ 004-00186		LOT 12 .286A BOYD SUBDIVISION	



Sorry, no sketch available
for this record

Land Description											
L#	Typ	Cd	Flact	Size	Base	Incre	Decre	Infnt 2	Adj	AdjRate	Value
1	A	1		0.288	17000	17000	17000	4	88	31960	9,200
Tot Parcel Size: 0.288				Deed: .288							

Tot Parcel Size: 0.288 Deed: .288

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					07/10/13	2	11,500		0	0	0
					12/11/08	1		08-5186	4		
					06/03/93	1			4		
					05/17/93	1			4		

Enter: Date: 02/20/08 Entr Rst: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description:

Story Ht:	Plumb Updr:	Heating:	Prefab Fireplace:	Funcl % Gd:
Attic:	Dare Remod:	Phys Cond:	Add Sty Stack(PF):	Funcl 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:	Urfin Area:	Misc Desc 2:	Over Deor Tbl:
Etr Year:	Full Baths:	Rec Room:	Pet Cmbt:	C&D Descrip:
Yr Remod:	Half Baths:	Fin,Bsmnt Area:	Grade:	Condo Level:
Rem Klt:	Extra Fk:	WBFP Stacks:	CDU:	Condo Type:
Rem Bath:	Foundations:	Openings:	Market Adj:	Condo View:
Elec Upgr:	Bsmnt:	Add Sty Stack(WB):		

James R.
Bender

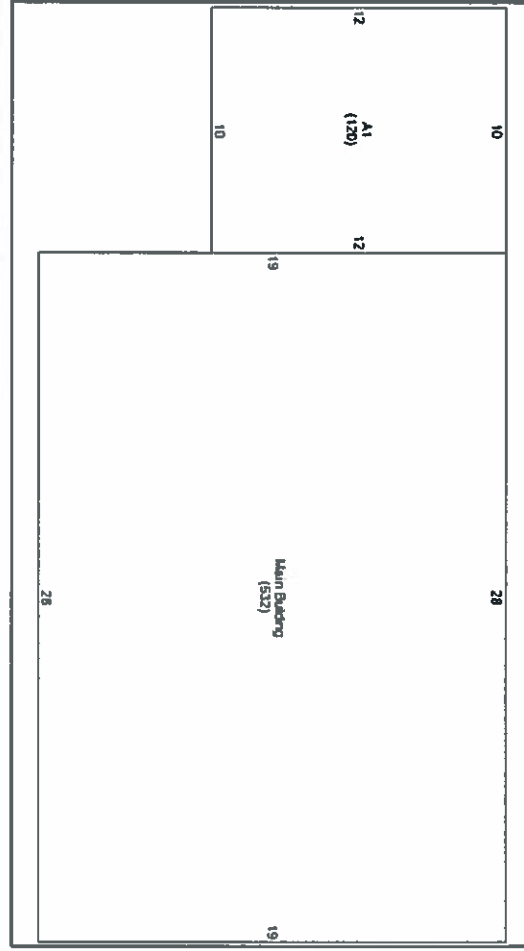
AF 3/19/18

Area												RCNLD			
L#	Low	1st	2nd	3rd	Description	Area	RCNLD	Area	RCNLD	Area	RCNLD	Base Price	RCN Factor	Total RCN	AVERAGE
A												Base Price	C&D Factor	Total RCN	
D												Basement	RCN PSF	RCN PSF	
D												Heating	RCN PSF	RCN PSF	
N												Plumbing	CDU	CDU	
S												Attic	% Good	% Good	
												Other Feat	RCNLD	RCNLD	
												Subtotal	RCNLD PSF	RCNLD PSF	
												Additions	OBY & Misc Imp	OBY & Misc Imp	
												Grade Fact	Pct Cmp/Adjfact	Pct Cmp/Adjfact	
												SFLA	Tot Card Value	Tot Card Value	
Value Summary												Prior	Cost	Market	Current Apr
Land												9,200	9,200	0	9,200
Bldg												1,990	1,990	0	1,990
Total												11,190	11,190	0	11,190
Rev Code: 1 - Cost Approach												Land/Bldg Fact	Land/Bldg Fact	1.00 / 1.00	

3920

Ownership		General Information	
Owner: BENDER JAMES R JLRS & PO BOX 1305 COSHOCTON OH 43812	27612 TR 47 LUSE: 512 Liv Unit: 1 Zoning: N Nbhd: 00309 Field Review Flag: MOBILE HOME ON PROPER Tax Dist: KEENE TWP - RV LSD	AGLAND USE: N Class: R	
Notes	MOBILE HOME	SE COR LOT 30	Legal Desc
SPT TO 017-43-01 BENDER MHED 017-00149			

Land Description									
L#	Type	Cd	Flact	Size	Base	Incre	Decre	Infnt 2	Adj
1	A	1		1,000	19000	19000	19000		19,000
4	A	4		10,873	4500	4500	4500		48,930
5	A	9		0.117	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:
07/01/1995	99999	99,999	MH SITE	C	05/09/12					0	0
					10/15/08	2			08-450E 4		

Enter: Date: 07/14/08 Entr Rst: Left Door Hanger Spoke With: Other Appr: CC

Story Ht: 1	Plumb Upgr:	Heating: none	Prefab Fireplace:	Funct % Gd:
Attic: none	Dare Remod:	Phys Cond:	Add Sty Stack(P/F):	Funct Desc:
Constr: frame	Tot Rooms: 1	Int Ext Cnd:	Bsmt Gar # Cars: 0	Econ % Gd:
Style: other	Bedrooms: 0	Storm Flood:	Misc Desc 1:	Econ Desc:
Yr Bkt: 1990	Fam Rooms: 0	Unfin Area:	Misc Desc 2:	Over Dear Tbl:
Yr Remod:	Full Baths: 0	Rec Room:	Pct Cmbt:	C&D Descrip:
Yr Remod:	Half Baths: 0	Fin Bsmt Area:	Grade:	Condo Level:
Rem Ktr:	Extra Fk:	WBSP Stacks:	CDU:	Condo Type:
Rem Bath:	Foundation:	Openings:	Market Adj:	Condo View:
Elec Upgr:	Bsmt:			

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	A	0				532	1,470
D	B	1	12		Epd Enclosed Frame Porch	120	170
N							
S							
O							
B							
4							
Y							

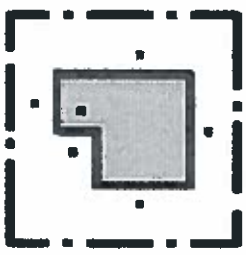
Card L#	Code	Yr Bkt	W x L	Area Gd	Units	Mod Cd	Cond	%Gd	RCNLD

Dwelling Computations									
Base Price	18,620	C&D Factor	16,400						
Basement	-1,400	Total RCN	28.05						
Heating	-900	RCN PSF	25						
Plumbing	-1,600	CDU	1,670						
Attic	0	% Good	3.14						
Other Feat	0	RCNLD	1,670						
Subtotal	14,720	RCNLD PSF	3.14						
Additions	1,680	OBY & Misc Imp	100 / 1						
Grade Fact	0.40	Pct Cmpl/Adjfact	1,670						
SFLA	532	Tot Card Value							

Value Summary				
Prior	Cost	Market	Current	Apr
Land	67,930	67,930	0	67,930
Bldg	1,670	1,670	0	1,670
Total	69,600	69,600	0	69,600
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00		

24360

Ownership		General Information	
Owner: BENDER JAMES RAYMOND JLRS & 27194 TOWNSHIP ROAD 47 COSHOCTON OH 43812		TR 47 LUSE: 100 Liv Unit: 0 Zoning: 0 Field Review Flag: Tax Dist: KEENE TWP - RV LSD	AGLAND USE: N Class: A Nbhd: 00309
Notes SPT TO 017-42-03 BENDER 00 REMOVED HOMESITE 2/10		PT E END LOT 31 23.723 AC Legal Desc	



Sorry, no sketch available
for this record

Land Description									
L#	Type	Cd	Fact	Size	Base	Incre	Decre	Inf1 2	Adj
8	A	9		0.507	0	0	0		
9	A	4		23.216	4500	4500	4500		
									4500
									104,470

Sales History									
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid
					04/22/09				
					10/18/06				
					03/08/05	2		01-661E	4
					10/11/01	2			4

Miscellaneous									
				Misc Impr:					
				Gross Impr:					
				0					

Same

Enter: Date: 07/14/08 Entr Rslt: Left Door Hanger Spoke With: Other Appr: CC

Improvement Description:									
Story Ht:	Plumb Updr:	Heating:	Prefab Fireplace:	Funct % Gd:					
Attk:	Dare Remod:	Phys Cond:	Add Sty Stack(P/R):	Funct Desc:					
Cnstr:	Tot Rooms:	Int Ext Cnd:	Bsmt Gar # Cars:	Econ % Gd:					
Style:	Bedrooms:	Storm Flood:	Misc Desc 1:	Econ Desc:					
Yr Blt:	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Dear Tbl:					
Eff Year:	Full Baths:	Rec Room:	Pct Cmpbl:	C&D Descrip:					
Yr Remod:	Half Baths:	Fin.Bsmt Area:	Grade:	Condo Level:					
Ram Klt:	Extra Fk:	WBFP Stacks:	CDU:	Condo Type:					
Ram Bath:	Foundation:	Openings:	Market Adj:	Condo View:					
Elec Upgr:	Bsmt:	Add Sty Stack(W/B):							

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 Cmpbl/Adjfact				
SFLA					Tot Card Value				
					100 / 1				
Value Summary									
	Prior	Cost	Market	Current	Apr				
Land	104,470	104,470	0	104,470	0				
Bldg	0	0	0	0	0				
Total	104,470	104,470	0	104,470	0				
Rev Code: 1 - Cost Approach						Land/Bldg Fact	1.00 /	1.00	

36560