

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>QC</u>	Tax. district no. <u>1040</u>	Tax list <u>2017</u>	Date <u>2-15-18</u>	Co. no. <u>16</u>	Number <u>E76</u>
			Land	Bldg.	Total

DTE code number 111 ☐ Split/new plat Remarks _____
 Property located in Clark - West Holmes taxing district
 Name on tax duplicate Trail David W + Brittany R Tax duplicate year 2017
 Acct. or permanent parcel no. 006 - 00000326-00 Map book _____ Page _____
 Description PT Lot 8 1st Qtr - 21.265 ac
*Minerals Only

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

Type or print all information. See instructions on reverse.

1. Grantor's name William M. Trail Phone _____
 2. Grantee's name David W. Trail and Brittany R. Trail Phone _____
 Grantee's address 45640 TR 50, Coshocton, OH 43812
 3. Address of property 1st Qtr. Clark Twp., T1N, R7W
 4. Tax billing address 45640 TR 50, Coshocton, OH 43812

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.

W M Trail
Signature of grantee or representative

02-14-2018
Date

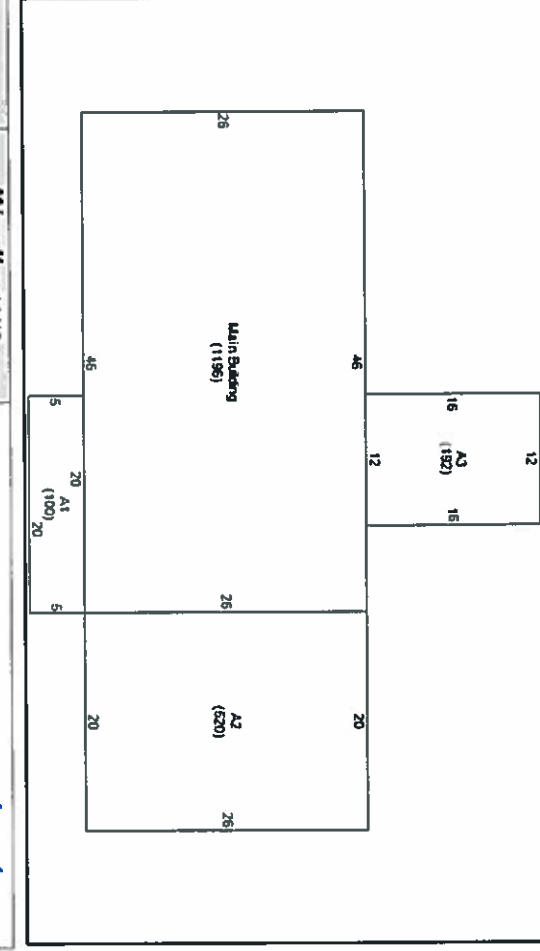
Ownership **General Information**

Owner: TRAIL DAVID W. *Brittany R.*
 45640 TOWNSHIP ROAD 50
 COSHOCTON OH 43812
 45640 TR 50
 LUSE 111
 Liv Unit: 1
 AG LAND USE: Y
 Class: A
 Nibht: 00203
 Zoning:
 Field Review Flag:
 Tax Dist: CLARK TWP-WEST HOLME

Notes: PT LOT 8 1ST QTR
 10 DOC 3182
 Legal Desc

NEW SURVEY

Land Description	L#	Type	Cd	Fact	Size	Base	Incre	Decre	Int'l 2	Adj	AdjRate	Value
1 A 1	1	A	1		1,000	17,000	17,000	17,000			17,000	17,000
5 A 3	5	A	3		7,326	4,000	4,000	4,000			4,000	29,300
6 A 4	6	A	4		12,646	4,000	4,000	4,000			4,000	50,580
7 A 9	7	A	9		0.293	0	0	0			0	0
Tot Parcel Size: 21.265					Deed: 21.265							



Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
07/12/1993	9999999	55,000	DWLG	C	09/22/10	2	150,000	10-3182	0	500	0
07/01/1990	0000999	2,000	SHED	C	11/08/00				4		
					03/31/95	2			4		
					02/16/95	2			4		

Enter: Date: 06/24/08 Entr Rst: Left Door Hanger Spoke With: Other Appr: OC

Improvement Description:
 Story Ht: 1 Plumb Updr: Heating: at condition: Prefab Fireplace:
 Attic: none Dare Remod: Phys Cond: Add Sty Stack(PF):
 Constr: vinylmetal Tot Rooms: 5 Int Ext Cnd: same Basement Gar # Cars:
 Style: ranch Bedrooms: 3 Storm Flood: Unfin Area: Misc Desc 1:
 Yr Blt: 1994 Fam Rooms: 0 Full Baths: 1 Rec Room: Misc Desc 2:
 Efr Year: Half Baths: 0 Fin.Bsmt Area: Pet Cmtt: Over Door Tbl:
 Yr Remod: Rem Bath: 2 Extra Fk: WBRP Stacks: Grade: C&D Descrip:
 Rem Bath: no Foundation: Openings: Condo Level: Condo Type:
 Elec Upgr: Bsmt: Add Sty Stack(WB): Market Adj: Condo View:

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0						1,196	53,980
D B 1	11				Ofp Open Frame Porch	100	1,530
D C 2	13				F Gar Frame Garage	520	5,990
N D 3	31				Wddk Wood Decks	192	1,270

Card L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD	Additional
1	RG1	Frame/ Cyl Steel	1994	24 x 24	576	D	1	G	75	5,250	10,990 OBY & Misc Imp
0											0.85 Pct Cmpht/Adjfact
											100 / 1
											68,530 Tot Card Value
											SFA

Value Summary				Dwelling Computations			
Land	Prior	Cost	Market	C&D Factor	Total RCN	RCN PSF	GOOD
96,880	96,880	96,880	96,880	78,460	71,270	63.77	GOOD
71,270	71,270	71,270	71,270	62,780	52,49	5,750	100 / 1
168,150	168,150	168,150	168,150	68,530			

Rev Code: 1 - Cost Approach Land/Bldg Fact 1.00 / 1.04

58,850