



Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT Schedule A

Effective Date: November 20, 2015

Property Address: 29405 Beittler Rd
Dennison, Ohio 44621

Vested in: Audrey Davenport by virtue of Affidavit for Transfer to Survivor recorded November 30, 2007 at Volume 174, Page 402-404 Official Records of Harrison County, Ohio.

Parcel No.(s): 15-0000421.002

Legal Description(s): R7 T14 S15 1.034A

Schedule B

Taxes:

Parcel No.: 15-0000421.002;

Description: R7 T14 S15 1.034A;

Assessed Valuations: Land \$4,180.00 Improvements \$17,430.00 Total \$21,610.00;

Appraised Valuations: Land \$11,940.00 Improvements \$49,800.00 Total \$61,740.00;

Taxes and Special Assessments are \$275.79 per half after a Homestead Exemption of \$370.00 per year;

Taxes and Special Assessments for tax year 2013 are paid;

Taxes and Special Assessments for the first half of tax year 2014 are paid;

Taxes and Special Assessments for the second half of tax year 2014 are paid;


Taxes and Special Assessments for tax year 2015 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statues for insured premises.

Map Office Approval:

That Harrison County Map/G.I.S. Office requires all description and transfers be submitted for review.

Connolly, Hillyer & Welch Title Services, Inc.


Bradley L. Hillyer, President and Title Agent

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

"Complete Real Estate Title and Escrow Services"

109 Front Ave SE • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44663 • (740) 922-4161 • Fax (740) 922-1473
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5196 • Fax (740) 498-5197

MONROE TWP
 CROTON VALLEY SD 00160 11/20/15
 2012 DAVENPORT AUDREY 11/30/07
 2013 DAVENPORT AUDREY 11/30/07
 0000 DAVENPORT AUDREY 11/30/07 R7 T14 S15 1.034A
 29425 BEITLER RD 44621 DENNISON OH 1747402
 2015

real property record
 11:29:55
 eff rate: 48.76-49.13-48.30
 tax year 2012 2013 2014 2015 2016
 prop cbr 599 599
 acres 1.0300 1.0300
 lard1004 8060 8060 11940
 bldg1004 48430 48430 49800
 totl1004 56490 56490 61740

HARRISON COUNTY, OHIO
 PATRICK MOORE AUDITOR
 15-000042.1002
 15-421.002
 a/r
 2014 2015 2016
 c a m a
 599
 11930
 49800
 61730

tax value:
 land 354 2820 4180
 bldg 354 16950 17430
 totl 354 19770 21610
 hmsstd 354 19260 21100
 owner oc 23.48 23.66 25.00
 hmsstd rb 373.32 376.16 370.78
 net tax 470.86 474.28 545.58
 sp-asmnt 12.00 6.00

SHH+.cons.type.fc.sq-ft value
 1 F M 1012 a *MAIN 4180
 OPF P 160 2700 b PORCH 17430
 CVP P 352 2400 c PORCH 21610

sales #p mm dd yy to/remarks type/invalid? sales co:land co:ldg
 512 1 12/01/03 1WD* 1430
 1382 1 11/30/07 DAVENPORT AUDREY 1AD* 55000 62260

year land bldg total net tax
 2011 2820 16950 19770 465.16
 2010 3110 18970 22080 569.86
 2009 3110 18970 22080 567.16
 2008 3110 18970 22080 555.32

project
 25 00000 MWCD
 fac's ben act charged
 2014/A

occupancy 1 SINGLE FAM *DWELLING COMPUTATIONS
 story hgt 1
 floor lv1 main FRAM3 1012 54600
 subtotal roof 54600

SHINGLE
 B 1 2 U A
 plstr/drywall X air conditng 2400
 floor/carpst X plumbing 2400
 floor/til-lino X ext features 5100
 central heat A total value 64500
 central a/c A code 0015
 std plumbing 1 loc/hmsite# 110
 extra 3-xture 1

acres/ effectv frntge frntge dpth fctr
 1.00
 .03
 10800 10800 10800 10800 10800 10800
 1600 50
 11880 50

unit rate grade cond replace phy fnc
 0864 1987 55470 25 41600
 1988 8500 20 6800
 1400

actual effectv extnd influence
 rate value factor(s)
 10800 10800 10800
 1600 50
 11880 50

scale: 1.00' per horiz. 2.00' per vert char
 29405 BEITLER RD
 29405 BEITLER RD
 scale: 1.00' per horiz. 2.00' per vert char

call back: R
 sign: B date: 8/11/10 lister:JD
 15-000042.1002-V123014K

Harrison County GIS - Public Access System

Parcel Records Printout: Date: November, 20 2015

Data current as of 4/01/14

This information was prepared for Harrison County in accordance with Section 5713.09 of the Ohio Revised Code. Harrison County assumes no legal responsibility for the information contained on this print. Users noting errors or omissions are encouraged to contact the Harrison County Map Department.

Record 1

PIN: 15-0000421002

Owner: DAVENPORT AUDREY

Property Address: 29405 BEITLER RD

Tax Land Value: 282

Legal Description: R7 T14 S15 1.034A



200700002887 CA MEC AP
Filed for Record in
HARRISON COUNTY, OHIO
TRACY L. BOYER
11-30-2007 At 02:15 pm.
AFFIDAVIT 40.00
OR Book 174 Page 402 - 404

HARRISON COUNTY AUDITOR
PATRICK J. MOORE
REAL ESTATE TRANSFER BY D.G.
CONVEE EX
TRANFEREE D.S. DATE 11-30-07

200700002887
PREMIER LAND TITLE

AFFIDAVIT FOR TRANSFER TO SURVIVOR

STATE OF OHIO)
) SS.:
COUNTY OF Harrison)

Audrey Davenport ("Affiant") being first duly cautioned and sworn, and having personal knowledge of the facts and being competent to testify as to these matters, deposes and says as follows:

1. Alois F. Davenport, of 29405 Beitler Road, Dennison, Harrison County, Ohio, died on September 7, 2007, a legal resident of the State of Ohio.

3. A certified copy of the Death Certificate for Alois Franklin Davenport, is attached to this Affidavit as "Exhibit A".

4. The decedent, Alois F Davenport and this Affiant were the Grantees in a certain Survivorship Deed filed for record December 1, 2003 in Volume 148, Page 851, Harrison County Official Records, with respect to the property legally described as follows:

Situated in the Township of Monroe, County of Harrison and State of Ohio.

Being located in the Northwest Quarter of Section 15 of Township 14, Range 7 and being part of a 3.5645 acre tract (Parcel No. 15-00421.000) as conveyed to William O. and Debra A. Johnson by a Fiduciary Deed as recorded in Official Record 141 at Page 101 of the Harrison County Deed Records and being more fully described as follows:

Commencing at the northeast corner of the Northwest Quarter of Section 15;

Thence with the east line of said Northwest Quarter of Section 15, South 5 deg. 00 min. 00 sec. West, 929.00 feet (passing through an iron pin (found) (on line) at 607.30 feet) to an iron pin (found) at the southeast corner of the above mentioned 3.5645 acre tract and the northeast corner of a 1.0005 acre tract as conveyed to Jeffrey A. and Denise A. Pederson (Official Records 122, Page 681);

Thence with the south line of said 3.5645 acre tract and the north line of said 1.0005 acre tract, North 60 deg. 58 min. 26 sec. West, 290.88 feet (passing through an iron pin (found) (on line) at 167.86 feet) to an iron pin (set) at the Place of Beginning of the tract herein to be described;

Thence from said beginning and continuing with said south line of the 3.5645 acre tract and the north line of said 1.0005 acre tract, North 60 deg. 58 min. 26 sec. West, 235.00 feet (passing

FITZPATRICK,
ZIMMERMAN & ROSE,
CO., L.P.A.
ATTORNEYS AT LAW
140 FAIR AVE NW
PO BOX 1014
NEW PHILADELPHIA, OHIO
44663

through an iron pin (found) (on line) at 208.41 feet) to the northwest corner of said 1.0005 acre tract and being in Beitler Road (T.R. 194);

Thence with said Beitler Road (T.R.) and the west line of said 3.5645 acre tract, North 25 deg. 15 min. 21 sec. East, 192.00 feet to a point;

Thence leaving said Beitler Road (T.R. 194), South 60 deg. 58 min. 26 sec. East, 235.00 feet (passing through an iron pin (set) (on line) at 20.00 feet) to an iron pin (set);

Thence South 25 deg. 15 min. 21 sec. West, 192.00 feet to the Place of Beginning, containing 1.034 acres, more or less, but subject to all legal highways, rights-of-way and easements.

Bearings are oriented to the east line of the Northwest Quarter of Section 15 (Official Record 141, Page 101).

Iron pins indicated (set) are 5/8 inch iron bars with plastic cap stamped Bair & Goodie.

Survey by Frank Bair. Surveyor #5918 on September 29, 2003.

Parcel No. 15-00421.002

5. In said deed, the Grantees designated are "Alois F. Davenport or Audrey Davenport, and to the survivor of them, his or her separate heirs and assigns".

6. Audrey Davenport, one of the Grantees named in the deed is the one and the same person as this Affiant.

7. Affiant gives this Affidavit for the purpose of transferring the title to the foregoing property to Affiant on the records of the Recorder's Office in Harrison County, Ohio.

Audrey Davenport
Audrey Davenport

SWORN TO BEFORE me and subscribed in my presence by Audrey Davenport this 29th day of November, 2007.



Annette McCue
Notary Public, State of Ohio
My Commission Expires April 11, 2012

Annette McCue
Notary Public

Exp 4-11-12

This instrument prepared by D. Reed Zimmerman, Attorney at Law, New Philadelphia, Ohio.

FITZPATRICK,
ZIMMERMAN & ROSE,
CO., L.P.A.
ATTORNEYS AT LAW
140 FAIR AVE. N.W.
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