

1 OF 2		
PROP. CLASS		
1	1	0
NEIGHBORHOOD		
009011-A100		
M	07	
B	01	
C	27	

01-047000.0100

RCH FARMS LLC

RCH FARMS LLC
652 GRAY ST
SAINT HENRY, OH 45883

LEGAL INFORMATION

PT W SD E 1/2 SW

RTS: 001-04-36
Acres:13.7500

QUALIFIED CREDITS: CAUV:
06355: 2018

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RCH FARMS LLC	652 GRAY ST	SAINT HENRY	OH	45883	11/14/2017	52,000	WDC : 783	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BOLLENBACHER PEGGY JOAN	1224 JILL AVE	CELINA	OH	45822	04/05/2010	51,600	WDC : A-M : 196	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MUHLENKAMP MATTHEW &	569 FRAHM PIKE	CELINA	OH	45822	12/28/2007	16,000	WDC : A : 899	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: CL DATE: 06/25/2004 TIME: 08:39:22 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	0 ERASTUS DURBIN RD, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$248.58, Other Assessment=\$11.94		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	VACANT/ WOODS		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU			

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
WO:Woods TOTAL	A 13.7500		4,580	765			71,890	18,140
0069	A .5000		4,420	545			2,210	270
0070	A .7000		3,990	345			2,790	240
0087	A 12.5500		5,330	1,405			66,890	17,630
Total Acres: 13.7500					TOTAL		71,890	18,140

VALUATION SUMMARY

VALUE YEAR	2017	2017	2014	2014	2012	2012	2012	2012
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	MISC	CAUV	RCLS
APPRAISED VALUE	18,140	71,890	40,120	52,200	10,470	35,360	0	59,100
LAND IMPR	0	0	0	0	0	0	0	0
TOTAL	18,140	71,890	40,120	52,200	10,470	35,360	0	59,100
ASSESSED VALUE	6,350	25,160	14,040	18,270	3,660	12,380	0	20,690
LAND IMPR	0	0	0	0	0	0	0	0
TOTAL	6,350	25,160	14,040	18,270	3,660	12,380	0	20,690
CAUV TAX SAVINGS	2018=736.34, 2017=730.32, 2016=153.22: Total=1619.88							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH									
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD														
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO														
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL														
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK														
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL														
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK														
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE														

ROOFING	ROOF TYPE	SUBTOTAL				0
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP					
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL					
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD					
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT					

FLOORS	B	1	2	3	U	MULTI-FAMILY #	0	0		
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0		
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0		
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.	0		
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	0		
INT. FINISH	B	1	2	3	U	PLUMBING #	0	0		
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0	
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES			0	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL			0	
ACCOMMODATIONS						GRADE FACTOR		%		
# OF ROOMS						UNADJUSTED VALUE	0			
BEDROOMS						FACTOR		%		
FIREPLACES										
HEAT & AC	B	1	2	3	U					
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
PLUMBING		BASE				<input type="checkbox"/>				
X FULL BATH										
X HALF BATH										
X FIXTURES										

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

01-047000.0100 TOTAL 0

COMMENTS

2 OF 2		
PROP. CLASS		
1	1	0
NEIGHBORHOOD		
009011-A100		
M	07	
B	01	
C	27	

BLACKCREEK TWP / PARKWAY SD

01-36-300-002

01-047000.0100

LEGAL INFORMATION

PT W SD E 1/2 SW

**QUALIFIED CREDITS: CAUV:
06355: 2018**

RTS: 001-04-36
Acres:13.7500

RCH FARMS LLC

RCH FARMS LLC

652 GRAY ST

SAINT HENRY, OH 45883

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRANSTETER RONALD &	1808 S 550 E	MONROE	IN	46772	04/28/1988	4,900	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: CL DATE: 06/25/2004 TIME: 08:39:22 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	0 ERASTUS DURBIN RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 13.7500					TOTAL	71,890	18,140

VALUATION SUMMARY							
VALUE YEAR	2011	2010					
REASON FOR CHANGE	RAPP	MISC					
APPRaised	59,100	41,300					
VALUE	IMPR	0	0				
	TOTAL	59,100	41,300				
ASSESSED	LAND	20,690	14,460				
VALUE	IMPR	0	0				
	TOTAL	20,690	14,460				
CAUV TAX SAVINGS	2018=736.34, 2017=730.32, 2016=153.22: Total=1619.88						

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH									
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD														
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO														
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL														
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK														
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL														
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK														
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE														

ROOFING	ROOF TYPE	SUBTOTAL				0
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP					
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL					
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD					
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT					

FLOORS	B	1	2	3	U	MULTI-FAMILY #	0	0	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.	0	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	0	
INT. FINISH	B	1	2	3	U	PLUMBING #	0	0	
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES			0
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL			0
ACCOMMODATIONS						GRADE FACTOR		%	
# OF ROOMS						UNADJUSTED VALUE	0		
BEDROOMS						FACTOR		%	
FIREPLACES									
HEAT & AC	B	1	2	3	U				
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
PLUMBING		BASE <input type="checkbox"/>							
X FULL BATH									
X HALF BATH									
X FIXTURES									

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

01-047000.0100 TOTAL 0

COMMENTS