

06-016400.0000

C & F BROS LLC
 C & F BROS LLC
 8248 HAYES RD
 CELINA, OH 45822

LEGAL INFORMATION
 NW SE - PT S 1/2 NE &
 NE COR SE
 RTS: 003-05-09
 Acres:130.5000

**QUALIFIED CREDITS: CAUV:
 05971**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	C & F BROS LLC	8248 HAYES RD	CELINA	OH	45822	07/31/2018	1,174,500	WDC : 569	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KAZEE FARM CORP	7295 OREGON RD	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JO DATE: 11/08/2004 TIME: 10:22:06 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	0 US RT 33 , COMMENT TY2018:Net Gen=\$5,027.30, Other Assessment=\$331.66 DE15 RMV GB VALUE PER ODT

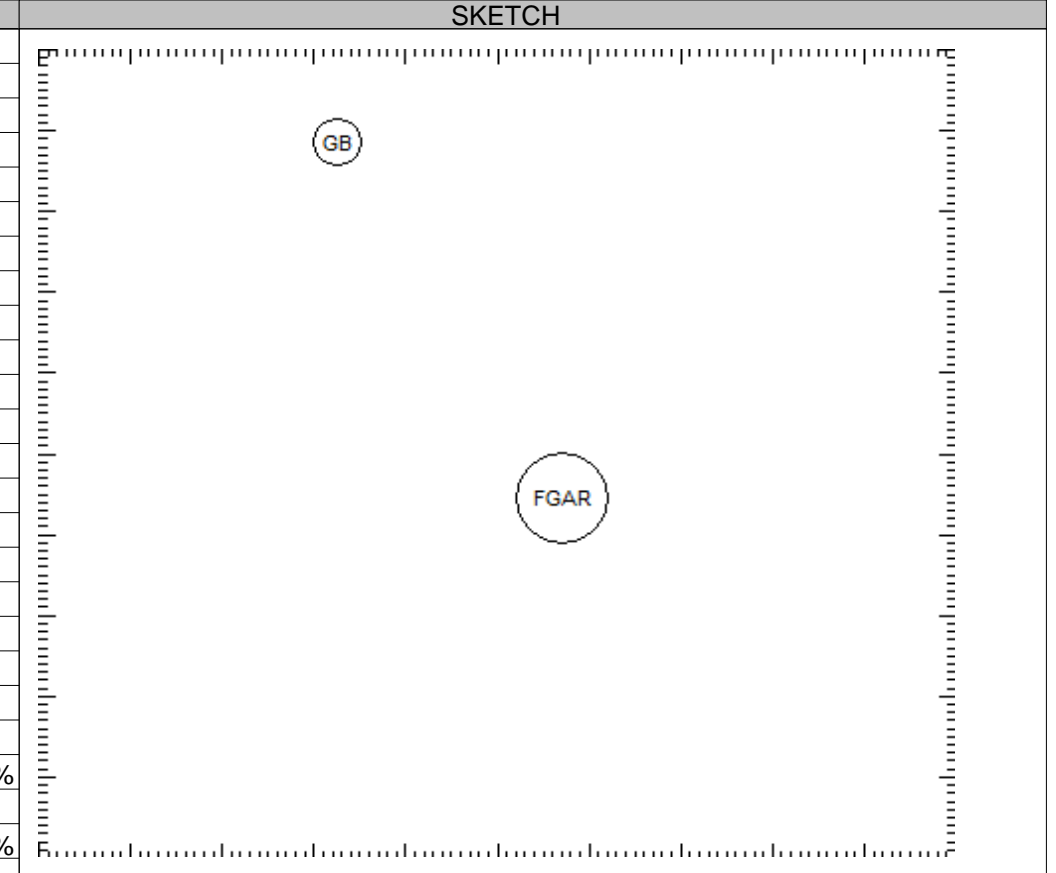
LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
BL:Barn Lot:0690	A 1.0000	5,000	5,000			5,000 5,000
CR:Crop Land TOTAL	A 120.3970	8,907	2,475			1,091,340 322,810
0069	A 15.6000	8,790	2,280			137,120 35,570
0070	A 38.1070	8,450	1,955			322,000 74,500
0087	A 66.6900	9,480	3,190			632,220 212,740
RD:Road:0900	A 6.4780	0	0			0 0
WS:Waste:0990	A 2.6250	100	50			260 130
Total Acres: 130.5000					TOTAL	1,096,600 327,940

VALUATION SUMMARY								
VALUE YEAR	2017	2017	2015	2015	2014	2014	2011	2011
REASON FOR CHANGE	CAUV	RAPP	CAUV	RPER	CAUV	RAPP	CAUV	RAPP
APPRAISED	327,940	1,096,600	424,140	1,012,700	424,140	1,012,700	188,580	700,990
VALUE	800	800	1,200	1,200	2,100	2,100	1,900	1,900
	TOTAL	1,097,400	425,340	1,013,900	426,240	1,014,800	190,480	702,890
ASSESSED	114,780	383,810	148,450	354,450	148,450	354,450	66,000	245,350
VALUE	280	280	420	420	740	740	670	670
	TOTAL	384,090	148,870	354,870	149,190	355,190	66,670	246,020
CAUV TAX SAVINGS	2018=11754.70, 2017=11756.66, 2016=8802.40: Total=32313.76							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<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
<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
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
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					
X FULL BATH					
X HALF BATH					
X FIXTURES					



SUBTOTAL						0
MULTI-FAMILY #						0
BSMT FINISH						0 S.F.
FIREPLACE #						0
HEATING						0 S.F.
AIR COND						0 S.F.
PLUMBING #						0
GARAGES & CARPORTS						0
EXTRA FEATURES						0
SUBTOTAL						0
GRADE FACTOR						%
UNADJUSTED VALUE						0
FACTOR						%

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Grain Bin	18	18x15	270	C		1970		A		80			0
2 Gar - Frame		18x22	396	D	12.64	1970		F	5,010	85	750		800
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-016400.0000	TOTAL	800
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COMMENTS