

1 OF 2		
PROP. CLASS		
1	1	0
NEIGHBORHOOD		
009071-A100		
M	17	
B		
C	11	

07-062200.0200

RDS FARMS LLC
 RDS FARMS LLC
 3083 SCHLEUCHER RD
 CELINA, OH 45822

LEGAL INFORMATION
 W 1/2 NW EX N PT

**QUALIFIED CREDITS: CAUV:
 05605**

RTS: 002-04-32
 Acres:76.5220

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RDS FARMS LLC	3083 SCHLEUCHER RD	CELINA	OH	45822	03/04/2016	849,400	WDC : 122	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CROSS VAN D	1119 ST RT 707	ROCKFORD	OH	45882	04/30/1990	109,100	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DA DATE: 01/25/2005 TIME: 11:34:49 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 ST RT 707 , COMMENT TY2018:Net Gen=\$2,224.62, Other Assessment=\$36.56

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 62.0260	8,907	2,475			548,490	150,320
0069	A 2.0000	8,790	2,280			17,580	4,560
0070	A 37.0260	8,450	1,955			312,870	72,390
0087	A 23.0000	9,480	3,190			218,040	73,370
RD:Road:0900	A 2.0000	0	0			0	0
WO:Woods TOTAL	A 11.9960	4,580	765			56,260	10,150
0069	A 4.6000	4,420	545			20,330	2,510
0070	A 2.6000	3,990	345			10,370	900
0087	A 4.7960	5,330	1,405			25,560	6,740
Total Acres: 76.5220					TOTAL	604,800	160,500

VALUATION SUMMARY							
VALUE YEAR	2017	2017	2014	2014	2011	2011	
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	
APPRAISED	160,500	604,800	227,550	547,160	91,210	371,400	
VALUE	0	0	0	0	0	0	
	TOTAL	604,800	227,550	547,160	91,210	371,400	
ASSESSED	56,180	211,680	79,640	191,510	31,920	129,990	
VALUE	0	0	0	0	0	0	
	TOTAL	211,680	79,640	191,510	31,920	129,990	
CAUV TAX SAVINGS	2018=6157.52, 2017=6161.14, 2016=4140.74: Total=16459.40						

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																		
<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																			
SUBTOTAL							0													
FLOORS		B	1	2	3	U	MULTI-FAMILY #											0		
CONCRETE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	FIREPLACE #	0		0										
TILE/COMPO	<input type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0										
PANELING	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	SUBTOTAL			0										
ACCOMMODATIONS							GRADE FACTOR		%											
# OF ROOMS							UNADJUSTED VALUE			0										
BEDROOMS							FACTOR			%										
FIREPLACES																				
HEAT & AC		B	1	2	3	U	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING		SK											
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1													
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2													
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3													
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4													
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5													
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6													
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7													
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8													
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9													
PLUMBING		BASE		<input type="checkbox"/>			10													
X FULL BATH							11													
X HALF BATH																				
X FIXTURES																				

07-062200.0200

TOTAL 0

COMMENTS

2 OF 2		
PROP. CLASS		
1	1	0
NEIGHBORHOOD		
009071-A100		
M	17	
B		
C	11	

DUBLIN TWP / PARKWAY SD

02-32-100-003

07-062200.0200

LEGAL INFORMATION

W 1/2 NW EX N PT

**QUALIFIED CREDITS: CAUV:
05605**

RTS: 002-04-32
Acres:76.5220

RDS FARMS LLC
RDS FARMS LLC
3083 SCHLEUCHER RD
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RDS FARMS LLC	3083 SCHLEUCHER RD	CELINA	OH	45822	03/04/2016	849,400	WDC : 122	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CROSS VAN D	1119 ST RT 707	ROCKFORD	OH	45882	04/30/1990	109,100	:A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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X: TTO LISTER: DA DATE: 01/25/2005 TIME: 11:34:49 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 ST RT 707 ,
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input 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
WS:Waste:0990	A .5000		100	50			50 30
Total Acres: 76.5220					TOTAL		604,800 160,500

VALUATION SUMMARY							
VALUE YEAR							
REASON FOR CHANGE							
APPRaised	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
ASSESSED	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
CAUV TAX SAVINGS	2018=6157.52, 2017=6161.14, 2016=4140.74: Total=16459.40						

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH													
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<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE																				
ROOFING		ROOF TYPE																			
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<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																				
SUBTOTAL							0														
FLOORS		B	1	2	3	U	MULTI-FAMILY #											0			
CONCRETE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	FIREPLACE #	0		0											
TILE/COMPO	<input type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0											
PANELING	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	SUBTOTAL			0											
ACCOMMODATIONS							GRADE FACTOR		%												
# OF ROOMS							UNADJUSTED VALUE			0											
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CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1														
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2														
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3														
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4														
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5														
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6														
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7														
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8														
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9														
PLUMBING		BASE				<input type="checkbox"/>	10														
X FULL BATH							11														
X HALF BATH																					
X FIXTURES																					

07-062200.0200

TOTAL 0

COMMENTS