06-022100.0000

CENTER TWP / CELINA SD

06-13-300-001

Property Class: 111

Neighborhood 009061-A100

Map: 10
Block:
Card: 06

Bk: Pg:

LYME KEITH A
LYME KEITH A
8618 KUCK RD
CELINA, OH 45822

LEGAL INFORMATION
W 1/2 SW

RTS: 003-05-13
Acres:55.0000

QUALIFIED CREDITS: CAUV: 06755: 2021

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LYME KEITH A	8618 KUCK RD	CELINA	OH	45822	07/15/2020	475,200	WDC : 455	☐	■
2	MATHEWS FARMS LTD	6890 FAIR OAKS DR	CINCINNATI	OH	45237 -9295	12/28/1994	0	: X : 0	☐	☐
3							0	0	☐	☐

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

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front ☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION
8618 KUCK RD,

COMMENT
TY2020:Net Gen=$2,685.14, Other Assessment=$139.04
MATHEWS FARMS LTD
DE15 CLER ERR/COR OUTBLDG AGE DE15 RMV GB VALUE PER ODT
DE17 DESKTOP RVW CHGS: ADD PATIO

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CR:Crop Land TOTAL	**A 52.3110**	**8,943 1,470**		**463,110 71,810**
0024	A 35.4080	8,560 1,070		303,090 37,890
0023	A .3190	8,790 1,320		2,800 420
0087	A 16.5840	9,480 2,020		157,220 33,500
HS:Home Site	A 1.0000	16,500 16,500		16,500 16,500
RD:Road	A 1.6890	0 0		0 0
Total Acres: 55.0000			TOTAL	479,610 88,310

VALUATION SUMMARY

VALUE YEAR		2020	2020	2020	2020	2017	2017	2017	2017
REASON FOR CHANGE		CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	MISC
APPRAISED VALUE	LAND	88,310	479,610	88,300	479,600	189,500	682,580	247,730	629,840
	IMPR	103,800	103,800	103,800	103,800	97,700	97,700	102,400	102,400
	TOTAL	192,110	583,410	192,100	583,400	287,200	780,280	350,130	732,240
ASSESSED VALUE	LAND	30,910	167,860	30,910	167,860	66,330	238,900	86,710	220,440
	IMPR	36,330	36,330	36,330	36,330	34,200	34,200	35,840	35,840
	TOTAL	67,240	204,190	67,240	204,190	100,530	273,100	122,550	256,280
CAUV TAX SAVINGS		2020=5468.90, 2019=7316.52, 2018=7540.08: Total=20325.50							

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	■	☐	☐	☐	☐
WOOD	☐	■	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

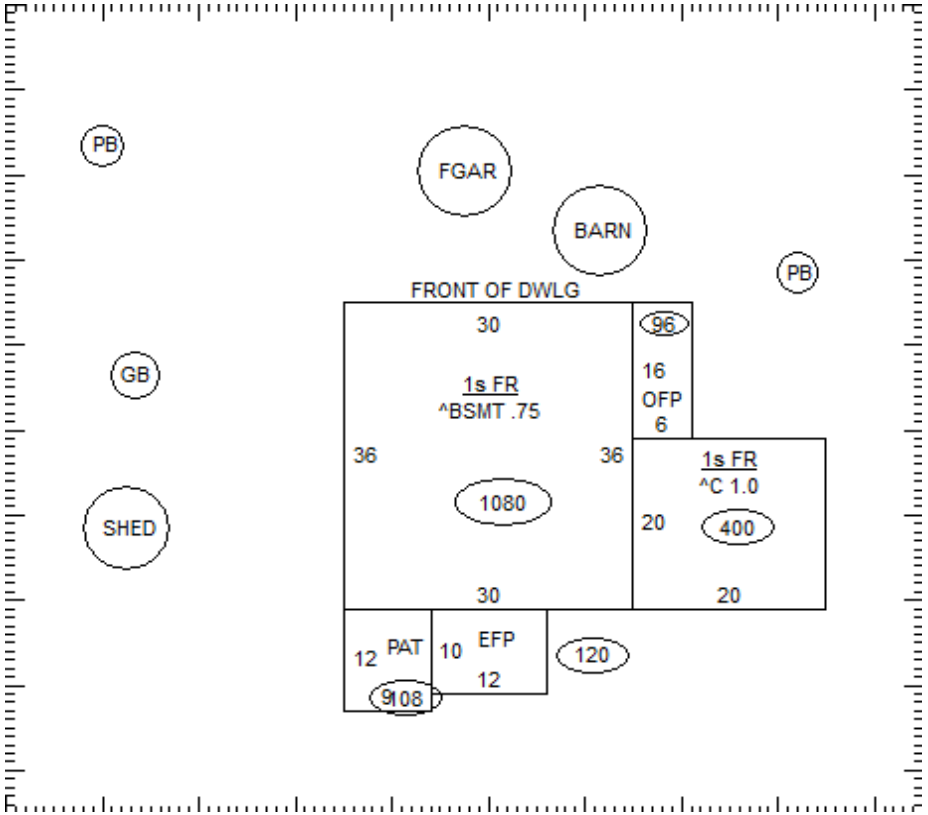
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1480	FR	116,420
BSMT	810		10,530
SUBTOTAL			126,950
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			4,900
SUBTOTAL			131,850
GRADE FACTOR			107 %
UNADJUSTED VALUE			141,080
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,480	C		1954		A	141,080	42	81,830		73,600
1 Gar - Frame		22x24	528	C	16.91	1950		A	8,930	90	890		900
2 Pole Bldg	16	48x96	4,608	C	7.86	1996		A	36,220	37	22,820		22,800
3 Barn	16	44x64	2,816	C	8.56	1950		A	24,100	90	2,410	DFLT50	1,200
4 Pole Bldg	14	40x80	3,200	C	8.24	1973		A	26,370	80	5,270		5,300
5 Shed	PP	8x10	80	C		2000		A		35			0
6 Grain Bin	16	16x24	384	C		1996		A		37			0
7													
8													
9													
10													
11													
											TOTAL		103,800

06-022100.0000

COMMENTS

RENTAL
Dwelling has an Economic Factor of 90%

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CENTER TWP / CELINA SD

06-13-300-001

Property Class: 111

Neighborhood 009061-A100

Map: 10
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☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION
8618 KUCK RD,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 55.0000					TOTAL		479,610	88,310

VALUATION SUMMARY

VALUE YEAR		2015	2015	2015	2015	2014	2014	2011	2011
REASON FOR CHANGE		CAUV	RPER	CAUV	MISC	CAUV	RAPP	CAUV	RAPP
APPRAISED VALUE	LAND	247,730	629,840	247,730	629,840	247,730	629,840	113,240	439,760
	IMPR	102,300	102,300	106,000	106,000	105,400	105,400	102,500	102,500
	TOTAL	350,030	732,140	353,730	735,840	353,130	735,240	215,740	542,260
ASSESSED VALUE	LAND	86,710	220,440	86,710	220,440	86,710	220,440	39,630	153,920
	IMPR	35,810	35,810	37,100	37,100	36,890	36,890	35,880	35,880
	TOTAL	122,520	256,250	123,810	257,540	123,600	257,330	75,510	189,800
CAUV TAX SAVINGS		2020=5468.90, 2019=7316.52, 2018=7540.08: Total=20325.50							

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

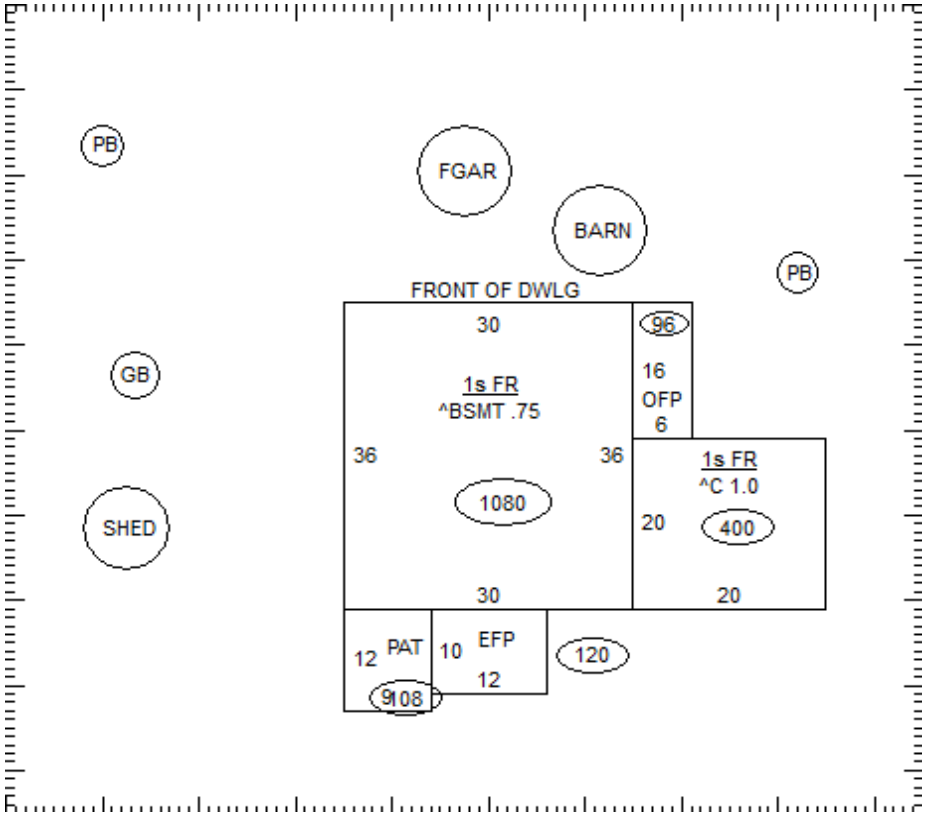
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



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													

06-022100.0000

TOTAL 0

COMMENTS

RENTAL