06-036100.0000

CENTER TWP / CELINA SD

06-14-400-007

Property Class: 110

Neighborhood 009061-A100

Map: 08
Block:
Card: 42

Bk: Pg:

R VALLEY FARMS LLC
R VALLEY FARMS LLC
5424 WATKINS RD
SAINT HENRY, OH 45883

LEGAL INFORMATION
E 1/2 SE

RTS: 003-05-14
Acres:70.0000

QUALIFIED CREDITS: CAUV: 06771: 2021

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	R VALLEY FARMS LLC	5424 WATKINS RD	SAINT HENRY	OH	45883	07/08/2020	4,285,300	4:WDC : 436	☐	■
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: 12/01/2004 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

0 KUCK RD,

COMMENT

TY2020:Net Gen=$1,388.48, Other Assessment=$103.32
MATHEWS FARM LTD
TILLABLE

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CR:Crop Land TOTAL	**A 68.8310**	**8,943 1,470**		**614,020 99,330**
0023	A 3.1620	8,790 1,320		27,790 4,170
0024	A 39.4640	8,560 1,070		337,810 42,230
0087	A 26.2050	9,480 2,020		248,420 52,930
RD:Road	A 1.1690	0 0		0 0
Total Acres: 70.0000			TOTAL	614,020 99,330

VALUATION SUMMARY

VALUE YEAR		2020	2020	2017	2017	2014	2014	2011	2011
REASON FOR CHANGE		CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP
APPRAISED VALUE	LAND	99,330	614,020	147,920	572,230	205,200	523,420	84,050	355,800
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	99,330	614,020	147,920	572,230	205,200	523,420	84,050	355,800
ASSESSED VALUE	LAND	34,770	214,910	51,770	200,280	71,820	183,200	29,420	124,530
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	34,770	214,910	51,770	200,280	71,820	183,200	29,420	124,530
CAUV TAX SAVINGS		2020=7193.62, 2019=6296.44, 2018=6488.84: Total=19978.90							

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													

06-036100.0000

TOTAL 0

COMMENTS