38-006300.0000

WABASH VIEW LLC
WABASH VIEW LLC
651 DOROTHY LN
SAINT HENRY, OH 45883

RECOVERY TWP / FT RECOVERY SD

10-06-400-001

LEGAL INFORMATION
PT CENTER S 1/2

RTS: 001-07-06
Acres:91.2470

QUALIFIED CREDITS: CAUV: 06871: 2022

Property Class: 110
Neighborhood 009381-A100
Map: 03
Block: 01
Card: 35
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WABASH VIEW LLC	651 DOROTHY LN	SAINT HENRY	OH	45883	12/30/2021	1,499,700	3:WDC : 1140	☐	■
2	WILLMANN HAROLD L & MARY	3690 STATE ROUTE 49	FORT RECOVERY	OH	45846	02/19/2016	0	4:QCE : X : 0	☐	☐
3	WILLMANN HAROLD & MARY	3690 STATE ROUTE 49	FORT RECOVERY	OH	45846	08/18/2014	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: AE DATE: 06/22/2004 TIME: 04:04:17 PM ☐ 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 INDIANA OHIO STATE LINE RD,

COMMENT
TY2021:Net Gen=$730.76, Other Assessment=$17.52
TILLABLE AND WOODS
DE11 CORRECTED AC PER MAPPING
DE17 CRP LAND .3 AC (PT CONTRACTS)
DE21 PRTL CRP EXP - DID NOT RENEW
DE22 RMV CRP (NEW OWNER)
(Mod CR:)120

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CR:Crop Land TOTAL	**A 62.4820**	**8,753 860**		**599,220 59,290**
0099	A 1.7720	1,200 50		2,130 90
0029	A 12.7810	11,100 1,300		141,870 16,620
0087	A 5.4180	11,380 2,020		61,660 10,940
0008	A 9.9390	9,180 930		91,240 9,240
0081	A .7640	6,850 350		5,230 270
0075	A 7.2280	9,460 530		68,380 3,830
0023	A 5.8310	10,550 1,320		61,520 7,700
0018	A 4.9710	9,180 680		45,630 3,380
Total Acres: 91.2470			TOTAL	710,560 65,760

VALUATION SUMMARY

VALUE YEAR		2022	2022	2022	2022	2021	2021	2020	2020
REASON FOR CHANGE		CAUV	MISC	CAUV	MISC	CAUV	MISC	CAUV	RAPP
APPRAISED VALUE	LAND	65,760	710,560	65,030	718,030	64,970	718,030	63,910	692,090
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	65,760	710,560	65,030	718,030	64,970	718,030	63,910	692,090
ASSESSED VALUE	LAND	23,020	248,700	22,760	251,310	22,740	251,310	22,370	242,230
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	23,020	248,700	22,760	251,310	22,740	251,310	22,370	242,230
POTENTIAL RECOUP		2021=7251.22, 2020=7239.95, 2019=6237.39: Total=20728.56							

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													
												TOTAL	0

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COMMENTS

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651 DOROTHY LN
SAINT HENRY, OH 45883

RECOVERY TWP / FT RECOVERY SD

10-06-400-001

LEGAL INFORMATION
PT CENTER S 1/2

RTS: 001-07-06
Acres:91.2470

QUALIFIED CREDITS: CAUV: 06871: 2022

Property Class: 110
Neighborhood 009381-A100
Map: 03
Block: 01
Card: 35
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WILLMANN HAROLD L & MARY	3690 ST RTE 49	FT RECOVERY	OH	45846		0	: 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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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 INDIANA OHIO STATE LINE RD,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE	C	INF	M VALUE	C
0084	A 10.4390	8,360	350		87,270	3,650
0024	A 3.3390	10,270	1,070		34,290	3,570
WO:Woods TOTAL	**A 28.7650**	**3,804**	**206**		**111,340**	**6,470**
0024	A 9.0250	4,430	230		39,980	2,080
0018	A .1220	4,480	230		550	30
0099	A .7590	0	0		0	0
0023	A 1.5520	4,550	230		7,060	360
0084	A 2.6600	3,610	230		9,600	610
0029	A .5090	4,930	230		2,510	120
Total Acres: 91.2470				TOTAL	710,560	65,760

VALUATION SUMMARY

VALUE YEAR		2018	2018	2018	2018	2017	2017	2014	2014
REASON FOR CHANGE		CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	RAPP
APPRAISED VALUE	LAND	106,210	679,570	106,680	679,570	106,680	679,570	193,130	517,370
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	106,210	679,570	106,680	679,570	106,680	679,570	193,130	517,370
ASSESSED VALUE	LAND	37,170	237,850	37,340	237,850	37,340	237,850	67,600	181,080
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	37,170	237,850	37,340	237,850	37,340	237,850	67,600	181,080
POTENTIAL RECOUP		2021=7251.22, 2020=7239.95, 2019=6237.39: Total=20728.56							

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													
												TOTAL	0

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COMMENTS

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PT CENTER S 1/2

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
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■ 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 INDIANA OHIO STATE LINE RD,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
0081	A 6.4620	2,830 230		18,290 1,490
0075	A 6.0450	4,080 230		24,660 1,390
0087	A 1.6310	5,330 240		8,690 390
Total Acres: 91.2470			TOTAL	710,560 65,760

VALUATION SUMMARY

VALUE YEAR		2011	2011	2011	2011				
REASON FOR CHANGE		CAUV	RAPP	CAUV	MISC				
APPRAISED VALUE	LAND	61,910	342,960	21,540	215,240				
	IMPR	0	0	0	0				
	TOTAL	61,910	342,960	21,540	215,240				
ASSESSED VALUE	LAND	21,670	120,040	7,540	75,330				
	IMPR	0	0	0	0				
	TOTAL	21,670	120,040	7,540	75,330				
POTENTIAL RECOUP		2021=7251.22, 2020=7239.95, 2019=6237.39: Total=20728.56							

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													
												TOTAL	0

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COMMENTS