

BLACKCREEK TWP / PARKWAY SD

01-05-400-003

Property Class: 199

Neighborhood

009011-A100

Map:

Block:

Card:

Bk:

Pg:

01-005600.0100

**T & L FEASEL FARMS INC**

T & L FEASEL FARMS INC

12693 ST RT 49

OHIO CITY, OH 45874

Created in 2007 From 01-005600.0000 due to Split

**LEGAL INFORMATION**

PT S 1/2 SE

R:T:S: 001-04-05

Acres:11.4640

**QUALIFIED CREDITS: CAUV:**

**06561: 2020**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	T & L FEASEL FARMS INC	12693 ST RT 49	OHIO CITY	OH	45874	01/24/2019	443,300	WDC : 38	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	PETITT VALERIE & KREISCHER	11769 WABASH RD	ROCKFORD	OH	45882	05/23/2018	497,000	3:WDC : 345	<input type="checkbox"/>	<input type="checkbox"/>
3	WINKLER MATTHEW J &	795 WINKLER RD PO BOX	WILLSHIRE	OH	45898	06/21/2007	0	QCE : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: BTC	DATE: 03/02/2021	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	WINKLER RD		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<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"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$4,051.12, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$2.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE17 DESKTOP RVW CHG: UPDATE FIN		

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
BL:Barn Lot	A 1.0000	10,000	10,000			10,000	10,000
<b>CR:Crop Land TOTAL</b>	<b>A 9.6840</b>	<b>11,850</b>	<b>3,050</b>			<b>117,930</b>	<b>32,240</b>
0024	A 2.1930	11,250	2,540			24,670	5,570
0087	A 7.4910	12,450	3,560			93,260	26,670
RD:Road	A .7800	0	0			0	0
Total Acres: 11.4640					TOTAL	127,930	42,240

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2022	2022	2021	2021	2020	2020
REASON FOR CHANGE	CAUV	RAPP	CAUV	NC	CAUV	NC	CAUV	RAPP
APPRAISED	LAND	42,240	127,930	22,480	94,780	22,480	94,780	94,780
VALUE	IMPR	277,700	277,700	254,600	254,600	247,500	244,500	244,500
	TOTAL	319,940	405,630	277,080	349,380	269,980	342,280	339,280
ASSESSED	LAND	14,780	44,780	7,870	33,170	7,870	33,170	33,170
VALUE	IMPR	97,200	97,200	89,110	89,110	86,630	85,580	85,580
	TOTAL	111,980	141,980	96,980	122,280	94,500	93,450	118,750
POTENTIAL RECOUP	2022=1056.85, 2021=1050.37, 2020=1065.58: Total=3172.80							





OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<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					BASE <input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

SKETCH													
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												%	

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													

01-005600.0100 TOTAL 0

COMMENTS