

BLACKCREEK TWP / PARKWAY SD

01-08-200-001

Property Class: 199

Neighborhood

009011-A100

Map: 03

Block: 01

Card: 35

Bk: Pg:

01-009200.0000

HAMRICK'S FAMILY FARM LLC

HAMRICK'S FAMILY FARM LLC

13107 RICHEY RD

VAN WERT, OH 45891

LEGAL INFORMATION

W1/2 NE & E 1/2 NW

RTS: 001-04-08
Acres:160.0000

QUALIFIED CREDITS: CAUV:
06838: 2022

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HAMRICK'S FAMILY FARM LLC C/O MATTHEW EVANS	13107 RICHEY RD	VAN WERT	OH	45891	08/17/2021	1,325,000	2:WDC : 674	<input type="checkbox"/>	<input type="checkbox"/>
2	HAMRICKS FAMILY FARMS LLC	5116 WHITE RD	OHIO CITY	OH	45874	08/17/2021	1,325,000	2:FDC : 673	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WILSON RUTHILENE TRUSTEE	37 BREEZY PT	HARTWELL	GA	30643 -1514	01/16/1990	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: RK	DATE: 04/09/2004	TIME: 10:50:12 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 checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	794 WINKLER RD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT MMH Parcel:01-700010.M000 TY2022:Net Gen=\$2,471.68, Other Assessment=\$48.00 01700010M
<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"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<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"/> F. RESTRICT	

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
CR:Crop Land TOTAL	A 94.4960	11,400	2,628			1,117,230	281,810
0024	A 20.8190	11,250	2,540			234,210	52,880
0023	A 30.8180	11,550	2,660			355,950	81,980
0075	A 3.1090	10,350	1,750			32,180	5,440
0087	A 39.7500	12,450	3,560			494,890	141,510
RD:Road	A 1.2290	0	0			0	0
WO:Woods TOTAL	A 63.2750	6,267	1,030			397,780	66,100
0023	A 29.4340	5,980	770			176,020	22,660
Total Acres: 160.0000					TOTAL	1,525,010	357,910

VALUATION SUMMARY							
VALUE YEAR	2023	2023	2020	2020	2017	2017	
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	
APPRAISED	357,910	1,525,010	164,670	1,158,180	301,330	1,149,970	
VALUE							
LAND	5,900	5,900	4,400	4,400	4,100	4,100	
IMPR	363,810	1,530,910	169,070	1,162,580	305,430	1,154,070	
TOTAL							
ASSESSED	125,270	533,750	57,630	405,360	105,470	402,490	
VALUE							
LAND	2,070	2,070	1,540	1,540	1,440	1,440	
IMPR	127,340	535,820	59,170	406,900	106,910	403,930	
TOTAL							
POTENTIAL RECOUP	2022=14525.17, 2021=14436.08, 2020=14645.17: Total=43606.42						

SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
	<input type="checkbox"/> WOOD				
	<input type="checkbox"/> STUCCO				
	<input type="checkbox"/> ALM/VYNL				
	<input type="checkbox"/> CONC BLK				
	<input type="checkbox"/> METAL				
	<input type="checkbox"/> BRICK				
	<input type="checkbox"/> STONE				

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

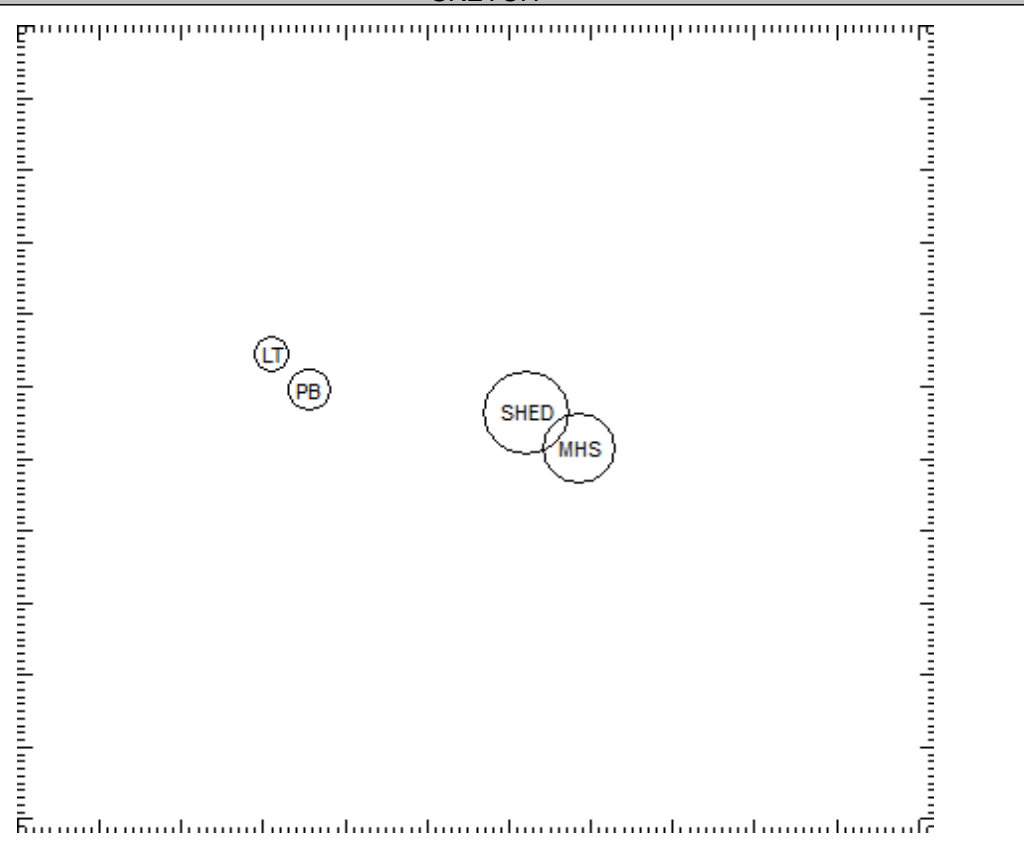
EXTRA FEATURES 0

SUBTOTAL 0

GRADE FACTOR %

UNADJUSTED VALUE 0

FACTOR %



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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 MH Stamp		14x70	980	C				A		95			0
2 Pole Bldg	14	40x80	3,200	C	11.01	1965		A	35,230	85	5,280		5,300
3 Lean - To	10	13x63	819	C	4.80	1965		A	3,930	85	590		600
4 Shed		10x12	120	C		1990		A		57			0
5													
6													
7													
8													
9													
10													
11													

01-009200.0000 **TOTAL** 5,900

COMMENTS

BLACKCREEK TWP / PARKWAY SD

01-08-200-001

Property Class: 199

Neighborhood

009011-A100

Map: 03

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<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
0087	A 21.0150		7,000	1,670			147,110	35,100
0024	A 12.8260		5,820	650			74,650	8,340
Total Acres: 160.0000						TOTAL	1,525,010	357,910

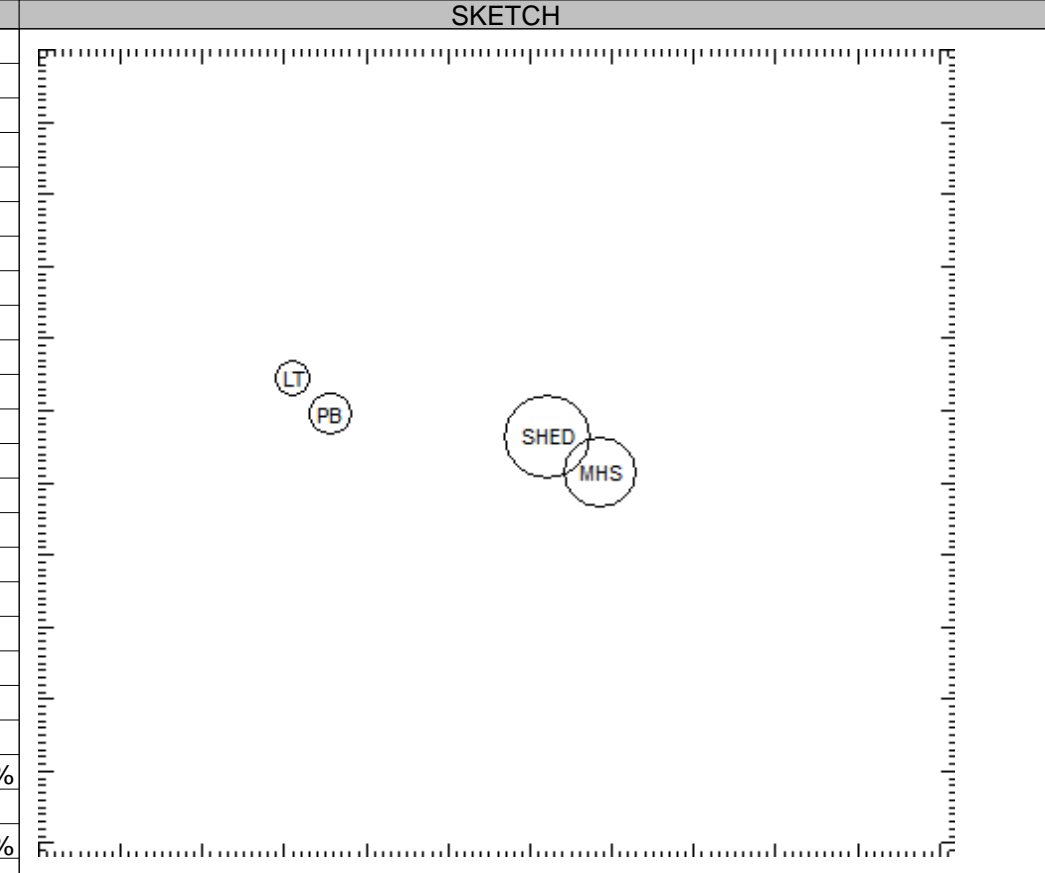
VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL	POTENTIAL RECOUP
										2022=14525.17, 2021=14436.08, 2020=14645.17: Total=43606.42

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				
BUILDING TYPE	<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					



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													

01-009200.0000 TOTAL 0

COMMENTS