

BLACKCREEK TWP / PARKWAY SD

01-17-200-002

Property Class: 111

Neighborhood

009011-A100

Map: 06

Block: 01

Card: 07

Bk: Pg:

01-021800.0000

HAMRICK'S FAMILY FARM LLC

HAMRICK'S FAMILY FARM LLC

13107 RICHEY RD

VAN WERT, OH 45891

LEGAL INFORMATION

PT NE SEC

RTS: 001-04-17
Acres:153.5010

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	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JK DATE: 03/28/2019 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	787 ROCKFORD WEST RD, ROCKFORD
<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	TY2022:Net Gen=\$3,442.06, Other
<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	Assessment=\$121.46
<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	DE19 NOH; RMV ALL BLDGS EXCEPT GRAIN BIN

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 149.3560	11,425	2,748			1,751,030	454,430
0024	A 39.8380	11,250	2,540			448,180	101,190
0067	A 2.6700	12,150	2,630			32,440	7,020
0001	A 7.4030	9,900	2,100			73,290	15,550
0053	A 27.5130	11,250	3,000			309,520	82,540
0087	A 63.1040	12,450	3,560			785,640	224,650
0023	A 8.8280	11,550	2,660			101,960	23,480
RD:Road	A 3.7230	0	0			0	0
WO:Woods TOTAL	A .4220	6,400	1,020			2,720	490
Total Acres: 153.5010					TOTAL	1,753,750	454,920

TY2022:Net Gen=\$3,442.06, Other
Assessment=\$121.46
DE19 NOH; RMV ALL BLDGS EXCEPT GRAIN BIN
DE15 RMV GB VALUE PER ODT
DE17 FIELDCHK CHGS: NO CHG

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2020	2020	2019	2019	2017	2017
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	REMB	CAUV	RAPP
APPRAISED	454,920	1,753,750	235,420	1,334,940	396,520	1,324,950	408,020	1,336,450
VALUE	0	0	0	0	0	0	34,100	34,100
	TOTAL	454,920	1,753,750	235,420	1,334,940	396,520	442,120	1,370,550
ASSESSED	159,220	613,810	82,400	467,230	138,780	463,730	142,810	467,760
VALUE	0	0	0	0	0	0	11,940	11,940
	TOTAL	159,220	613,810	82,400	467,230	138,780	154,750	479,700
POTENTIAL RECOUP	2022=16075.79, 2021=15977.18, 2020=16208.59: Total=48261.56							

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LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
0087	A .2050		7,000	1,670			1,440	340
0067	A .0350		6,380	740			220	30
0024	A .1820		5,820	650			1,060	120
						TOTAL	1,753,750	454,920

Total Acres: 153.5010

VALUATION SUMMARY

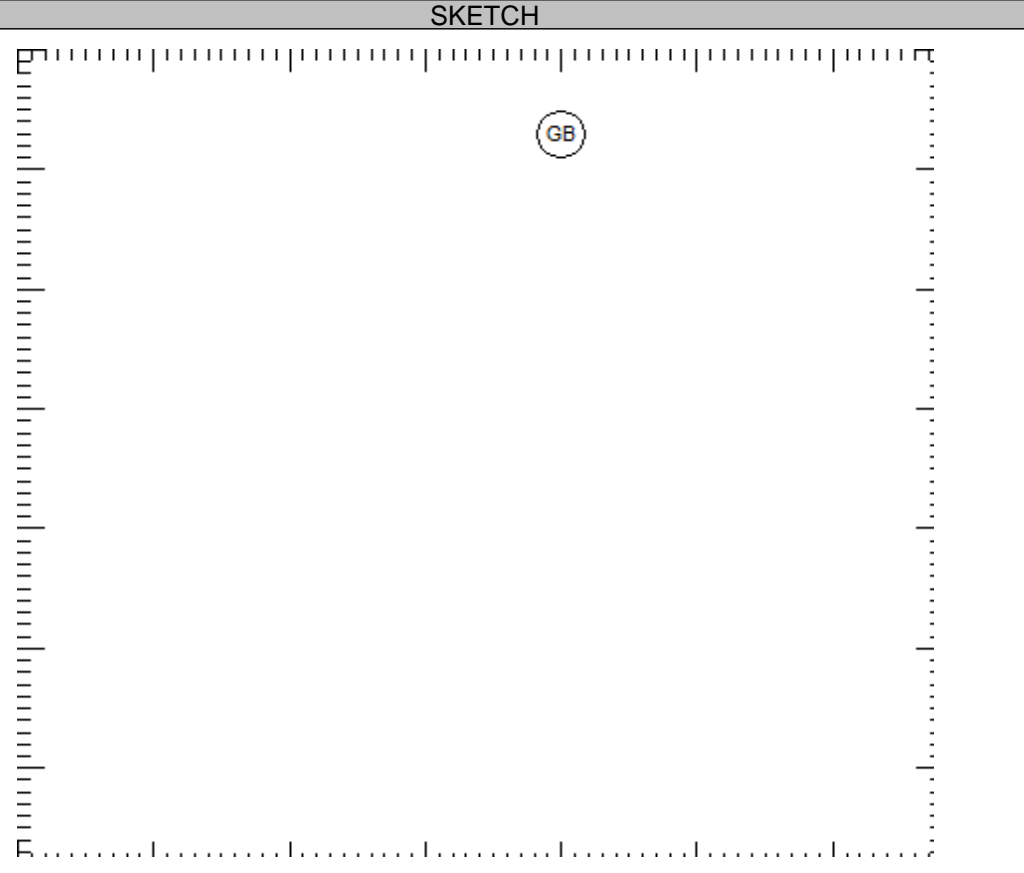
VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL	POTENTIAL RECOUP
								2022=16075.79, 2021=15977.18, 2020=16208.59: Total=48261.56

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													

01-021800.0000

TOTAL 0

COMMENTS