

CENTER TWP / CELINA SD

06-09-200-006

Property Class: 199

Neighborhood

009061-A100

Map: 05

Block:

Card: 07

Bk: Pg:

06-016400.0000

C & F BROS LLC

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8248 HAYES RD

CELINA, OH 45822

LEGAL INFORMATION

NW SE - PT S 1/2 NE &

NE COR SE

RTS: 003-05-09

Acres:130.5000

QUALIFIED CREDITS: CAUV:

05971

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	C & F BROS LLC	8248 HAYES RD	CELINA	OH	45822	07/31/2018	1,174,500	WDC : 569	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KAZEE FARM CORP	7295 OREGON RD	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JO DATE: 11/08/2004 TIME: 10:22:06 AM LETTER LETTER REC'D GIS CODE

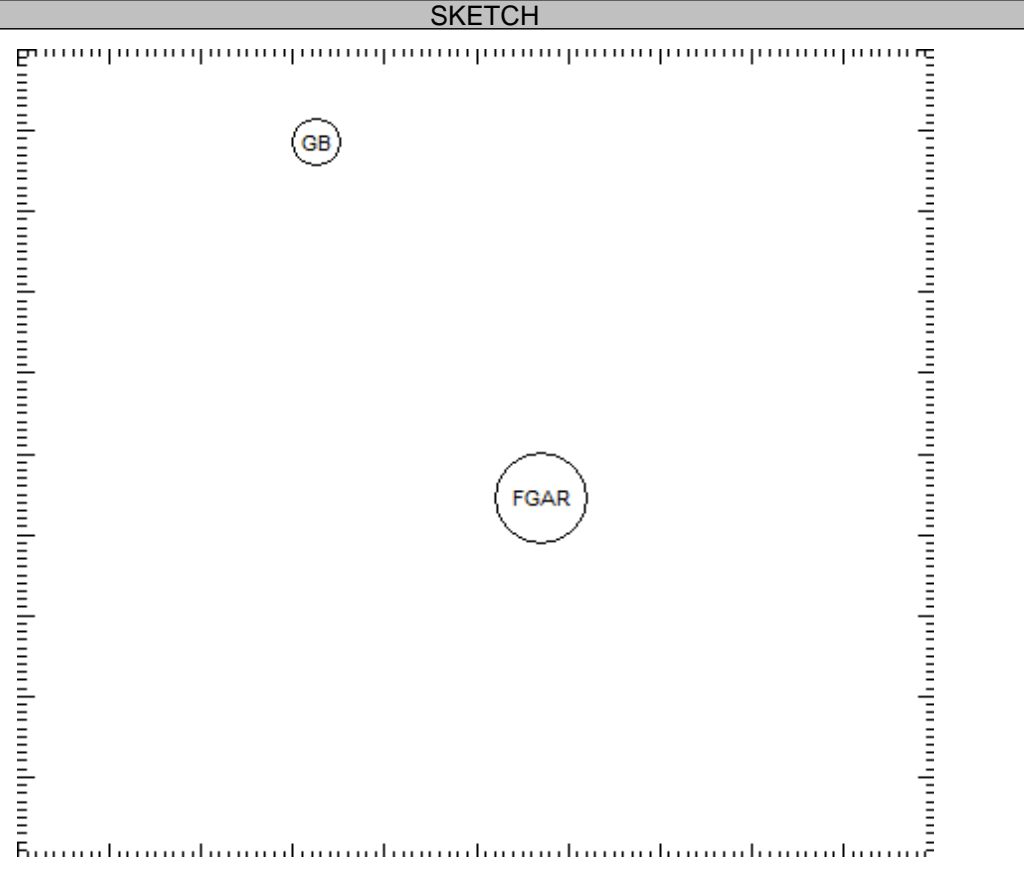
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	US RT 33
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT TY2022:Net Gen=\$3,342.12, Other Assessment=\$318.98 DE15 RMV GB VALUE PER ODT
<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 121.0860	11,750	2,920			1,446,840 377,000
0024	A 36.7600	11,250	2,540			413,550 93,370
0023	A 18.4100	11,550	2,660			212,640 48,970
0087	A 65.9160	12,450	3,560			820,650 234,660
RD:Road	A 8.3950	0	0			0 0
WO:Woods TOTAL	A .0190	6,410	1,160			110 10
0024	A .0170	5,820	650			100 10
0087	A .0020	7,000	1,670			10 0
Total Acres: 130.5000					TOTAL	1,456,950 387,010

VALUATION SUMMARY							
VALUE YEAR	2023	2023	2020	2020	2017	2017	
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	
APPRAISED	387,010	1,456,950	201,780	1,106,460	327,940	1,096,600	
VALUE	800	800	800	800	800	800	
	387,810	1,457,750	202,580	1,107,260	328,740	1,097,400	
ASSESSSED	135,450	509,930	70,620	387,260	114,780	383,810	
VALUE	280	280	280	280	280	280	
	135,730	510,210	70,900	387,540	115,060	384,090	
POTENTIAL RECOUP	2022=14925.44, 2021=14961.83, 2020=12644.15: Total=42531.42						

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				

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 Grain Bin	18	18x15	270	C		1970		A		85			0
2 Gar - Frame		18x22	396	D	18.96	1970		F	7,510	90	750		800
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-016400.0000 TOTAL 800

COMMENTS