06-022400.0000

RR VALLEY FARMS LLC
RR VALLEY FARMS LLC
5424 WATKINS RD
SAINT HENRY, OH 45883

CENTER TWP / CELINA SD

06-13-300-002

LEGAL INFORMATION
SW NE & PT S 1/2

RTS: 003-05-13
Acres:248.1480

QUALIFIED CREDITS: CAUV: 07010: 2023

Property Class: 111
Neighborhood 009061-A100
Map: 10
Block:
Card: 07
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RR VALLEY FARMS LLC	5424 WATKINS RD	SAINT HENRY	OH	45883	01/21/2022	0	4:QCE : X : 0	☐	☐
2	R VALLEY FARMS LLC	5424 WATKINS RD	SAINT HENRY	OH	45883	07/08/2020	4,285,300	4:WDC : 436	☐	■
3	MATHEWS FARMS LTD	6890 FAIR OAKS DR	CINCINNATI	OH	45237 -9295	12/28/1994	0	: X : 0	☐	☐

X: ☐ TTO LISTER: JK DATE: 02/24/2014 TIME: 12:00:00 AM ☐ 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
8875 GARWICK RD

COMMENT
TY2022:Net Gen=$5,677.82, Other Assessment=$517.90
MATHEWS FARMS LTD
DE14 NOH-DEMO DWLG & HG HSE DE15 RMV
GB VALUE PER ODT
DE17 DESKTOP RVW CHGS: ADD GAR
DE22 RMV OUTBLDGS; DESKTOP RVW

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 226.3910**	**11,750 2,920**		**2,663,810 673,330**
0023	A 7.9440	11,550 2,660		91,750 21,130
0087	A 95.4420	12,450 3,560		1,188,250 339,770
0024	A 123.0050	11,250 2,540		1,383,810 312,430
RD:Road	A 2.8870	0 0		0 0
WO:Woods TOTAL	**A 17.8700**	**6,410 1,160**		**117,870 23,600**
0087	A 11.7560	7,000 1,670		82,290 19,630
0024	A 6.1140	5,820 650		35,580 3,970
Total Acres: 248.1480			TOTAL	2,791,680 706,930

VALUATION SUMMARY

VALUE YEAR		2023	2023	2022	2022	2020	2020	2020	2020
REASON FOR CHANGE		CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	MISC
APPRAISED VALUE	LAND	706,930	2,791,680	344,130	2,122,290	344,130	2,122,290	344,140	2,122,360
	IMPR	0	0	0	0	7,600	7,600	7,600	7,600
	TOTAL	706,930	2,791,680	344,130	2,122,290	351,730	2,129,890	351,740	2,129,960
ASSESSED VALUE	LAND	247,430	977,090	120,450	742,800	120,450	742,800	120,450	742,830
	IMPR	0	0	0	0	2,660	2,660	2,660	2,660
	TOTAL	247,430	977,090	120,450	742,800	123,110	745,460	123,110	745,490
POTENTIAL RECOUP		2022=29336.61, 2021=29408.13, 2020=24852.62: Total=83597.36							

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					

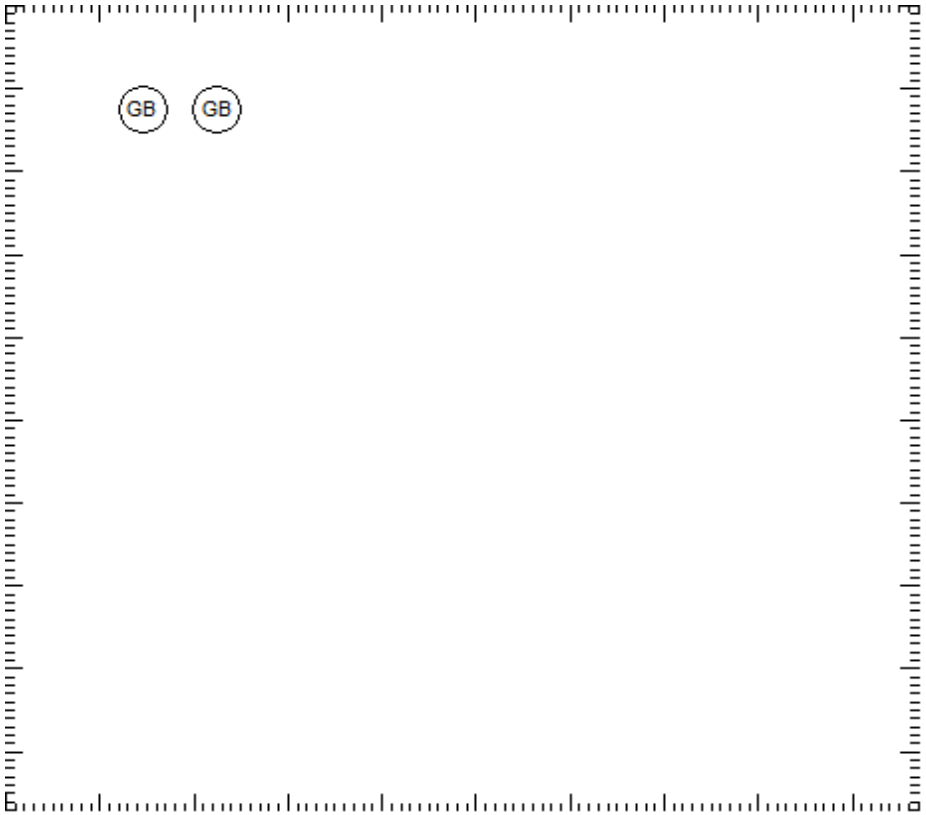
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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 Grain Bin	24	24x20	480	C		1970		F		85			0
2 Grain Bin	15	15x20	300	C		1980		F		78			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS

ASBESTOS SIDING

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☐ GRAVEL	☐ HIGH	☐ SEWER	☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
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☐ CURBS	☐ STANDARD	■ STANDARD		☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
8875 GARWICK RD

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 248.1480					TOTAL		2,791,680	706,930

VALUATION SUMMARY

VALUE YEAR		2017	2017	2017	2017				
REASON FOR CHANGE		CAUV	RAPP	CAUV	MISC				
APPRAISED VALUE	LAND	485,730	1,769,100	678,180	1,602,170				
	IMPR	7,600	7,600	8,700	8,700				
	TOTAL	493,330	1,776,700	686,880	1,610,870				
ASSESSED VALUE	LAND	170,010	619,190	237,360	560,760				
	IMPR	2,660	2,660	3,050	3,050				
	TOTAL	172,670	621,850	240,410	563,810				
POTENTIAL RECOUP		2022=29336.61, 2021=29408.13, 2020=24852.62: Total=83597.36							

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☐CONVERSION	☐ STUCCO
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☐ 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	☐	☐	☐	☐	☐

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FIREPLACES					

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HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
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X HALF BATH					
X FIXTURES					

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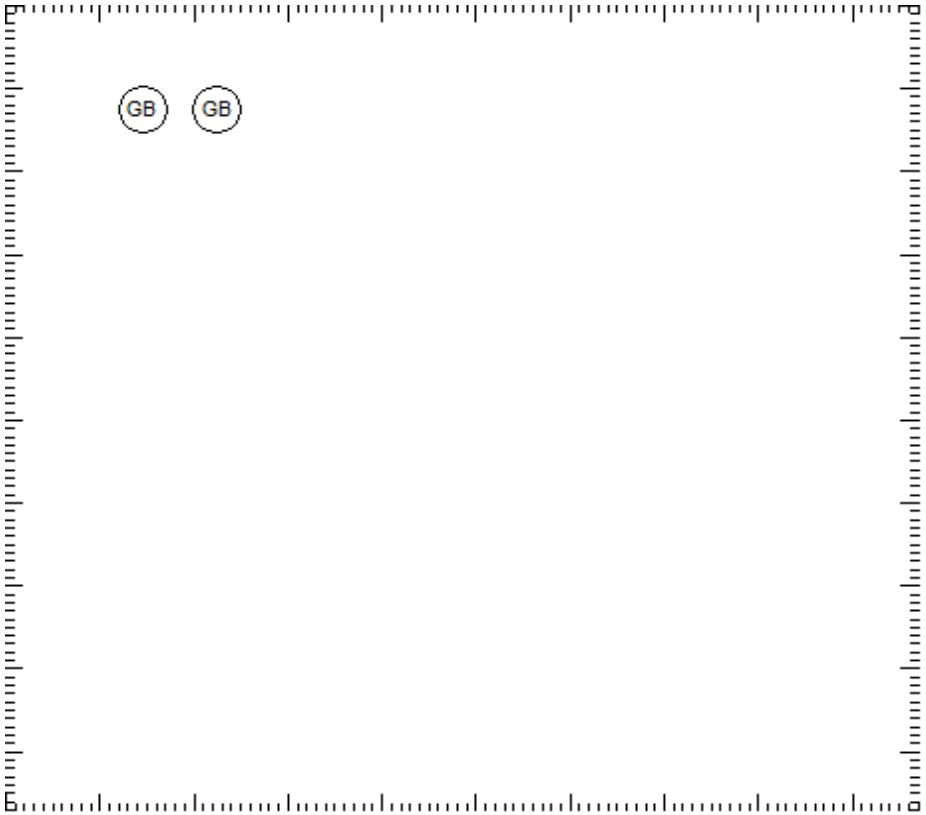
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

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