

CENTER TWP / CELINA SD

06-14-400-007

Property Class: 110

Neighborhood

009061-A100

Map: 08

Block:

Card: 42

Bk: Pg:

06-036100.0000

RR VALLEY FARMS LLC

RR VALLEY FARMS LLC

5424 WATKINS RD

SAINT HENRY, OH 45883

LEGAL INFORMATION

E 1/2 SE

RTS: 003-05-14

Acres:70.0000

QUALIFIED CREDITS: CAUV:

07010: 2023

| | 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 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | R VALLEY FARMS LLC | 5424 WATKINS RD | SAINT HENRY | OH | 45883 | 07/08/2020 | 4,285,300 | 4:WDC : 436 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | MATHEWS FARMS LTD | 6890 FAIR OAKS DR | CINCINNATI | OH | 45237-9295 | 12/28/1994 | 0 | : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: JO DATE: 12/01/2004 TIME: 10:22:06 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 | KUCK RD |
| <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=\$1,639.00, 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=\$103.32 |
| <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 | MATHEWS FARM LTD |

| LAND COMPUTATIONS | | | | | | |
|---------------------------|------------------|---------------|--------------|---|-------|------------------------|
| LAND TYPE | SIZE | M | RATE | C | INF | M VALUE C |
| CR:Crop Land TOTAL | A 68.8310 | 11,750 | 2,920 | | | 806,740 201,940 |
| 0023 | A 3.1620 | 11,550 | 2,660 | | | 36,520 8,410 |
| 0024 | A 39.4640 | 11,250 | 2,540 | | | 443,970 100,240 |
| 0087 | A 26.2050 | 12,450 | 3,560 | | | 326,250 93,290 |
| RD:Road | A 1.1690 | 0 | 0 | | | 0 0 |
| Total Acres: 70.0000 | | | | | TOTAL | 806,740 201,940 |

TY2022:Net Gen=\$1,639.00, Other Assessment=\$103.32
MATHEWS FARM LTD
TILLABLE

| VALUATION SUMMARY | | | | | | | |
|-----------------------|--|---------|--------|---------|---------|---------|--|
| VALUE YEAR | 2023 | 2023 | 2020 | 2020 | 2017 | 2017 | |
| REASON FOR CHANGE | CAUV | RAPP | CAUV | RAPP | CAUV | RAPP | |
| APPRAISED <u>LAND</u> | 201,940 | 806,740 | 99,330 | 614,020 | 147,920 | 572,230 | |
| VALUE <u>IMPR</u> | 0 | 0 | 0 | 0 | 0 | 0 | |
| <u>TOTAL</u> | 201,940 | 806,740 | 99,330 | 614,020 | 147,920 | 572,230 | |
| ASSESSED <u>LAND</u> | 70,680 | 282,360 | 34,770 | 214,910 | 51,770 | 200,280 | |
| VALUE <u>IMPR</u> | 0 | 0 | 0 | 0 | 0 | 0 | |
| <u>TOTAL</u> | 70,680 | 282,360 | 34,770 | 214,910 | 51,770 | 200,280 | |
| POTENTIAL RECOUP | 2022=8491.51, 2021=8512.22, 2020=7193.62: Total=24197.35 | | | | | | |

| 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"/> STUCCO <input type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE | | | | | | | | |
| <input type="checkbox"/> CONVERSION | | BUILDING TYPE | | | | | | | | | |
| <input type="checkbox"/> MOBILE HOME | | <input type="checkbox"/> BI/TR LEVEL | | | | | | | | | |
| <input type="checkbox"/> MOD/MAN | | <input type="checkbox"/> | | | | | | | | | |
| <input type="checkbox"/> | | | | | | | | | | | |
| 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"/> | | | | | |
| GEOTHERMAL | | <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 | | | | |
| BUILDING TYPE | | | | | | | | | | 000% | | | | |
| BSMT FINISH | | | | | | | | | | 0 S.F. | | | | |
| FIREPLACE # | | | | | | | | | | 0 | | | | |
| HEATING | | | | | | | | | | 0 S.F. | | | | |
| AIR COND | | | | | | | | | | 0 S.F. | | | | |
| PLUMBING # | | | | | | | | | | 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 | | | | | | | | | | | | | |

06-036100.0000

TOTAL 0

COMMENTS