

CENTER TWP / CELINA SD

06-23-200-003

Property Class: 110

Neighborhood

009061-A100

Map: 11

Block:

Card: 24

Bk: Pg:

06-051600.0000

LEGAL INFORMATION

N1/2 N1/2 NE NE

**QUALIFIED CREDITS: CAUV:
07010: 2023**

RTS: 003-05-23
Acres:10.0000

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

	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:	<input type="checkbox"/> TTO	LISTER: JO	DATE: 11/23/2004	TIME: 10:22:06 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 type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	KUCK RD COMMENT TY2022:Net Gen=\$238.04, Other Assessment=\$3.00 MATHEWS FARMS LTD TILLABLE

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 9.8540	11,750	2,920			115,770	29,130
0087	A 3.9660	12,450	3,560			49,380	14,120
0023	A .4680	11,550	2,660			5,410	1,240
0024	A 5.4200	11,250	2,540			60,980	13,770
RD:Road	A .1460	0	0			0	0
Total Acres: 10.0000					TOTAL	115,770	29,130

VALUATION SUMMARY							
VALUE YEAR	2023	2023	2020	2020	2017	2017	
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	
APPRAISED	29,130	115,770	14,430	88,110	24,190	88,390	
VALUE							
<u>LAND</u>	29,130	115,770	14,430	88,110	24,190	88,390	
<u>IMPR</u>	0	0	0	0	0	0	
<u>TOTAL</u>	29,130	115,770	14,430	88,110	24,190	88,390	
ASSESSED	10,200	40,520	5,050	30,840	8,470	30,940	
VALUE							
<u>LAND</u>	10,200	40,520	5,050	30,840	8,470	30,940	
<u>IMPR</u>	0	0	0	0	0	0	
<u>TOTAL</u>	10,200	40,520	5,050	30,840	8,470	30,940	
POTENTIAL RECOUP	2022=1215.70, 2021=1218.66, 2020=1029.89: Total=3464.25						

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"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>							
CTRL HEAT	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>							
CTRL A/C	<input type="checkbox"/>	<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													



06-051600.0000

TOTAL 0

COMMENTS