

Property Class: 110

Neighborhood
009071-A100

Map: 17
Block:
Card: 11

Bk: Pg:

DUBLIN TWP / PARKWAY SD

02-32-100-003

07-062200.0200

RDS FARMS LLC
RDS FARMS LLC
3083 SCHLEUCHER RD
CELINA, OH 45822

LEGAL INFORMATION
W 1/2 NW EX N PT

**QUALIFIED CREDITS: CAUV:
05605**

RTS: 002-04-32
Acres:76.5220

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RDS FARMS LLC	3083 SCHLEUCHER RD	CELINA	OH	45822	03/04/2016	849,400	WDC : 122	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CROSS VAN D	1119 ST RT 707	ROCKFORD	OH	45882	04/30/1990	109,100	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DA DATE: 01/25/2005 TIME: 11:34:49 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	ST RT 707
<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 TY2022:Net Gen=\$1,579.06, Other Assessment=\$48.46
<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	
<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	
<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	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
CR:Crop Land TOTAL	A 65.9570	11,750	2,920			783,570 202,470
0087	A 33.9060	12,450	3,560			422,130 120,710
0024	A 29.1540	11,250	2,540			327,980 74,050
0023	A 2.8970	11,550	2,660			33,460 7,710
RD:Road	A 1.4780	0	0			0 0
WO:Woods TOTAL	A 9.0870	6,267	1,030			58,590 10,750
0023	A 4.7140	5,980	770			28,190 3,630
0024	A .1800	5,820	650			1,050 120
0087	A 4.1930	7,000	1,670			29,350 7,000
Total Acres: 76.5220					TOTAL	842,160 213,220

VALUATION SUMMARY							
VALUE YEAR	2023	2023	2020	2020	2017	2017	
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	
APPRAISED <u>LAND</u>	213,220	842,160	105,630	641,050	160,500	604,800	
VALUE <u>IMPR</u>	0	0	0	0	0	0	
<u>TOTAL</u>	213,220	842,160	105,630	641,050	160,500	604,800	
ASSESSED <u>LAND</u>	74,630	294,760	36,970	224,370	56,180	211,680	
VALUE <u>IMPR</u>	0	0	0	0	0	0	
<u>TOTAL</u>	74,630	294,760	36,970	224,370	56,180	211,680	
POTENTIAL RECOUP	2022=8004.16, 2021=7879.32, 2020=7991.31: Total=23874.79						

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH												
<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	SUBTOTAL											0		
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0		
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%												
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.												
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0												
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.												
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.												
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0												
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0												
ACCOMMODATIONS								EXTRA FEATURES	0											
# OF ROOMS							SUBTOTAL	0												
BEDROOMS							GRADE FACTOR	%												
FIREPLACES							UNADJUSTED VALUE	0												
HEAT & AC	B	1	2	3	U		FACTOR	%												
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY													
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		SK											
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2													
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3													
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4													
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5													
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6													
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7													
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8													
PLUMBING			BASE		<input type="checkbox"/>		9													
X FULL BATH							10													
X HALF BATH							11													
X FIXTURES																				
TOTAL																		0		
COMMENTS																				

07-062200.0200

TOTAL 0

COMMENTS