

LIBERTY TWP / PARKWAY SD

04-03-100-003

Property Class: 110

Neighborhood

009301-A100

Map:

Block:

Card:

Bk:

Pg:

30-003800.0000

LEGAL INFORMATION

S 1/2 NW

QUALIFIED CREDITS: CAUV: 05796

RTS: 001-05-03  
Acres:80.0000

KFS FARMS LLC  
KFS FARMS LLC  
1630 STATE ROUTE 707  
ROCKFORD, OH 45882

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KFS FARMS LLC	1630 STATE ROUTE 707	ROCKFORD	OH	45882	08/27/2021	840,000	WDC : 716	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WEINMAN JAMES F	2980 W HUME RD	LIMA	OH	45806	10/22/2014	0	QCE : X : 0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	WEINMAN JAMES F & SHIRLEY	3079 CANTERBURY DR	LIMA	OH	45805	10/28/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature  TTO LISTER: CG DATE: 11/13/2003 TIME: 10:20:05 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	TAMA 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=\$1,445.74, 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=\$24.00
<input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	TILLABLE

LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
<b>CR:Crop Land TOTAL</b>	<b>A 61.4970 (2.7950)</b>	<b>11,370</b>	<b>2,682</b>			<b>743,530</b>	<b>176,110</b>	
0024	A 3.1090	11,250	2,540			34,980	7,900	
0013 CY18	A 16.9180 (0.0560)	10,950	2,350			185,870	39,770	
0087 CY18	A 23.2910 (2.5770)	12,450	3,560			322,060	83,510	
0074	A 4.2220	11,400	2,500			48,130	10,560	
0039 CY18	A 13.9570 (0.1620)	10,800	2,460			152,490	34,370	
RD:Road	A 1.8130	0	0			0	0	
<b>WO:Woods TOTAL</b>	<b>A 13.8950</b>	<b>6,825</b>	<b>1,565</b>			<b>97,210</b>	<b>23,170</b>	
0039	A .1510	6,650	1,460			1,000	220	
Total Acres: 80.0000 (Conservation:2.7950 @ 230)						TOTAL	840,740	199,280

TY2022:Net Gen=\$1,445.74, Other Assessment=\$24.00  
TILLABLE  
DE17 CRP LAND 2.8 AC

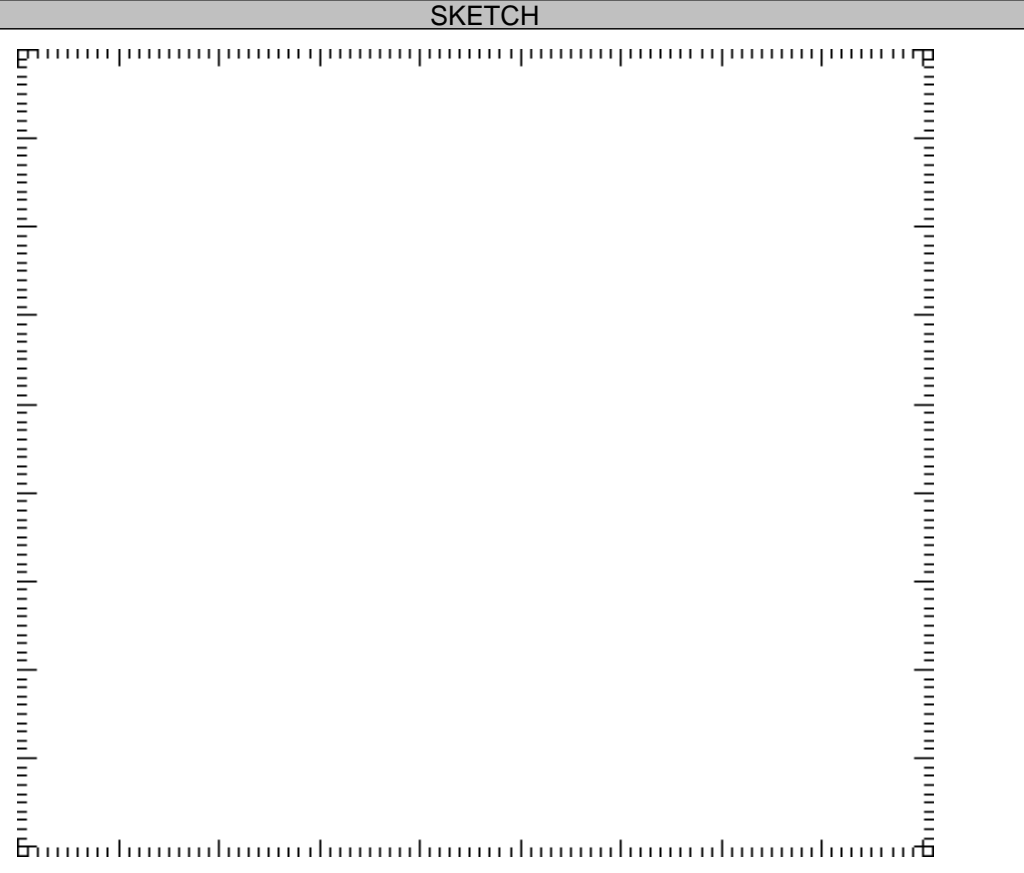
VALUATION SUMMARY								
VALUE YEAR	2023	2023	2020	2020	2018	2018	2018	2018
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	CAUV	MISC
APPRAISED	199,280	840,740	93,630	640,130	178,630	652,290	186,920	652,290
VALUE	0	0	0	0	0	0	0	0
	TOTAL	199,280	840,740	93,630	640,130	178,630	652,290	652,290
ASSESSED	69,750	294,260	32,770	224,050	62,520	228,300	65,420	228,300
VALUE	0	0	0	0	0	0	0	0
	TOTAL	69,750	294,260	32,770	224,050	62,520	228,300	228,300
POTENTIAL RECOUP	2022=8438.47, 2021=8310.98, 2020=8425.86: Total=25175.31							

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				
<b>BUILDING TYPE</b>	<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"/>
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"/>
GEO THERMAL	<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"/>
<b>PLUMBING</b>					<b>BASE</b> <input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

<b>SUBTOTAL</b>		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
<b>SUBTOTAL</b>		0
GRADE FACTOR		%
<b>UNADJUSTED VALUE</b>		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													

30-003800.0000

TOTAL 0

**COMMENTS**

Property Class: 110

Neighborhood  
009301-A100

Map:  
Block:  
Card:

Bk: Pg:

LIBERTY TWP / PARKWAY SD

04-03-100-003

30-003800.0000

**KFS FARMS LLC**  
KFS FARMS LLC  
1630 STATE ROUTE 707  
ROCKFORD, OH 45882

**LEGAL INFORMATION**

S 1/2 NW

RTS: 001-05-03  
Acres:80.0000

**QUALIFIED CREDITS: CAUV:  
05796**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KFS FARMS LLC	1630 STATE ROUTE 707	ROCKFORD	OH	45882	08/27/2021	840,000	WDC : 716	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WEINMAN JAMES F	2980 W HUME RD	LIMA	OH	45806	10/22/2014	0	QCE : X : 0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	WEINMAN JAMES F & SHIRLEY	3079 CANTERBURY DR	LIMA	OH	45805	10/28/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature  TTO LISTER: CG DATE: 11/13/2003 TIME: 10:20:05 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

- 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

TAMA RD  
COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
0087	A 13.7440	7,000	1,670			96,210	22,950	
Total Acres: 80.0000 (Conservation:2.7950 @ 230)						TOTAL	840,740	199,280

VALUATION SUMMARY

VALUE YEAR	2017	2017						
REASON FOR CHANGE	CAUV	RAPP						
APPRaised	186,920	652,290						
VALUE	0	0						
	TOTAL	186,920	652,290					
ASSESSED	65,420	228,300						
VALUE	0	0						
	TOTAL	65,420	228,300					
POTENTIAL RECOUP	2022=8438.47, 2021=8310.98, 2020=8425.86: Total=25175.31							

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																			
<b>BUILDING TYPE</b>			<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																			
<b>ROOFING</b>		<b>ROOF TYPE</b>																				
<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																				
<b>FLOORS</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>SUBTOTAL</b>											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														
<b>INT. FINISH</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	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														
<b>ACCOMMODATIONS</b>								EXTRA FEATURES	0													
# OF ROOMS							<b>SUBTOTAL</b>	0														
BEDROOMS							GRADE FACTOR	%														
FIREPLACES							<b>UNADJUSTED VALUE</b>	0														
HEAT & AC	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>		<b>FACTOR</b>	%														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>OCCUPANCY</b>		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING			SK												
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1															
ELECTRIC	<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"/>		3															
FLR/WALL	<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"/>		5															
GEO THERMAL	<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"/>		7															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8															
PLUMBING			<b>BASE</b>		<input type="checkbox"/>		9															
X FULL BATH							10															
X HALF BATH							11															
X FIXTURES																						
30-003800.0000																				<b>TOTAL</b>		0
<b>COMMENTS</b>																						