

Property Class: 110

Neighborhood
009311-A140

Map: 18

Block:

Card: 14

Bk: Pg:

MARION TWP / MARION SD

12-27-300-001

31-064100.0000

KH FARMS LLC
KH FARMS LLC
13699 RHYNARD FINK RD
ROSSBURG, OH 45362

LEGAL INFORMATION
E SIDE NW & PT W 1/2 SW

QUALIFIED CREDITS: CAUV:
06904: 2022

RTS: 003-07-27
Acres:55.2160

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KH FARMS LLC	13699 RHYNARD FINK RD	ROSSBURG	OH	45362	08/12/2021	195,000	2:WDC : 655	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HARTINGS RONALD E &	1829 HARTINGS RD	MARIA STEIN	OH	45860	11/04/1997	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JO DATE: 02/04/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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	1829 HARTING RD, MARIA STEIN COMMENT MMH Parcel:31-700012.M000 TY2022:Net Gen=\$906.14, Other Assessment=\$15.92 DE15 COR BSMNT AREA, ADD FULL BATH, A/C PER DATA MAILER DE15 RMV GB VALUE PER ODT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
CR:Crop Land TOTAL	A 54.7270	10,913	2,306			605,030 133,610
0021	A 1.2260	11,550	2,660			14,160 3,260
0053	A 1.1730	11,250	3,000			13,200 3,520
0097	A 1.2980	9,750	1,230			12,660 1,600
0071	A 11.6770	9,150	1,050			106,840 12,260
0087	A 16.2980	12,450	3,560			202,910 58,020
0072	A 4.5680	10,350	1,750			47,280 7,990
0022	A 18.4850	11,250	2,540			207,960 46,950
0023	A .0020	11,550	2,660			20 10
Total Acres: 55.2160					TOTAL	605,030 133,610

VALUATION SUMMARY									
VALUE YEAR	2023	2023	2021	2021	2020	2020	2019	2019	
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	MISC	
APPRAISED VALUE	LAND	133,610	605,030	63,160	552,690	122,120	944,410	188,260	925,940
	IMPR	0	0	0	0	119,100	119,100	102,300	102,300
	TOTAL	133,610	605,030	63,160	552,690	241,220	1,063,510	290,560	1,028,240
ASSESSED VALUE	LAND	46,760	211,760	22,110	193,440	42,740	330,540	65,890	324,080
	IMPR	0	0	0	0	41,690	41,690	35,810	35,810
	TOTAL	46,760	211,760	22,110	193,440	84,430	372,230	101,700	359,890
POTENTIAL RECOUP	2022=7021.75, 2021=7136.43, 2020=7124.37: Total=21282.55								

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<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	
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<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
RD:Road	A .4890		0	0			0	0
Total Acres: 55.2160					TOTAL		605,030	133,610

VALUATION SUMMARY

VALUE YEAR	2017	2017						
REASON FOR CHANGE	CAUV	RAPP						
APPRAISED	191,440	947,520						
VALUE	102,300	102,300						
	<u>TOTAL</u>	1,049,820						
ASSESSED	67,000	331,630						
VALUE	35,810	35,810						
	<u>TOTAL</u>	367,440						
POTENTIAL RECOUP	2022=7021.75, 2021=7136.43, 2020=7124.37: Total=21282.55							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH																																																																																																																																																																																														
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CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0																																																																																																																																																																																														
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