

Property Class: 111

Neighborhood  
009311-A140

Map:  
Block:  
Card:

Bk: Pg:

MARION TWP / MARION SD

12-27-100-006



31-064100.0700

**KH FARMS LLC**  
KH FARMS LLC  
13699 RHYNARD FINK RD  
ROSSBURG, OH 45362  
Created in 2021 From 31-064100.0000 due to Split

**LEGAL INFORMATION**  
PT SW NW

RTS: 003-07-27  
Acres:23.3710

**QUALIFIED CREDITS: CAUV:**  
**06904: 2022**

	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	300,000	WDC : 656	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HARTINGS RONALD E &	1829 HARTING RD	MARIA STEIN	OH	45860	07/14/2021	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 04/11/2023 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

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 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 <b>COMMENT</b> TY2022:Net Gen=\$2,289.36, Other Assessment=\$0.00 DE23 DWLG ADDTN 2012, ADD OFF, RMDL YEAR; DESKTOP RVW

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
<b>CR:Crop Land TOTAL</b>	<b>A 22.1050</b>	<b>10,650</b>	<b>2,095</b>			<b>239,460 50,560</b>
0087	A 6.8130	12,450	3,560			84,820 24,250
0097	A .7800	9,750	1,230			7,610 960
0071	A 7.7250	9,150	1,050			70,680 8,110
0022	A 6.7870	11,250	2,540			76,350 17,240
HS:Home Site	A 1.0000	30,900	30,900			30,900 30,900
RD:Road	A .2660	0	0			0 0
Total Acres: 23.3710					TOTAL	270,360 81,460

VALUATION SUMMARY					
VALUE YEAR	2023	2023	2021	2021	
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	
APPRAISED <u>LAND</u>	81,460	270,360	40,490	235,250	
VALUE <u>IMPR</u>	308,100	308,100	119,100	119,100	
<u>TOTAL</u>	389,560	578,460	159,590	354,350	
ASSESSED <u>LAND</u>	28,510	94,630	14,170	82,340	
VALUE <u>IMPR</u>	107,840	107,840	41,690	41,690	
<u>TOTAL</u>	136,350	202,470	55,860	124,030	
POTENTIAL RECOUP	2022=2793.86, 2021=2839.50, 2020=2834.70: Total=8468.06				



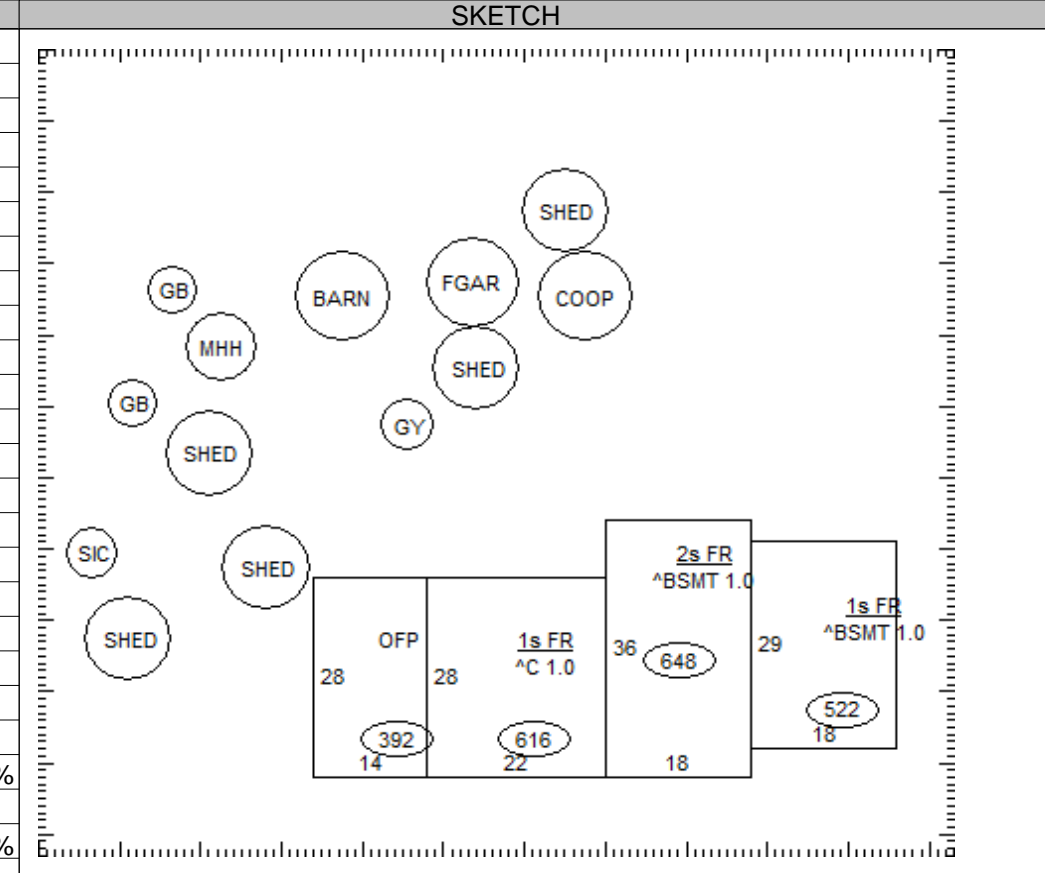


OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> 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"/>
GEOHERMAL	<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					

<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 MH Hookup	SV*	14x70	980	C		1974		A	4,000				4,000
2 Grain Bin	12	12x18	216	C		1970		A		85			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

31-064100.0700 \* Value Override Item TOTAL 4,000

COMMENTS