

UNION TWP / PARKWAY SD

03-09-100-004

AGR DISTRICT: UNI03:1988:2023

QUALIFIED CREDITS: CAUV:
06618: 2021

Property Class: 111

Neighborhood
009401-A100

Map: 09

Block:

Card: 07

Bk: Pg:

40-014600.0000

EIGHTMILE CREEK PROPERTIES LLC

EIGHTMILE CREEK PROPERTIES LLC

9133 DRURY LN

CELINA, OH 45822

LEGAL INFORMATION

N SD S 1/2 NW

RTS: 003-04-09

Acres:37.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	EIGHTMILE CREEK	9133 DRURY LN	CELINA	OH	45822	11/30/2020	323,500	WDC : 887	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HESSLER LAURIE LYNNE	400 HARMAN AVE	DAYTON	OH	45419	01/03/2013	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	DUTTON KENNETH	12235 DUTTON RD	ROCKFORD	OH	45882	02/07/1991	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: AE DATE: 07/21/2004 TIME: 02:55:54 PM 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	12348 DUTTON RD, ROCKFORD
<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=\$688.34, 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=\$70.74
<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 32.7060	11,425	2,687			379,980	91,700	
0021	A 14.1150	11,550	2,660			163,030	37,550	
0023	A .0280	11,550	2,660			320	70	
0087	A 8.9060	12,450	3,560			110,880	31,710	
0046	A 1.3830	11,400	2,950			15,770	4,080	
0072	A 3.4480	10,350	1,750			35,690	6,030	
0022	A 4.8260	11,250	2,540			54,290	12,260	
RD:Road	A .1490	0	0			0	0	
WO:Woods TOTAL	A 4.1450	6,136	984			24,830	3,250	
Total Acres: 37.0000					TOTAL	404,810	94,950	

VALUATION SUMMARY

VALUE YEAR	2023	2023	2020	2020	2017	2017		
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP		
APPRAISED	94,950	404,810	46,820	308,100	70,100	287,730		
VALUE	IMPR	0	0	0	0	0		
	TOTAL	94,950	404,810	46,820	308,100	70,100	287,730	
ASSESSED	LAND	33,230	141,680	16,390	107,840	24,540	100,710	
VALUE	IMPR	0	0	0	0	0	0	
	TOTAL	33,230	141,680	16,390	107,840	24,540	100,710	
POTENTIAL RECOUP	2022=3840.27, 2021=3815.65, 2020=3870.64: Total=11526.56							

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LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
0087	A .1210		7,000	1,670			850	200
0022	A .5490		5,820	650			3,200	360
0021	A 3.4150		5,980	770			20,420	2,630
0046	A .0590		5,900	1,060			350	60
0023	A .0010		5,980	770			10	0
Total Acres: 37.0000						TOTAL	404,810	94,950

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL	POTENTIAL RECOUP
										2022=3840.27, 2021=3815.65, 2020=3870.64: Total=11526.56

