

JACKSON TOWNSHIP / NORTH UNION LSD

014-00-00-049.000

Property Class: 111

Neighborhood

1359135

Map:

Block:

Card:

Bk:

Pg:

13-0013023.0000

Ceres Farms LLC

31578 OSBORNE RD
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 3473 SPLIT AC TO BE
201505110003535 SV 10-125
Acres:18.6890

QUALIFIED CREDITS: CAUV:
15038: 1983 (02/21/2023)

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Ceres Farms LLC	806 HOWARD ST	SOUTH BEND	IN	46617-1478	05/11/2015	4,950,000	11:WDC : 517:18.6890	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Carpenter Richard D TNN: Re-recordeing - corrected prior inst. ref. TT	33125 ST RT 37	RICHWOOD	OH	43344	05/07/2015	0	TNN : 9999:18.6890	<input type="checkbox"/>	<input type="checkbox"/>
3	CARPENTER RICHARD D	33125 ST RT 37	RICHWOOD	OH	43344-9729	03/02/2011	0	5:EX : 9118:18.6890	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: LK DATE: 02/05/2007 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

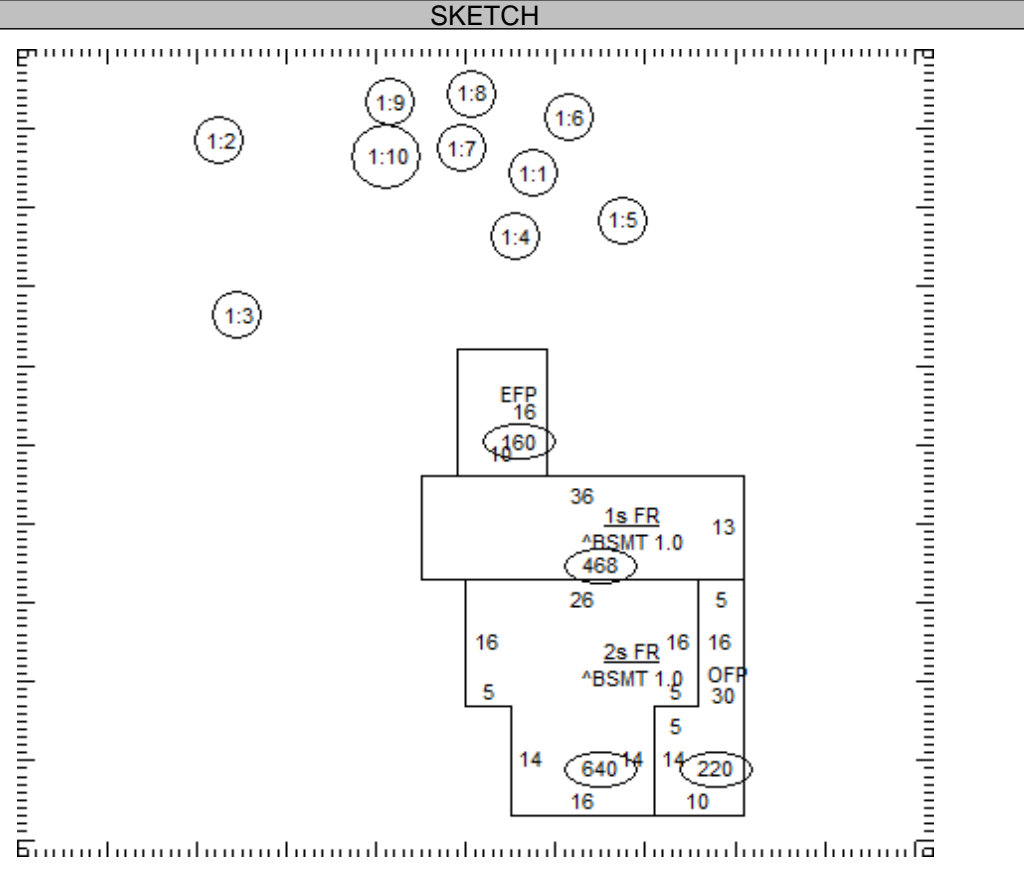
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> 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	31578 OSBORNE RD, RICHWOOD 43344

LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
CR:Crop TOTAL	A 17.2935		7,250	2,200		125,380	34,310	
WE	A 1.1773		7,250	2,450		8,540	2,880	
Blg1A1	A 16.1162		7,250	1,950		116,840	31,430	
HS:Homesite	A 1.0000		23,400	0		23,400	0	
ROW:Right of Way/Road	A .3955		0	0		0	0	
Total Acres: 18.6890						TOTAL	148,780	34,310

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2023 (45.27)	2023 (45.27)	2022 (45.32)	2022 (45.32)	2021 (49.42)
REASON FOR CHANGE	CAUV	MISC	CAUV	RAPP	CAUV
APPRAISED VALUE	LAND	57,710	148,780	57,710	148,780
	IMPR	163,970	163,970	163,970	129,450
	TOTAL	221,680	312,750	221,680	178,190
ASSESSED VALUE	LAND	20,200	52,070	20,200	52,070
	IMPR	57,390	57,390	57,390	45,310
	TOTAL	77,590	109,460	77,590	62,370
NET GENERAL		3,196.34	3,196.34	3,199.68	2,806.70

COMMENT
 TY2023:Net Gen=\$3,196.34, Other Assessment=\$0.00
 Ceres Farms LLC
 02-split of 1.311 ac from 13-13023.000 & .788 ac.from 13-13025.000 going to 13-13023.100 = 2.0990ac.
 09/06/06 - Rmvd 2.5% reduction due to being rcvd on parcel #130010003000. WDB
 MOVE EFP, INCREASE SIZE OF PB, ADD MH(APPEARS TO BE USED AS A BUSINESS)RMV 2 BARNS, LEAN TO, FEEDER& 5 GRAIN BINS, ADD 7 GRAIN BINS
 2015 RMV Grain Bin
 '16 - CAUV initial rec'd by Ceres Farms LLC -ab
 2019REVAL RMVD ALL OBs EXCEPT PBs AND 8 GR BINS. CRRCTD EFP MSMT. ADDED EXTERIOR & ROOF TYPE INFO., (Mod SM:)65

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1108	FR	210,010
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	2ND	640	FR	36,400
BUILDING TYPE			<input checked="" 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 checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP				
<input checked="" 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"/>	<input type="checkbox"/>	
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CARPET	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCOMMODATIONS							
# OF ROOMS		3	2				
BEDROOMS		2	2				
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"/>	<input type="checkbox"/>	
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	
ELECTRIC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
GEOHERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING		BASE		<input checked="" type="checkbox"/>			
X FULL BATH		1					
X HALF BATH							
X FIXTURES							
				BSMT	1108		15,960
				SUBTOTAL			262,370
				MULTI-FAMILY #	0		0
				BUILDING TYPE	100%		0
				BSMT FINISH	0 S.F.		0
				FIREPLACE #	0		0
				HEATING	0 S.F.		0
				AIR COND	0 S.F.		0
				PLUMBING #	3		3,600
				GARAGES & CARPORTS			0
				EXTRA FEATURES			6,170
				SUBTOTAL			272,140
				GRADE FACTOR			80 %
				UNADJUSTED VALUE			217,710
				FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,748	D		1920	1972	A	217,710	59	89,260		113,360
1 Grain Bin PP		30x18	540	C		1975		A		48			0
2 PoleBld<2021		54x80	4,320	C	10.00	1974		A	43,200	48	22,460		22,460
3 PoleBld<2021		54x98	5,292	C	9.50	1981		A	50,270	44	28,150		28,150
4 Grain Bin PP		22x34	748	C		1975		F		54			0
5 Grain Bin PP		22x23	506	C		1975		F		54			0
6 Grain Bin PP		20x22	440	C		1975		F		54			0
7 Grain Bin PP		20x28	560	C		1975		F		54			0
8 Grain Bin PP		46x50	2,300	C		1975		F		54			0
9 Grain Bin PP		46x46	2,116	C		1975		F		54			0
10 Grain Bin PP		22x28	616	C		1975		F		54			0
11													

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TOTAL 163,970

COMMENTS

CARD 2 13-13-23/01 CHG PHY DPR PER REVIEW 92 || CARD 2 OBS ONLY 2001-ADD NC GRAIN BINS (3)
 >>OB Features: 1.2 <Electrical>
 (220SF OFP=\$2,640),(160SF EFP=\$3,530)
 Dwelling has an Economic Factor of 127%
 2023=1312.90, 2022=1314.27, 2021=1161.02: Total=3788.19

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VMS 3473 SPLIT AC TO BE
201505110003535 SV 10-125
Acres:18.6890

**QUALIFIED CREDITS: CAUV:
15038: 1983 (02/21/2023)**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
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2	Carpenter Richard D TNN: Re-recordeing - corrected prior inst. ref. TT	33125 ST RT 37	RICHWOOD	OH	43344	05/07/2015	0	TNN : 9999:18.6890	<input type="checkbox"/>	<input type="checkbox"/>
3	CARPENTER RICHARD D	33125 ST RT 37	RICHWOOD	OH	43344-9729	03/02/2011	0	5:EX : 9118:18.6890	<input type="checkbox"/>	<input type="checkbox"/>

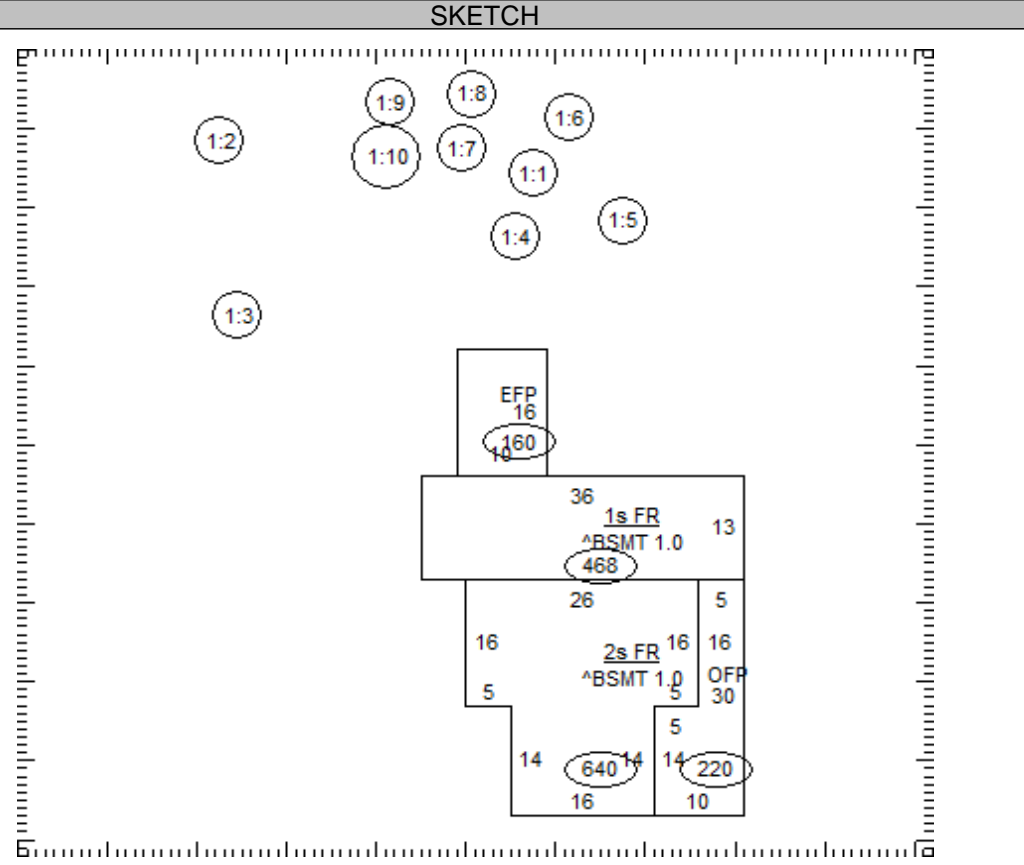
X: TTO LISTER: LK DATE: 02/05/2007 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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	31578 OSBORNE RD, RICHWOOD 43344 COMMENT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 18.6890					TOTAL	148,780 34,310

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2021 (49.42)	2020 (49.36)	2020 (49.36)	2019 (49.69)	2019 (49.69)
REASON FOR CHANGE	MISC	CAUV	MISC	CAUV	RAPP
APPRAISED VALUE	LAND 122,450	48,740	122,450	48,740	122,450
	IMPR 129,450	129,450	129,450	129,450	129,450
	TOTAL 251,900	178,190	251,900	178,190	251,900
ASSESSED VALUE	LAND 42,860	17,060	42,860	17,060	42,860
	IMPR 45,310	45,310	45,310	45,310	45,310
	TOTAL 88,170	62,370	88,170	62,370	88,170
NET GENERAL	2,806.70	2,803.18	2,803.18	2,821.82	2,821.82

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				
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				



SUBTOTAL			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
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			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													

13-0013023.0000

TOTAL 0

COMMENTS

13-0013023.0000

Ceres Farms LLC

31578 OSBORNE RD
RICHWOOD, OH 43344

LEGAL INFORMATION

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201505110003535 SV 10-125
Acres:18.6890

QUALIFIED CREDITS: CAUV:
15038: 1983 (02/21/2023)

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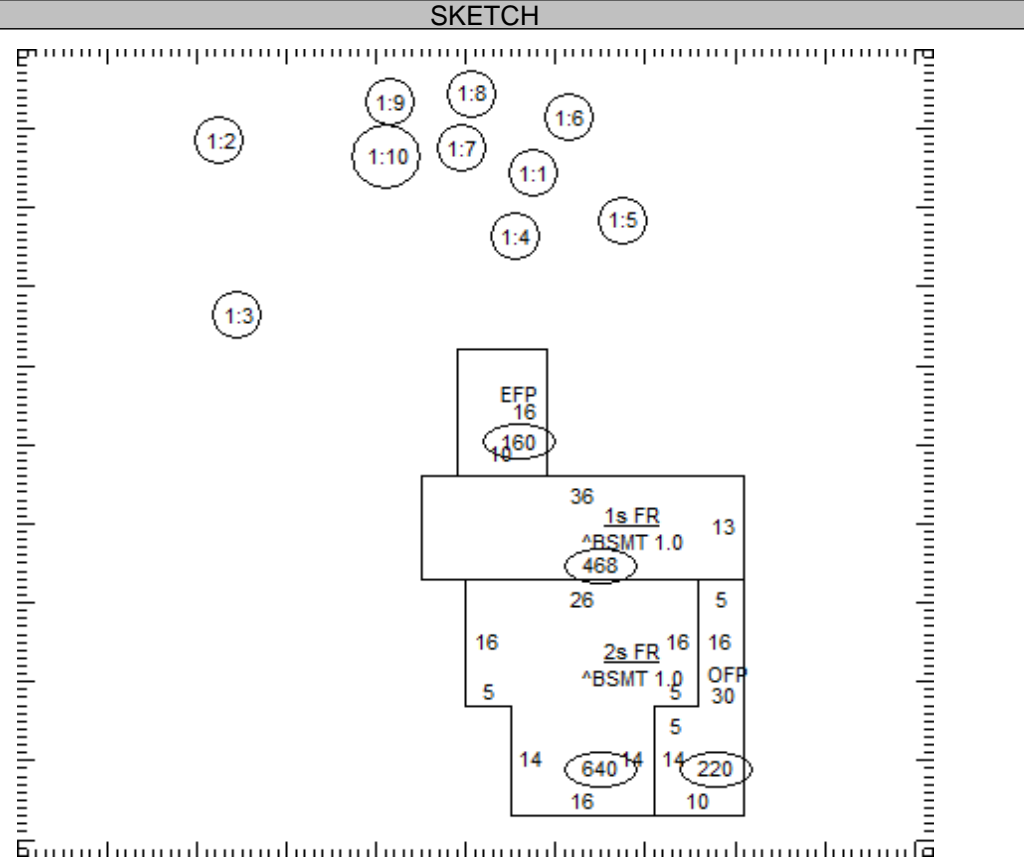
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	31578 OSBORNE RD, RICHWOOD 43344 COMMENT
<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	
<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 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
Total Acres: 18.6890					TOTAL	148,780	34,310

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2018 (50.99)	2018 (50.99)	2017 (47.03)	2017 (47.03)	2016 (48.24)
REASON FOR CHANGE	CAUV	MISC	CAUV	MISC	CAUV
APPRAISED VALUE	LAND 59,380	106,930	59,380	106,930	59,380
	IMPR 87,510	87,510	87,510	87,510	87,510
	TOTAL 146,890	194,440	146,890	194,440	146,890
ASSESSED VALUE	LAND 20,780	37,430	20,780	37,430	20,780
	IMPR 30,630	30,630	30,630	30,630	30,630
	TOTAL 51,410	68,060	51,410	68,060	51,410
NET GENERAL	2,387.06	2,387.06	2,181.06	2,181.06	2,235.56

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				
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	
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"/>	
GEOTHERMAL		<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							
SUBTOTAL							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
SUBTOTAL							0
GRADE FACTOR							%
UNADJUSTED VALUE							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													

13-0013023.0000

TOTAL 0

COMMENTS

JACKSON TOWNSHIP / NORTH UNION LSD

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Neighborhood

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Block:

Card:

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13-0013023.0000

Ceres Farms LLC

31578 OSBORNE RD
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 3473 SPLIT AC TO BE
201505110003535 SV 10-125
Acres:18.6890

QUALIFIED CREDITS: CAUV:
15038: 1983 (02/21/2023)

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Ceres Farms LLC	806 HOWARD ST	SOUTH BEND	IN	46617-1478	05/11/2015	4,950,000	11:WDC : 517:18.6890	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Carpenter Richard D TNN: Re-recordeing - corrected prior inst. ref. TT	33125 ST RT 37	RICHWOOD	OH	43344	05/07/2015	0	TNN : 9999:18.6890	<input type="checkbox"/>	<input type="checkbox"/>
3	CARPENTER RICHARD D	33125 ST RT 37	RICHWOOD	OH	43344-9729	03/02/2011	0	5:EX : 9118:18.6890	<input type="checkbox"/>	<input type="checkbox"/>

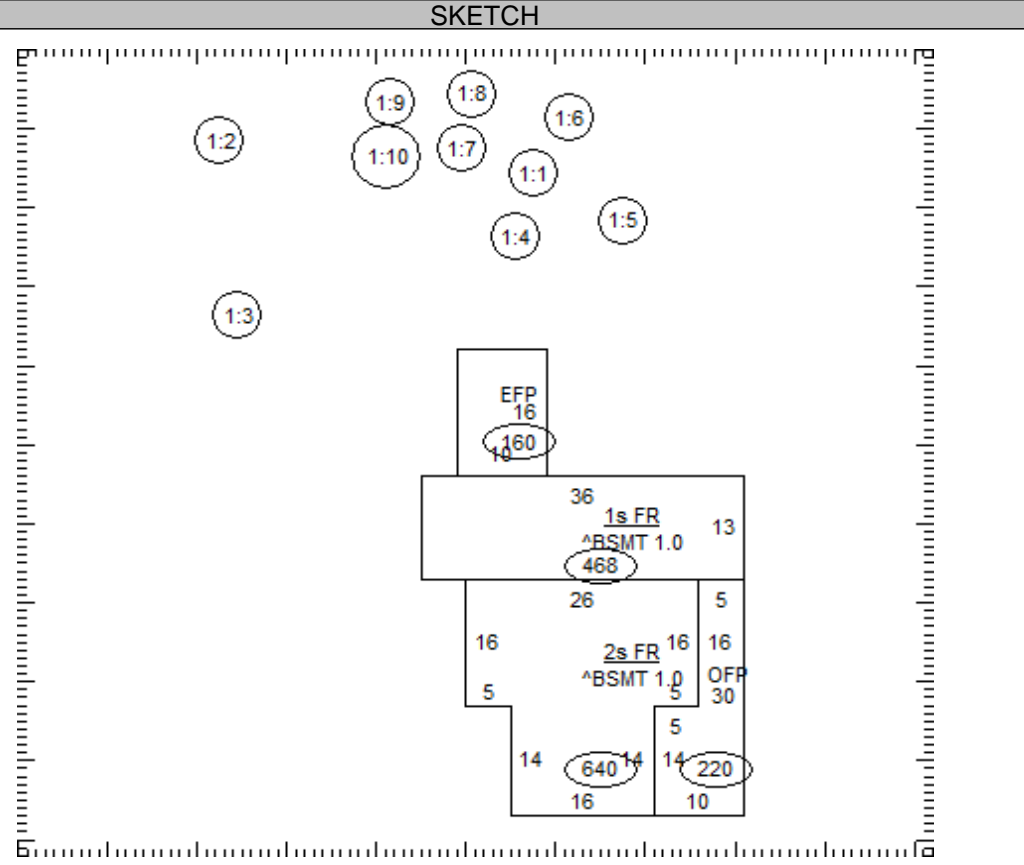
X: TTO LISTER: LK DATE: 02/05/2007 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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	31578 OSBORNE RD, RICHWOOD 43344 COMMENT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 18.6890					TOTAL	148,780 34,310

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2016 (48.24)	2015 (49.88)	2015 (49.88)	2014 (50.33)	2014 (50.33)
REASON FOR CHANGE	RAPP	CAUV	RPER	CAUV	MISC
APPRAISED VALUE	LAND 106,930	55,810	91,680	55,810	91,680
	IMPR 87,510	79,110	79,110	158,830	158,830
	TOTAL 194,440	134,920	170,790	214,640	250,510
ASSESSED VALUE	LAND 37,430	19,530	32,090	19,530	32,090
	IMPR 30,630	27,690	27,690	55,590	55,590
	TOTAL 68,060	47,220	59,780	75,120	87,680
NET GENERAL	2,235.56	2,123.80	2,123.80	3,409.00	3,409.00

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				
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	
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"/>	
GEOTHERMAL		<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							
SUBTOTAL							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
SUBTOTAL							0
GRADE FACTOR							%
UNADJUSTED VALUE							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													

13-0013023.0000

TOTAL 0

COMMENTS

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Ceres Farms LLC

31578 OSBORNE RD
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 3473 SPLIT AC TO BE
201505110003535 SV 10-125
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STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	31578 OSBORNE RD, RICHWOOD 43344 COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<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"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

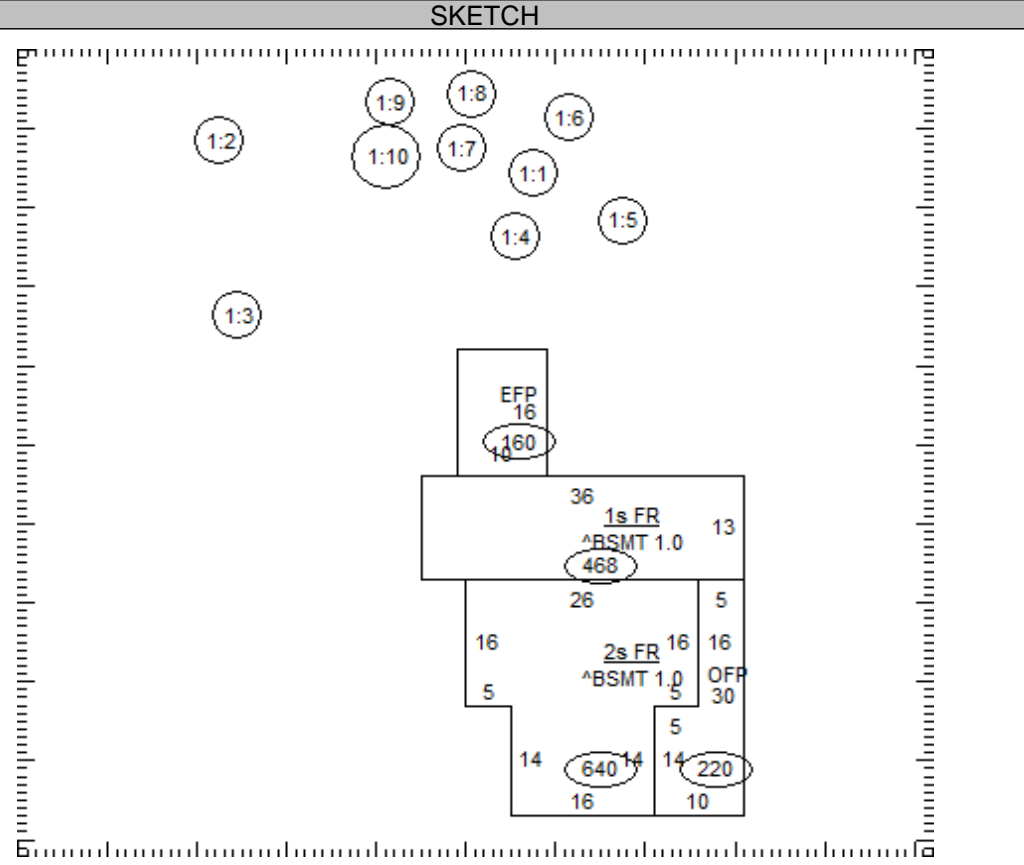
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 18.6890					TOTAL	148,780	34,310	

VALUATION SUMMARY

VALUE YEAR (EFF RATE)	2013 (51.10)	2013 (51.10)			
REASON FOR CHANGE	CAUV	RAPP			
APPRaised	LAND	55,810	91,680		
VALUE	IMPR	158,830	158,830		
	TOTAL	214,640	250,510		
ASSESSED	LAND	19,530	32,090		
VALUE	IMPR	55,590	55,590		
	TOTAL	75,120	87,680		
NET GENERAL		3,460.78	3,460.78		

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				
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				



SUBTOTAL			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
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			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													

13-0013023.0000

TOTAL 0

COMMENTS