

13-0017014.0010

Hoffman Cory , Hoffman Renee

LEGAL INFORMATION

31480 GREENVILLE TREATY LINE ROAD  
 RICHWOOD, OH 43344

VMS 10195  
 201708240006944  
 Acres:2.0200

Created in 2017 From 13-0017014.0000 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	Hoffman Cory & Renee Hoffman 2017 Split - see notes. TT	31450 GREENVILLE	RICHWOOD	OH	43344	08/24/2017	0	EX : 9542:2.0200		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	MSRN Hoffman Farms LLC	31450 GREENVILLE	RICHWOOD	OH	43344	12/19/2013	0	20:EX : 9800:70.7500		<input type="checkbox"/>	<input type="checkbox"/>
3							0	0		<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: EY DATE: 04/17/2019 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	31480 GREENVILLE TREATY LINE ROAD, RICHWOOD 43344

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Homesite	AC:1	23400				23,400 0
ROW:Right of Way/Road	AC:0.0717	0				0 0
SM:Small Acres	AC:0.9483	8450				8,010 0
Total Acres: 2.0200					TOTAL	31,410 0

COMMENT  
 Hoffman , Cory  
 Hoffman , Renee  
 (Completed= 2)  
 92 ac dec due to mapping 02 Dewey & Patricia Hall 1/5 int., Paul Hoffman Jr & Sheryl Hoffman 1/5 int., Donald & Deborah Williams 1/5 int., Michael & Karen Hoffman 1/5 int., Richard & Nancy Hoffman 1/5 int. 02 Michael & Karen Hoffman along with Richard & Nancy Hoffman bought Don & Deb Williams 1/5, Dewey & Patricia Hall 1/5, & Paul Jr. & Sheryl Hoffman 1/5 int. 08-TALKED TO MICHAEL HUFFMAN WANTS TO LEAVE THESE PARCELS SEPERATED 13-00017014.000 - 50.00 AC. AND 13-0017004.000- 50.00 AC 2013 Correction - Error in acreage has been found from 1980's. This parcel should be 70.7500 acres and 13-0017004.0000 should be 30.8500 acres. TN RMV 3 PB'S, 3 SHEDS, 2 FEEDERS, ADD 2 LEAN TO'S, 3 PB'S, 7 GRAIN BINS, 2 NV GRAIN BINS, 1 NV SHED  
 2015 RMV Grain Bin 2017 Split - 2.020 acres split - split from 13-0017014.0000 - vacant - No TIF - SA: 071 Landon Patton Ditch - 201708240006944 TT 2018 Add dwelling 70% complete by 1/1/18. DLP '18 - Removed CAUV -ab  
 2019 REVAL CHNGD 2.DSFR/AGFF TO

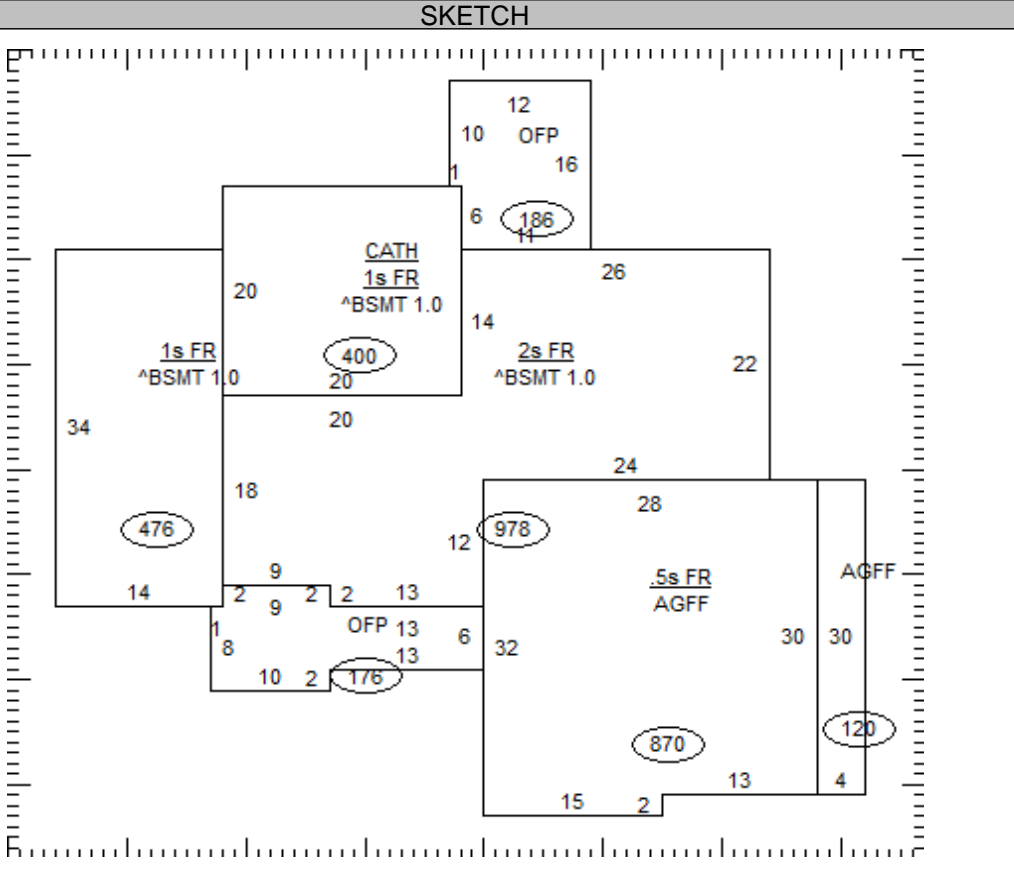
VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2024 (45.93)	2023 (45.27)	2022 (45.32)	2021 (49.42)	2020 (49.36)
REASON FOR CHANGE	MISC	MISC	RAPP	MISC	MISC
APPRAISED VALUE	LAND 31,410	31,410	31,410	24,160	24,160
	IMPR 619,090	619,090	619,090	431,220	431,220
	TOTAL 650,500	650,500	650,500	455,380	455,380
ASSESSED VALUE	LAND 10,990	10,990	10,990	8,460	8,460
	IMPR 216,680	216,680	216,680	150,930	150,930
	TOTAL 227,670	227,670	227,670	159,390	159,390
NET GENERAL	9,537.66	9,378.96	9,388.74	7,172.70	7,163.72

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1854	FR	285,460
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	978	FR	45,170
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL	.5	435	FR	39,920
<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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>
PANELING	<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"/>
ACCOMMODATIONS					
# OF ROOMS		4			
BEDROOMS		1	2		
FIREPLACES		1			
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE	<input checked="" type="checkbox"/>			
X FULL BATH		1			
X HALF BATH		1			
X FIXTURES		1			

BSMT	1854		26,700
<b>SUBTOTAL</b>			397,250
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		3,100
HEATING	0 S.F.		0
AIR COND	3,267 S.F.		7,050
PLUMBING #	6		7,200
GARAGES & CARPORTS			23,520
EXTRA FEATURES			18,740
<b>SUBTOTAL</b>			456,860
GRADE FACTOR			110 %
<b>UNADJUSTED VALUE</b>			502,550
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,267	C+		2017		E	502,550	3	487,470		619,090
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

13-0017014.0010 TOTAL 619,090

**COMMENTS**

BLDGS ONLY CARD 2 13-17-14/01 || CARD 2 OBS ONLY  
 (400SF CATH=\$14,400),(186SF OFP=\$2,230),(176SF OFP=\$2,110),(870SF AGFF=\$20,670),(120SF AGFF=\$2,850)  
 Dwelling has an Economic Factor of 127%

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2	MSRN Hoffman Farms LLC	31450 GREENVILLE	RICHWOOD	OH	43344	12/19/2013	0	20:EX : 9800:70.7500		<input type="checkbox"/>	<input type="checkbox"/>
3							0	0		<input type="checkbox"/>	<input type="checkbox"/>

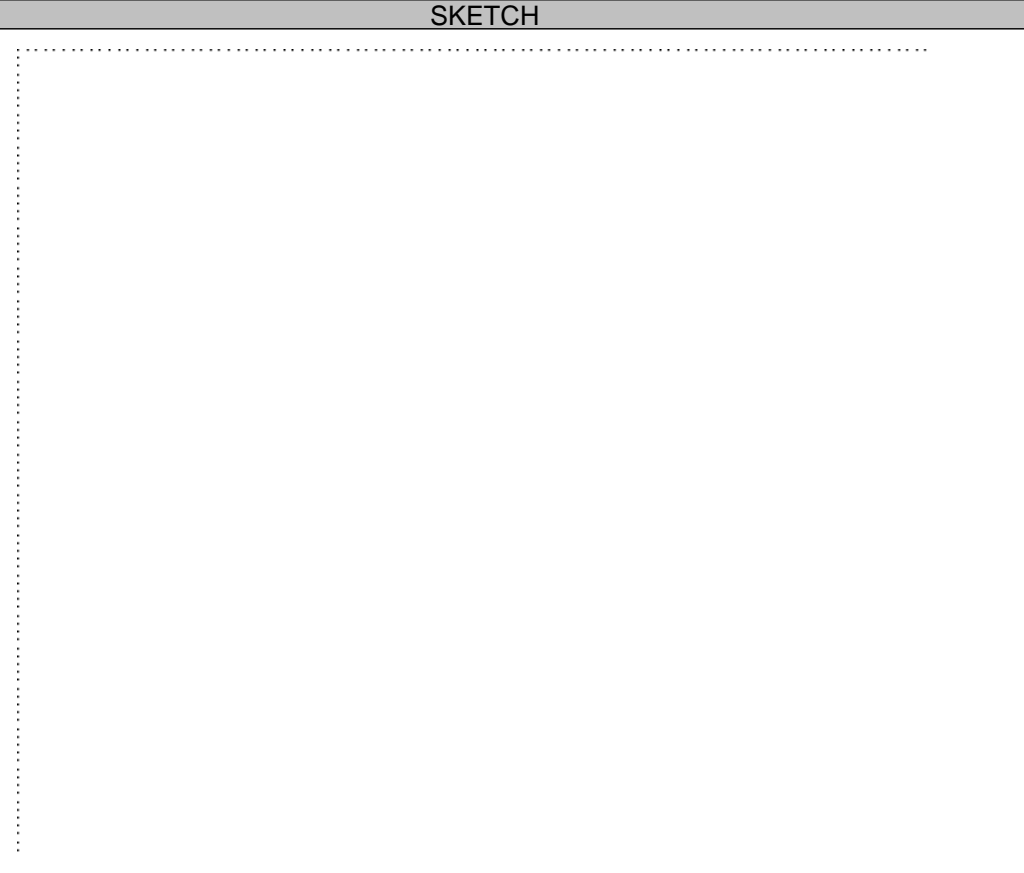
X:	<input type="checkbox"/> TTO	LISTER: EY	DATE: 04/17/2019	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
<input 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	31480 GREENVILLE TREATY LINE ROAD, RICHWOOD 43344 <b>COMMENT</b> .5SFR/AGFF, ADDED GAS FIREPLACE 2019 Remove incomplete- JC (Mod SM:)65

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 2.0200					TOTAL	31,410 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2019 (49.69)	2019 (49.69)	2018 (50.99)	2018 (50.99)	2018 (50.99)...
REASON FOR CHANGE	RAPP	NC	MISC	CAUV	MISC
APPRAISED VALUE	LAND 24,160	20,040	20,040	19,930	21,800
	IMPR 431,220	380,080	257,990	217,120	217,120
	TOTAL 455,380	400,120	278,030	237,050	238,920
ASSESSED VALUE	LAND 8,460	7,010	7,010	6,980	7,630
	IMPR 150,930	133,030	90,300	75,990	75,990
	TOTAL 159,390	140,040	97,310	82,970	83,620
NET GENERAL	7,211.30		4,518.26		

<b>OCCUPANCY</b>		<b>EXTERIOR</b>		<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>
<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>	
CONCRETE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
TILE/COMPO	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
<b>INT. FINISH</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	
PLASTER/DW	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>ACCOMMODATIONS</b>							
# OF ROOMS							
BEDROOMS							
FIREPLACES							
<b>HEAT &amp; AC</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	
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 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"/>	<input type="checkbox"/>	
ELECTRIC	<input type="checkbox"/>	<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"/>	<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"/>	
GEO THERMAL	<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"/>	
<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													

13-0017014.0010

TOTAL 0

COMMENTS