

Farm #1

Parcel 5
11.7 Acres

Parcel 6
13.0 Acres

Parcel 8
8.1 Acres

Parcel 1
10.5 Acres

Parcel 2
10.0 Acres

Parcel 3
9.1 Acres

Parcel 4
24.6 Acres

Parcel 7
13.0 Acres

Chenango Road

Cook Road

Monroe Road

1,150'

400'

1,150'

520'

743'

685'

628'

885'

430'

911'

911'

500'

480'

911'

728'

270'

700'

1,585'

Huron County, Ohio - Property Record Card, Page 1
Parcel: 060010030010000

FARM #1

GENERAL PARCEL INFORMATION

Owner TIMMS FARMS INC C/O WILLIAM TIMMS
Property Address 5908 COOK RD WAKEMAN OH 44889 0
Mailing Address TIMMS FARMS INC
C/O BILL TIMMS
4958 TIMBER CREEK DRIVE
MEDINA OH 44256
Owner Address 111 CASH GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Land Use 1 16
Legal Description S PT

VALUATION

Land Value Appraised \$527,820.00 Assessed \$184,740.00
Improvements Value \$63,220.00 \$22,130.00
Total Value \$157,150.00 \$55,010.00
Taxable Value \$55,010.00

SALES

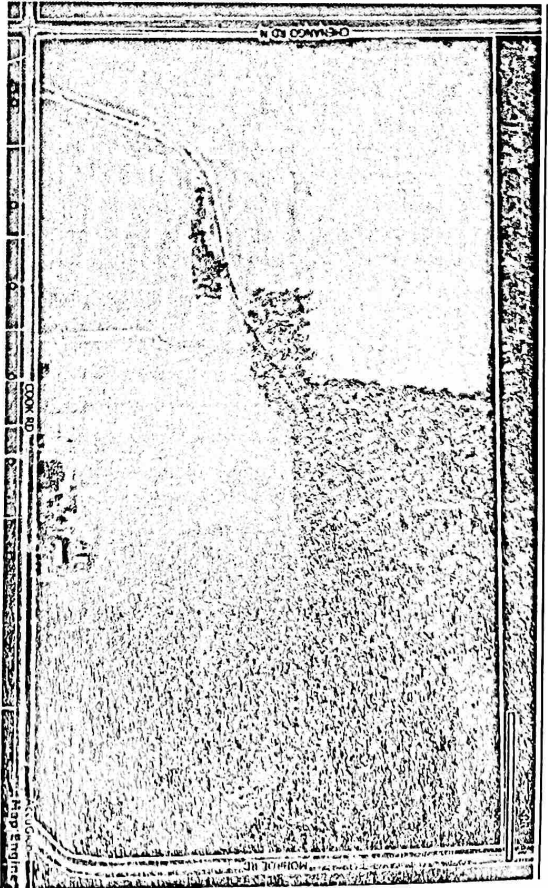
Sale Date 12/8/1972 Sale Amount \$0.00 Buyer TIMMS FARMS 0 Conveyance Notes

AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
RD - ROAD		3.953	0	0	0.00	0	\$0.00	\$0.00
W1 -		1.43	230	330	120.00	230	\$330.00	\$120.00
HS - HOME		1	19640	19640	6870.00	19640	\$19,640.00	\$6,870.00
CR - CROP	BgA	32.603	6740	219740	76910.00	1040	\$33,910.00	\$11,870.00
CR - CROP	Crd1B1	26.545	6740	178910	62620.00	1040	\$27,610.00	\$9,660.00
CR - CROP	BgB	5.915	6450	38150	13350.00	780	\$4,610.00	\$1,610.00
CR - CROP	Lo	1.045	6450	6740	2360.00	650	\$680.00	\$240.00
WO - WOODS		27.351	2350	64270	22490.00	260	\$7,110.00	\$2,490.00
W2 -		0.158	230	40	10.00	230	\$40.00	\$10.00

Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
RD - ROAD	0	0/0	0	0%	0	\$0.00	\$0.00	3.953
W1 - WATER/RIVER/CREEK	0	0/0	0	0%	230	\$330.00	\$330.00	1.43
HS - HOME SITE	0	0/0	0	0%	19640	\$19,640.00	\$19,640.00	1
CR - CROP LAND	0	0/0	0	0%	6740	\$219,740.00	\$219,740.00	32.603
CR - CROP LAND	0	0/0	0	0%	6740	\$178,910.00	\$178,910.00	26.545
CR - CROP LAND	0	0/0	0	0%	6450	\$38,150.00	\$38,150.00	5.915
CR - CROP LAND	0	0/0	0	0%	6450	\$6,740.00	\$6,740.00	1.045
WO - WOODS	0	0/0	0	0%	2350	\$64,270.00	\$64,270.00	27.351
W2 - WATER/LAKE/POND	0	0/0	0	0%	230	\$40.00	\$40.00	0.158

MAP



Huron County, Ohio - Property Record Card, Page 2

Parcel: 060010030010000

Card: 1

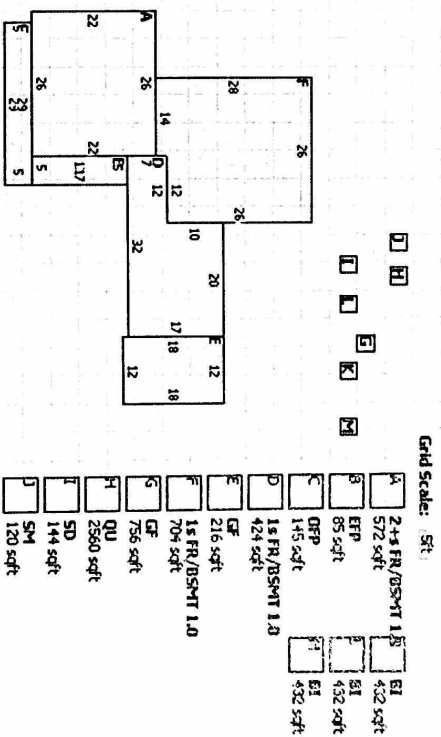
GENERAL PARCEL INFORMATION

Owner TIMMS FARMS INC C/O WILLIAM TIMMS
 Property Address 5908 COOK RD WAKEMAN OH 44889 0
 Mailing Address TIMMS FARMS INC
 CAO BILL TIMMS
 Owner Address 4958 TIMBER CREEK DRIVE
 MEDINA OH 44256
 Land Use 111 CASH GRAIN OR GENERAL FARM *QUALIFIED FOR CURRENT
 Legal Description AGRICULTURAL USE VALUE*
 1 16
 S PT

VALUATION

Land Value	Appraised	Assessed
	\$527,820.00	\$184,740.00
Improvements Value	\$63,220.00	\$22,130.00
Total Value	\$591,040.00	\$206,870.00
Taxable Value	\$55,010.00	

SKETCH



RESIDENTIAL

Number Of Stories	2
Year Built	1900
Year Remodelled	
Grade	
Condition	
Occupancy	
Construction	WOOD ALUMINUM/VINYL
RoofType	GABLE
RoofMaterial	METAL
Total Area	2272
Living Area	2272
Finished Basement Area	0
Air Conditioned Area	0
Unheated Area	11
Total Rooms	4
Total Bedrooms	1
Total Full Baths (Including Base Plumbing)	0
Total Half Baths	0
Extra Plumbing Fixtures	0
Value	\$34,260.00

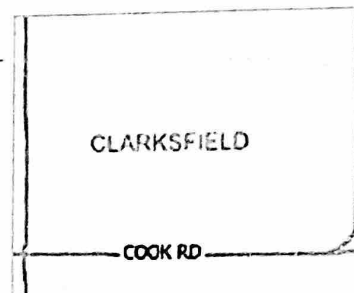
RESIDENTIAL DETAIL

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
2ND	572	FR	3	2	0	0	0
BSMT	1700	FR	8	2	1	0	0
+	572	FR	0	0	0	0	0

Data For Parcel 060010030010000

Tax Data

Parcel: 060010030010000
 Owner: TIMMS FARMS INC C/O WILLIAM TIMMS
 Address: 5908 COOK RD WAKEMAN OH 44889 0



Property Tax

Tax Year 2020 Payable 2021		
	First Half	Second Half
Gross Property Tax:	\$1,362.32	\$1,362.32
Reduction:	(\$357.73)	(\$357.73)
10% Rollback:	(\$87.82)	(\$87.82)
2.5% Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Adjustments:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Due:	\$916.77	\$916.77
First Half Carry-over:		\$916.77
Collected:	\$0.00	\$0.00
Refunded:	\$0.00	\$0.00
Balance:	\$916.77	\$1,833.54

Special Assessments

No data found for this parcel.

Payment History

Payment Date	Amount Paid
2/8/2021	\$2,406.98
2/11/2020	\$2,394.52
1/30/2019	\$3,188.40
2/9/2018	\$3,283.72
2/10/2017	\$3,229.88



1 inch = 300 feet