

Farm #3

Parcel 30
17.6 Acres

Parcel 31
31.5 Acres

Parcel 33
30.8 Acres

Parcel 32
22.4 Acres

Chenango Road

Vesta Road

1,400'

1,660'

1,699'

850'

650'

650'

742M #3

GENERAL PARCEL INFORMATION

Owner TIMMS FARMS INC C/O WILLIAM TIMMS
Property Address 0 VESTA RD WAKEMAN OH 44889 0
Mailing Address TIMMS FARMS INC
C/O BILL TIMMS
4958 TIMBER CREEK DRIVE
Owner Address MEDINA OH 44256
Land Use 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT
Legal Description AGRICULTURAL USE VALUE"
1 24 N PT

VALUATION

Land Value Appraised \$407,100.00 Assessed \$142,490.00
Improvements Value \$0.00 \$0.00
Total Value \$59,090.00 \$20,680.00
Taxable Value \$20,680.00

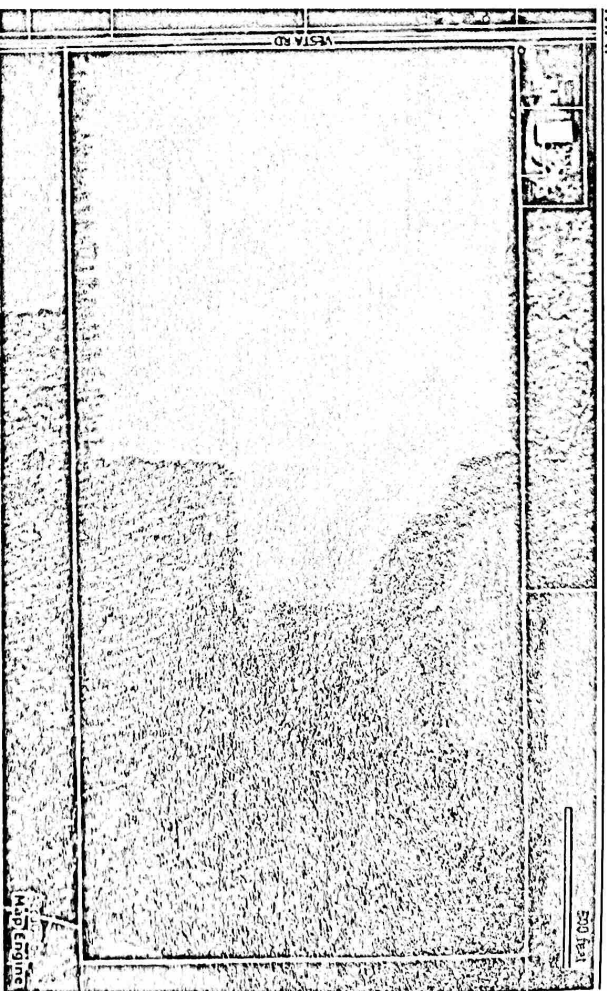
SALES

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

AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
CR - CROP	BgA	43.742	6740	294820	103190.00	1040	\$45,490.00	\$15,920.00
WO - WOODS		36.192	2350	85050	29770.00	260	\$9,410.00	\$3,290.00
CR - CROP	Co	0.71	5770	4100	1440.00	350	\$250.00	\$90.00
RD - ROAD		0.768	0	0	0.00	0	\$0.00	\$0.00
CR - CROP	Crd1B1	3.367	6740	22690	7940.00	1040	\$3,500.00	\$1,230.00
W1 -		1.911	230	440	150.00	230	\$440.00	\$150.00

MAP



LAND

Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	0	0%	6740	\$294,820.00	\$294,820.00	43.742
WO - WOODS	0	0/0	0	0%	2350	\$85,050.00	\$85,050.00	36.192
CR - CROP LAND	0	0/0	0	0%	5770	\$4,100.00	\$4,100.00	0.71
RD - ROAD	0	0/0	0	0%	0	\$0.00	\$0.00	0.768
CR - CROP LAND	0	0/0	0	0%	6740	\$22,690.00	\$22,690.00	3.367
W1 - WATER/RIVER/CREEK	0	0/0	0	0%	230	\$440.00	\$440.00	1.911

Data For Parcel 060010030150000

Tax Data

Parcel: 060010030150000
 Owner: TIMMS FARMS INC C/O WILLIAM TIMMS
 Address: 0 VESTA RD WAKEMAN OH 44889 0

CLARKSFIELD

Property Tax

Tax Year 2020 Payable 2021		
	First Half	Second Half
Gross Property Tax:	\$512.14	\$512.14
Reduction:	(\$134.48)	(\$134.48)
10% Rollback:	(\$33.01)	(\$33.01)
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	
Interest:	\$0.00	
Due:	\$344.65	\$344.65
First Half Carry-over:		\$344.65
Collected:	\$0.00	\$0.00
Refunded:	\$0.00	\$0.00
Balance:	\$344.65	\$689.30

Special Assessments

No data found for this parcel.

Payment History

Payment Date	Amount Paid
2/8/2021	\$1,076.34
2/11/2020	\$1,070.76
1/30/2019	\$1,045.16
2/9/2018	\$1,426.34
2/10/2017	\$1,402.96

Huron County, Ohio - Property Record Card, Page 1

Parcel: 060010030160000

GENERAL PARCEL INFORMATION

Owner TIMMS FARMS INC
 Property Address 1041 CHENANGO RD WAKEMAN OH 44889 0
 Mailing Address TIMMS FARMS INC
 C/O BILL TIMMS
 4958 TIMBER CREEK DRIVE
 MEDINA OH 44256
 Owner Address
 Land Use 111 CASH GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT
 Agricultural Use Value"
 Legal Description 1 19 W OF RD

VALUATION

Land Value	Appraised	Assessed
Improvements Value	\$89,130.00	\$31,200.00
Total Value	\$66,560.00	\$23,300.00
	\$96,080.00	\$33,630.00
Taxable Value		\$33,630.00

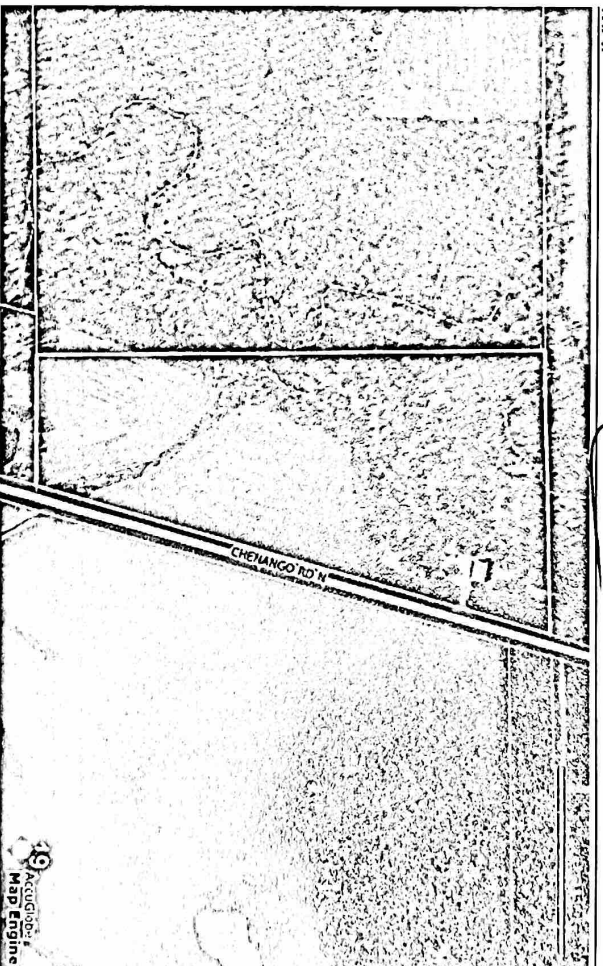
SALES

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

LAND

Code	Frontage	Depth	Street Price	Depth Percent
CR - CROP LAND	0	0/0	0	0%
W1 - WATER/RIVER/CREEK	0	0/0	0	0%
HS - HOME SITE	0	0/0	0	0%
CR - CROP LAND	0	0/0	0	0%
RD - ROAD	0	0/0	0	0%
WO - WOODS	0	0/0	0	0%
CR - CROP LAND	0	0/0	0	0%

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
CR - CROP	BgA	0.239	6740	1610	560.00	1040	\$250.00	\$90.00
W1 -		0.604	230	140	50.00	230	\$140.00	\$50.00
HS - HOME	1	19640	19640	6870.00	19640	\$19,640.00	\$6,870.00	\$2,230.00
CR - CROP	Crd1B1	6.128	6740	41300	14460.00	1040	\$6,370.00	\$2,230.00
RD - ROAD		0.983	0	0	0.00	0	\$0.00	\$0.00
WO - WOODS		9.488	2350	22300	7810.00	260	\$2,470.00	\$860.00
CR - CROP	Tg	0.588	7040	4140	1450.00	1110	\$650.00	\$230.00

Code	Rate	Total	Value	Acres
CR - CROP LAND	6740	\$1,610.00	\$1,610.00	0.239
W1 - WATER/RIVER/CREEK	230	\$140.00	\$140.00	0.604
HS - HOME SITE	19640	\$19,640.00	\$19,640.00	1
CR - CROP LAND	6740	\$41,300.00	\$41,300.00	6.128
RD - ROAD	0	\$0.00	\$0.00	0.983
WO - WOODS	2350	\$22,300.00	\$22,300.00	9.488
CR - CROP LAND	7040	\$4,140.00	\$4,140.00	0.588

Card: 1

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MEDINA OH 44256
Land Use 111 CASH GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description 1 19 W OF RD

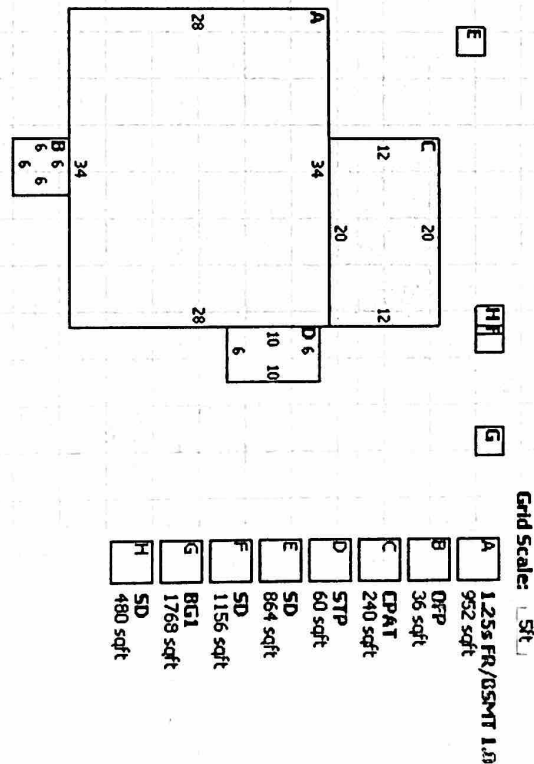
VALUATION

	Appraised	Assessed
Land Value	\$89,130.00	\$31,200.00
Improvements Value	\$66,560.00	\$23,300.00
Total Value	\$96,080.00	\$33,630.00
Taxable Value		\$33,630.00

RESIDENTIAL

Number Of Stories 1.25
Year Built 1954
Year Remodelled
Grade C-
Condition F
Occupancy SINGLE FAMILY
Construction CONCRETE BLOCK
RoofType GABLE
RoofMaterial SHINGLES
Total Area 1190
Living Area 1190
Finished Basement Area 0
Air Conditioned Area 0
Unheated Area 0
Total Rooms 6
Total Bedrooms 3
Total Full Baths (including Base Plumbing) 1
Total Half Baths 0
Extra Plumbing Fixtures 0
Value \$57,280.00

SKETCH



RESIDENTIAL DETAIL

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
1	952	FR	6	3	1	0	0
.25	952	FR	0	0	0	0	0
BSMT	952		0	0	0	0	0

Data For Parcel 060010030160000

Tax Data

Parcel: 060010030160000
Owner: TIMMS FARMS INC
Address: 1041 CHENANGO RD WAKEMAN OH 44889 0



Property Tax

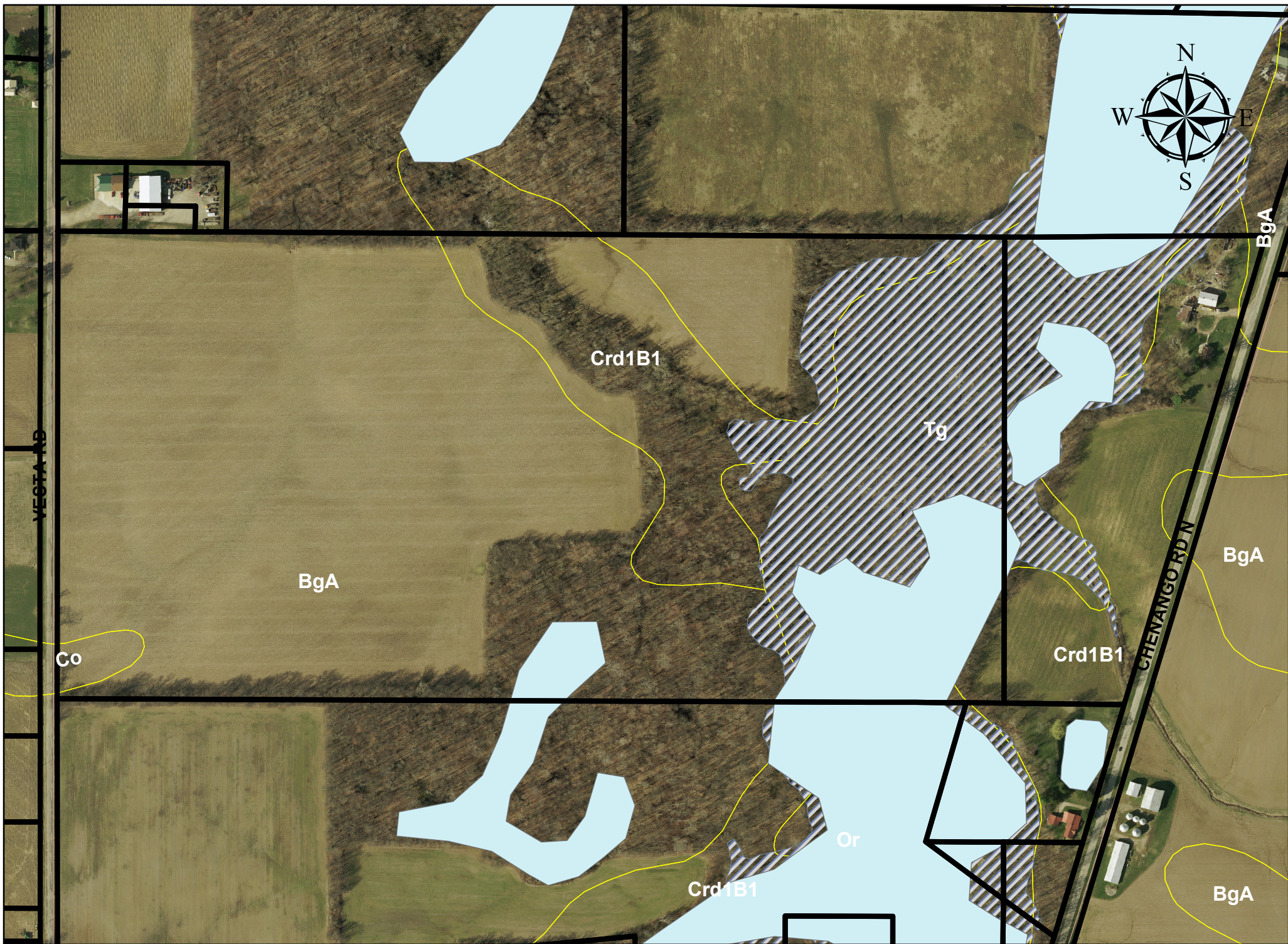
Tax Year 2020 Payable 2021		
	First Half	Second Half
Gross Property Tax:	\$832.85	\$832.85
Reduction:	(\$218.70)	(\$218.70)
10% Rollback:	(\$53.69)	(\$53.69)
2.5% Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Adjustments:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Delinquencies:	\$0.00	
Interest:	\$0.00	
Due:	\$560.46	\$560.46
First Half Carry-over:		\$560.46
Collected:	\$0.00	\$0.00
Refunded:	\$0.00	\$0.00
Balance:	\$560.46	\$1,120.92

Special Assessments

No data found for this parcel.

Payment History

Payment Date	Amount Paid
2/8/2021	\$1,226.08
2/11/2020	\$1,219.74
1/30/2019	\$1,320.20
2/9/2018	\$1,333.82
2/10/2017	\$1,311.94



1 inch = 350 feet