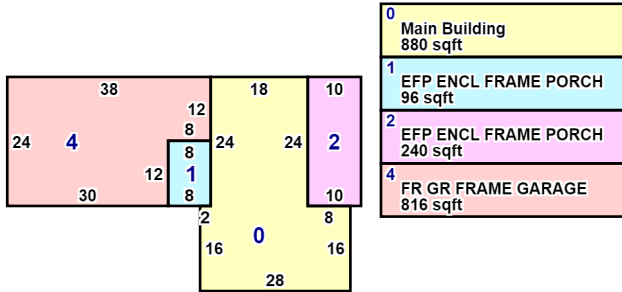


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3/23/2022

**FIRST SKETCH**



**LEGAL**

<b>OWNER</b>	WARD KATHY A TRUSTEE		
<b>ADDRESS</b>	761 W CR 16		
<b>DESCRIPTION</b>	S 6 & 7 NW PT VAN		
<b>SCHOOL DIST</b>	Mohawk LSD	<b>TAX DIST</b>	E18
<b>ACREAGE</b>	115.1790		

**VALUATION**

	APPRAISED	ASSESSED
<b>LAND</b>	\$626,020.00	\$219,110.00
<b>IMPROVEMENTS</b>	\$110,560.00	\$38,700.00
<b>CAUV</b>	\$145,300.00	\$50,860.00
<b>TOTAL</b>	\$736,580.00	\$89,560.00

**TAXES**

<b>TAXABLE VALUE</b>	\$89,560.00
<b>ROLLBACKS</b>	NONE
<b>HALF (1ST / 2ND)</b>	\$1,551.99 / \$1,551.99
<b>YEAR (TOTAL / BALANCE)</b>	\$3,103.98 / \$1,551.99

**SPECIAL ASSESSMENTS**

<b>COUNT</b>	0
<b>DELINQUENT / BALANCE</b>	\$0.00 / \$0.00
<b>TOTAL / BALANCE</b>	\$0.00 / \$0.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
4/20/2020	WARD KATHY A TRUSTEE	WARD KATHY A	1	\$0.00	RELATED INDIVIDUALS OR CORPORATION
3/9/2012	WARD KATHY A	WAGNER JAMES T	1	\$0.00	RELATED INDIVIDUALS OR CORPORATION
5/5/1999	WAGNER JAMES T	WAGNER JAMES T	0	\$0.00	RELATED INDIVIDUALS OR CORPORATION

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	87.476	3,810,455	\$473,250.00
House Lot					
ACREAGE	0	0	23.766	1,035,247	\$115,720.00
Secondary Site					
ACREAGE	0	0	1.764	76,840	\$11,070.00
Unknown					
ACREAGE	0	0	1.173	51,096	\$0.00
Unknown					
ACREAGE	0	0	1.000	43,560	\$25,970.00
Building Site					

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(AP1) - 4 SIDES CLOSED, METAL POLE BLDG	1999	34x56	\$12,520.00
(AB2) - FLAT BARN	1900	40x100	\$7,960.00
(RG1) - FRAME OR CONCRETE BLOCK DETACHED GARAGE	2004	21x25	\$6,560.00
(AP3) - 1 SIDE OPEN, METAL POLE BLDG	1900	0x0	\$1,200.00
(RS1) - FRAME UTILITY SHED	1970	10x14	\$150.00

**RESIDENTIAL**

<b>Building (CARD: 1)</b>	OLD STYLE BUILT 1900	<b>Baths (Full / Half)</b>	1 / 0
<b>Area</b>	1,760 sqft	<b>Rooms (Bedroom / Family)</b>	3 / 1
<b>Basement (Code / Finished / Total)</b>	FULL / 0 sqft / 0 sqft	<b>Stories</b>	2.0
<b>Heat Full Type</b>	GEOTHERMAL	<b>Cooling</b>	CENTRAL AIR CONDITION
<b>External Wall</b>	FRAME	<b>Fireplace Stacks</b>	0

### AGRICULTURAL

TYPE	SOIL	ACRES	CAUV VALUE (100%)
CROP	CH	29.356	\$45,210.00
CROP	GAB	20.798	\$12,690.00
CROP	DMA	19.407	\$25,620.00
CROP	GAA	12.606	\$10,080.00
WOOD	LE	7.809	\$2,340.00
WOOD	CH	7.776	\$4,200.00
CROP	HAA	3.359	\$3,730.00
WOOD	SH	2.282	\$520.00
WOOD	GAA	1.829	\$420.00
RESI	CH	1.764	\$11,070.00
WOOD	MRF2	1.564	\$360.00
WOOD	GAB	1.273	\$290.00
CROP	LE	1.031	\$2,140.00
HOME	HM1	1.000	\$25,970.00
ROW	GAB	0.974	\$0.00
WOOD	DMA	0.816	\$190.00
CROP	MRF2	0.454	\$160.00
WOOD	GWB	0.273	\$60.00
ROW	GXC2	0.189	\$0.00
CROP	GWB	0.189	\$70.00
CROP	SH	0.163	\$100.00
WOOD	HAA	0.122	\$30.00
CROP	GXC2	0.113	\$40.00
WOOD	GXC2	0.022	\$10.00
ROW	DMA	0.010	\$0.00