01-013200.0100

BLACKCREEK TWP / PARKWAY SD

01-10-300-003

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
009015-R150	
M	02
B	01
C	26

HAMRICK TRAVIS
HAMRICK TRAVIS
12204 HILL RD
ROCKFORD, OH 45882

LEGAL INFORMATION
W SD NE SW

RTS: 001-04-10
Acres:1.0940

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HAMRICK TRAVIS	12204 HILL RD	ROCKFORD	OH	45882	05/01/2013	110,000	WDC : 258	☐	■
2	TUCKERMAN DUSTIN & ANGIE	12204 HILL RD	ROCKFORD	OH	45882	04/12/2006	140,980	WDC : A : 279	☐	■
3	PLASTERER DANIEL J &	12204 HILL RD	ROCKFORD	OH	45882	04/18/2001	134,500	: A : 0	☐	■

X: | LISTER: TWS | DATE: 03/13/2017 | TIME: 12:00:00 AM | ☐ LETTER | ☐ LETTER REC'D | GIS CODE Minor Subd

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ■	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ■	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
12204 HILL RD, ROCKFORD

COMMENT
TY2016:Net Gen=$1,502.34, Other Assessment=$2.00
DE14 RMV 2.5%/ DIDN'T RET APP
DE17 FIELDCHK CHGS: COR PAT MSMNTS

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		16,500 0
SM:Small Acreage	AC:0.094	7000		700 0
Total Acres: 1.0940			TOTAL	17,200 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2014	2013	2011			
REASON FOR CHANGE		RAPP	MISC	RAPP	MISC	RAPP			
APPRAISED VALUE	LAND	17,200	14,400	14,400	15,700	15,600			
	IMPR	109,600	107,200	107,300	116,600	116,600			
	TOTAL	126,800	121,600	121,700	132,300	132,200			
ASSESSED VALUE	LAND	6,020	5,040	5,040	5,500	5,460			
	IMPR	38,360	37,520	37,560	40,810	40,810			
	TOTAL	44,380	42,560	42,600	46,310	46,270			

OCCUPANCY	EXTERIOR
■ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	■ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	■	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	■	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	■	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

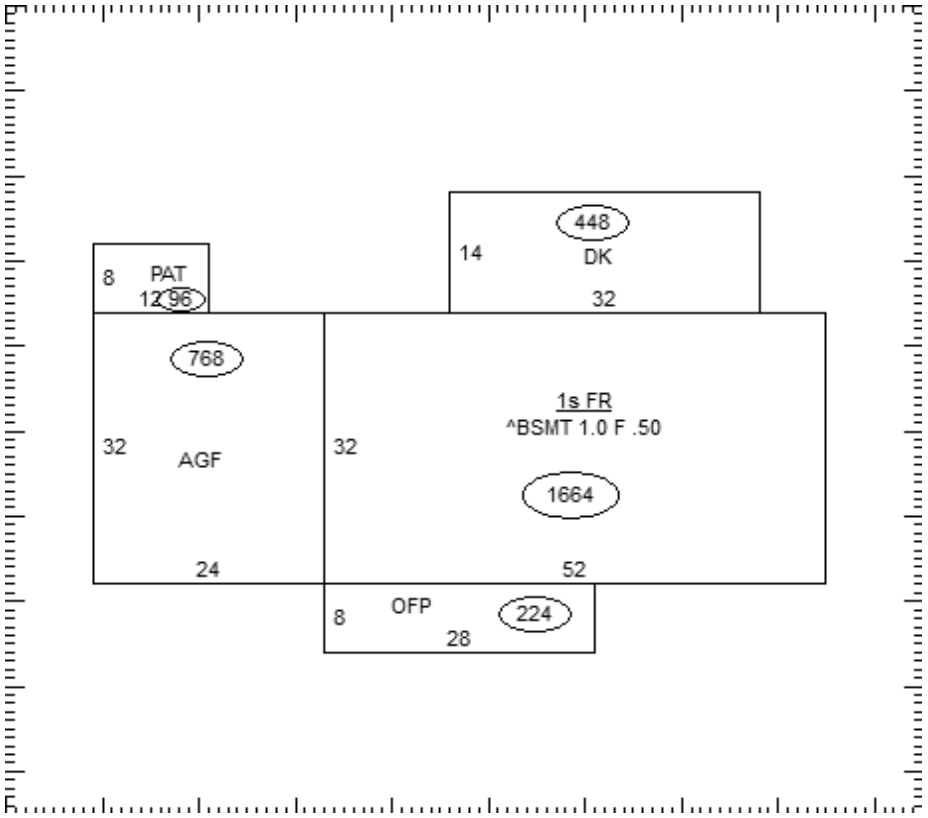
ACCOMMODATIONS					
# OF ROOMS	3	6			
BEDROOMS		3			
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	■	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	■	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1664	FR	124,320
BSMT	1664		21,630
SUBTOTAL			145,950
MULTI-FAMILY #	0		0
BSMT FINISH	832	S.F.	10,820
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	2,496	S.F.	3,750
PLUMBING #	3		3,300
GARAGES & CARPORTS			12,700
EXTRA FEATURES			6,600
SUBTOTAL			183,120
GRADE FACTOR			105 %
UNADJUSTED VALUE			192,280
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,664	C+		1991		A	192,280	24	146,130		109,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		109,600

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COMMENTS

Dwelling has an Economic Factor of 75%