

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
009015-R150		
M	02	
B	01	
C	47	

01-010300.0000

ZEHR WILLIAM A & ELIZABETH L

ZEHR WILLIAM A & ELIZABETH L
12847 WABASH RD
ROCKFORD, OH 45882

LEGAL INFORMATION

PT NE NE

RTS: 001-04-09
Acres:2.2500

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ZEHR WILLIAM A & ELIZABETH	12847 WABASH RD	ROCKFORD	OH	45882	07/29/2016	80,000	WDC : 508	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SLONE BETH A	12847 WABASH RD	ROCKFORD	OH	45882	09/27/2007	67,000	WDC : A : 688	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	LINN LISA K	12847 WABASH RD	ROCKFORD	OH	45882	08/05/2003	53,200	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: JK DATE: 01/28/2019 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	12847 WABASH RD,		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$1,184.54, Other Assessment=\$2.00		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	DE19 COR LAND COMPS		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE19 TTO; GAR NOW 1ST FR; NO HEAT, PLUMB OR		

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:1.25	6800				8,500 0
Total Acres: 2.2500					TOTAL	25,000 0

DE17 RMV OWN OCC/DIDN'T RET APP
DE17 DESKTOP RVW CHG: COR DWLG MSMNTS
Address changed from 12847 to 12447 due to incorrect location of address. Owner to change mailing address at time of sale or at their earliest convenience. 06/09/09 CRH
**1/28/19 -OWNER DID NOT CHANGE ADDRESS

VALUATION SUMMARY						
VALUE YEAR	2019	2019	2018	2017	2014	
REASON FOR CHANGE	MISC	NC	MISC	RAPP	RAPP	
APPRAISED VALUE	<u>LAND</u>	25,000	26,340	26,340	20,000	17,000
	<u>IMPR</u>	92,400	92,400	60,100	57,800	42,200
	<u>TOTAL</u>	117,400	118,740	86,440	77,800	59,200
ASSESSED VALUE	<u>LAND</u>	8,750	9,220	9,220	7,000	5,950
	<u>IMPR</u>	32,340	32,340	21,040	20,230	14,770
	<u>TOTAL</u>	41,090	41,560	30,260	27,230	20,720

OCCUPANCY	EXTERIOR
<input checked="" type="checkbox"/> SNGL FMLY <input type="checkbox"/> DUPLEX <input type="checkbox"/> TRIPLEX <input type="checkbox"/> CONVR <input type="checkbox"/> MOBILE HM <input type="checkbox"/> BI/L TRI/L <input type="checkbox"/> MOD/MAN	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL <input checked="" type="checkbox"/> SLT/TLE <input type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE	<input checked="" type="checkbox"/> GABLE <input type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input checked="" 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 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"/>

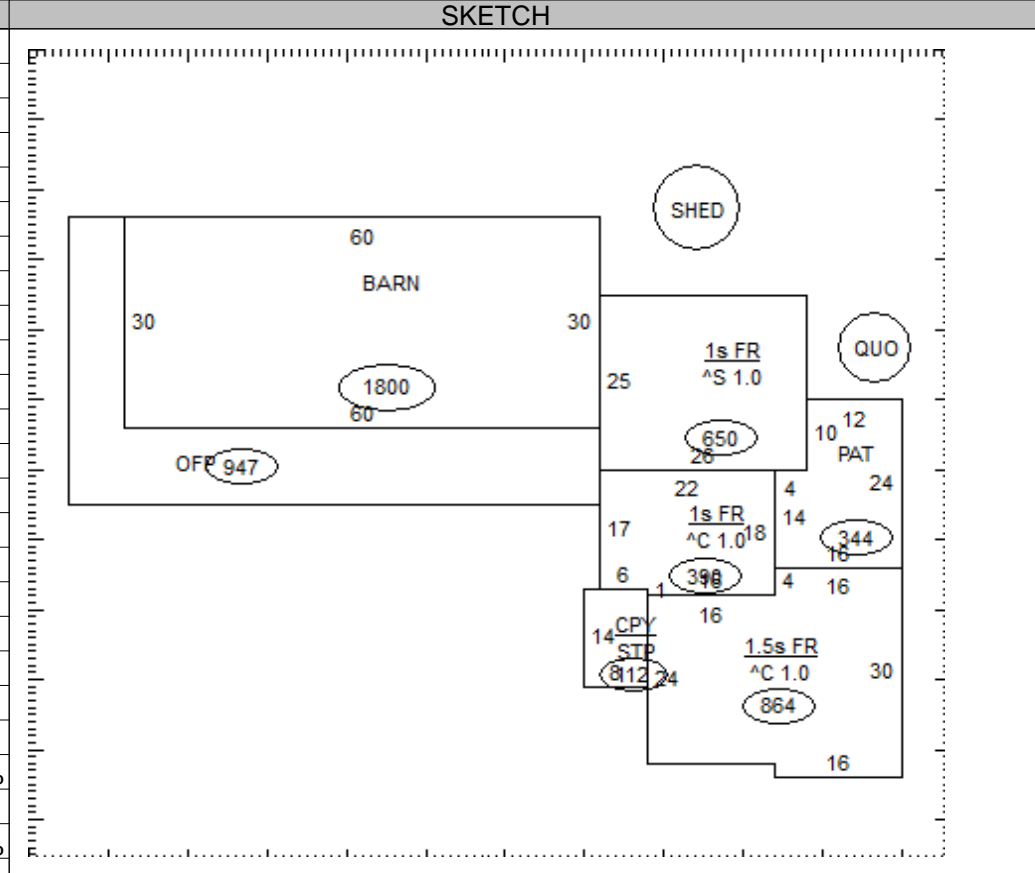
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS					
# OF ROOMS		3	2		
BEDROOMS		1	2		
FIREPLACES		1			

HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>
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"/>
GEO THERMAL	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE
X FULL BATH	<input type="checkbox"/>
X HALF BATH	<input type="checkbox"/>
X FIXTURES	<input type="checkbox"/>

FLOOR	AREA	CONST	VALUE
1	1904	FR	134,000
.5	432	FR	22,200
SUBTOTAL			156,200
MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	2,336 S.F.		-5,840
AIR COND	0 S.F.		0
PLUMBING #	0		-5,500
GARAGES & CARPORTS			0
EXTRA FEATURES			2,300
SUBTOTAL			151,160
GRADE FACTOR			95 %
UNADJUSTED VALUE			143,600
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	2,336	C-		1900	2018	A	143,600	42	83,290		62,500
1 Shed		7x18	126	C		1970	2018	A		80			0
2 Quonset		40x60	2,400	C	6.50	1960		A	15,600	85	2,340		2,300
3 Barn	9	30x60	1,800	C	8.00	2018		A	14,400	2	14,110		14,100
4 OFFP		0x0	947	C	14.58	2018		A	13,810	2	13,530		13,500
5													
6													
7													
8													
9													
10													
11													

01-010300.0000

TOTAL 92,400

COMMENTS
Dwelling has an Economic Factor of 75%