01-038700.0200

SHAWVER EDWIN M
SHAWVER EDWIN M
761 ST RTE 707
ROCKFORD, OH 45882
Created in 2018 From 01-038700.0000 due to Split

BLACKCREEK TWP / PARKWAY SD

LEGAL INFORMATION
PT SW SE

RTS: 001-04-29
Acres:2.2320

01-29-400-007

QUALIFIED CREDITS:
HOMESTEAD

PROP. CLASS		
5	1	0

NEIGHBORHOOD
009015-R150

M	
B	
C	

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SHAWVER EDWIN M	761 ST RTE 707	ROCKFORD	OH	45882	07/24/2018	172,600	WDC : 543	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: TIME: ☐ LETTER ☐ LETTER REC'D GIS CODE MINOR SUB

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
761 ST RTE 707 ,

COMMENT
TY2018:Net Gen=$1,713.02, Other Assessment=$6.00

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:1.232	6800		8,400 0
Total Acres: 2.2320			TOTAL	24,900 0

VALUATION SUMMARY

VALUE YEAR		2018	2018	2018	2018				
REASON FOR CHANGE		MISC	RCLS	CAUV	MISC				
APPRAISED VALUE	LAND	24,900	28,180	20,430	28,180				
	IMPR	100,100	100,100	100,100	100,100				
	TOTAL	125,000	128,280	120,530	128,280				
ASSESSED VALUE	LAND	8,720	9,860	7,150	9,860				
	IMPR	35,040	35,040	35,040	35,040				
	TOTAL	43,760	44,900	42,190	44,900				

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		6			
BEDROOMS		3			
FIREPLACES		1			

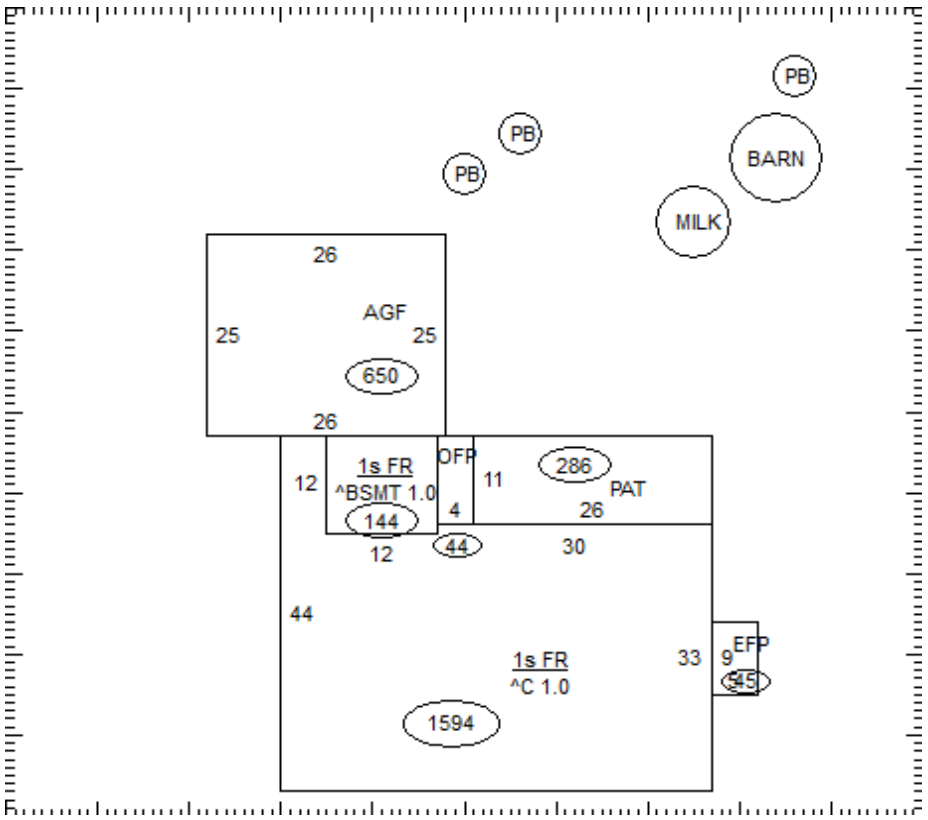
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	■	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1738	FR	127,010
BSMT	144		1,870

SUBTOTAL			128,880
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	1,738	S.F.	2,610
PLUMBING #	3		3,300
GARAGES & CARPORTS			10,700
EXTRA FEATURES			2,600
SUBTOTAL			152,090
GRADE FACTOR			105 %
UNADJUSTED VALUE			159,690
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,738	C+		1975		A	159,690	30	111,780		83,800
1 Barn	16	36x60	2,160	D	6.40	1900		A	13,820	95	690	CDU50	300
2 Pole Bldg	14	56x72	4,032	C	7.35	1964		A	29,640	85	4,450		4,500
3 Pole Bldg	16	40x44	1,760	C	10.75	1984		A	18,920	57	8,140		8,100
4 Pole Bldg	10	48x58	2,784	C	7.80	1960		A	21,720	85	3,260		3,300
5 Milk House / Par	10	12x16	192	C	12.00	1900		A	2,300	95	120	DFLT50	100
6													
7													
8													
9													
10													
11													
											TOTAL		100,100

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COMMENTS

>>OB Features: 1.3 <Add Concrete Floor>
Dwelling has an Economic Factor of 75%