01-047300.0000

LUGINBILL KYLE A & LEA M

LUGINBILL KYLE A & LEA M
3311 ST RTE 707
ROCKFORD, OH 45882

BLACKCREEK TWP / PARKWAY SD

LEGAL INFORMATION
N1/2 SE

RTS: 001-04-36
Acres:79.0000

01-36-400-001
AGR DISTRICT: BLA09:2019:2024

QUALIFIED CREDITS: CAUV: 06030: 2014

Property Class: 110
Neighborhood 009011-A100
Map: 07
Block: 01
Card: 15
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LUGINBILL KYLE A & LEA M	3311 ST RTE 707	ROCKFORD	OH	45882	02/14/2017	550,000	WDC : 104	☐	■
2	NOEL CLAUDIA G	505 DOBBS CT	GREENVILLE	NC	27834	12/08/2014	0	QCE : X : 0	☐	☐
3	KOONTZ CHARLES L & NOEL	3344 ST RTE 707	ROCKFORD	OH	45882	11/26/2013	0	3:QCE : X : 0	☐	☐

X: ☐ TTO | LISTER: RK | DATE: 03/22/2004 | TIME: 01:35:07 PM | ☐ LETTER | ☐ LETTER REC'D | GIS CODE

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
0 TOWNSHIP LINE RD,

COMMENT
TY2019:Net Gen=$2,908.92, Other Assessment=$289.46
DE19 5.3 AC CRP//EXP 2022

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
CR:Crop Land TOTAL	**A 73.2410 (5.2840)**		**8,640**	**1,228**			**718,600**	**124,260**
0024	A 7.2610		8,560	1,070			62,150	7,770
0074	A .1830		8,680	1,190			1,590	220
0089 CY07	A 2.6150 (0.5450)		7,880	560			24,900	1,590
0044	A .4120		8,450	1,210			3,480	500
0023	A 19.5770		8,790	1,320			172,080	25,840
0087 CY07	A 43.1930 (4.7390)		9,480	2,020			454,400	88,340
RD:Road	A .4750		0	0			0	0
Total Acres: 79.0000 (Conservation:5.2840)					TOTAL		718,600	124,260

VALUATION SUMMARY

VALUE YEAR		2020	2020	2019	2019	2017	2017	2014	2014
REASON FOR CHANGE		CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	RAPP
APPRAISED VALUE	LAND	124,260	718,600	207,150	719,110	219,700	709,730	281,660	655,220
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	124,260	718,600	207,150	719,110	219,700	709,730	281,660	655,220
ASSESSED VALUE	LAND	43,490	251,510	72,500	251,690	76,900	248,410	98,580	229,330
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	43,490	251,510	72,500	251,690	76,900	248,410	98,580	229,330

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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					
BEDROOMS					
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					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

01-047300.0000

TOTAL 0

COMMENTS

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Card: 15
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KOONTZ HOMER A	3344 ST RT 707	ROCKFORD	OH	45882	08/08/1990	0	: X : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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PROPERTY LOCATION
0 TOWNSHIP LINE RD,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 79.0000 (Conservation:5.2840)					TOTAL		718,600	124,260

VALUATION SUMMARY

VALUE YEAR		2011	2011						
REASON FOR CHANGE		CAUV	RAPP						
APPRAISED VALUE	LAND	124,980	452,440						
	IMPR	0	0						
	TOTAL	124,980	452,440						
ASSESSED VALUE	LAND	43,740	158,350						
	IMPR	0	0						
	TOTAL	43,740	158,350						

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
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☐ 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					
BEDROOMS					
FIREPLACES					

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HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
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TOTAL 0

COMMENTS