Business Name: INNOVATIVE HOME CONSTRUCTION LLC
Property Address: 193 S MAIN ST, DTE Code: 420

08-009400.0000

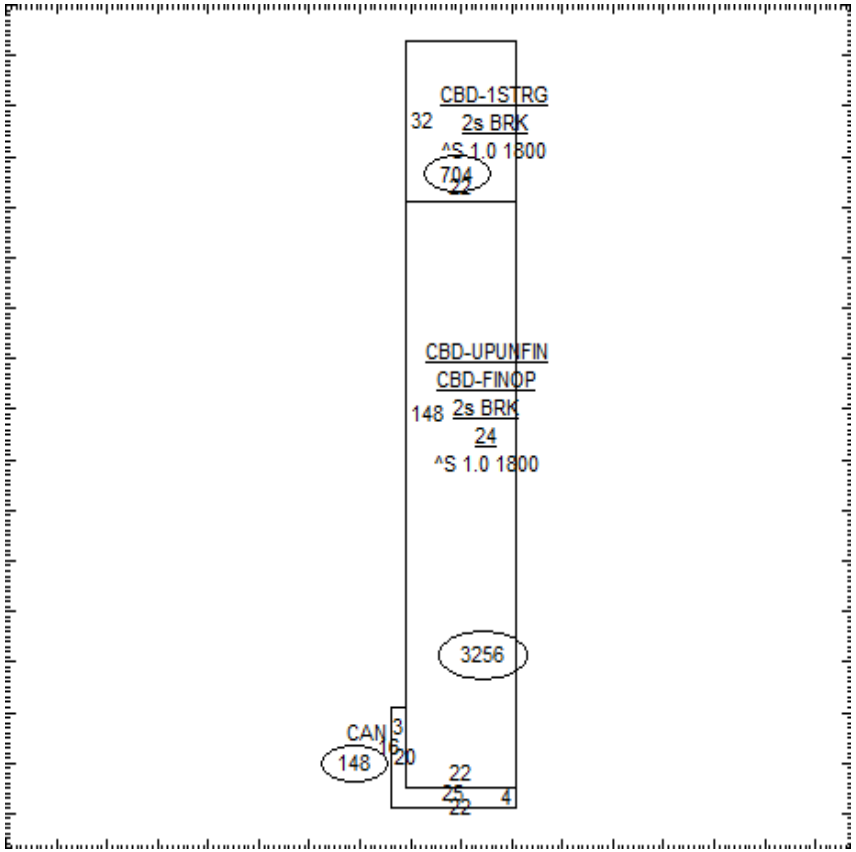
DUBLIN TWP-ROCKFORD CORP
PARKWAY SD
02-16-301-024

LEGAL INFORMATION

SOUTH ADDITION
49 S PT
LOT#: 49
LUGINBILL INVESTMENTS LLC
LUGINBILL INVESTMENTS LLC
9826 ST RTE 49
ROCKFORD, OH 45882

Neighborhood
CVIL50-50
Map:
Block:
Card:
Bk: Pg:

COMMENT
TY2019:Net Gen=$260.92, Other Assessment=$2.00
DE11 BLDG SPLIT. MOVE N SIDE TO PARCEL .0100
DE17 DESKTOP RVW: ADD UPPER FL PRICING



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	08/21/17
03/21/2018	45,000	WDC : 155	420	■	Pricer:	
05/24/2013	40,000	WDC : 323	420	■	Reviewer:	
01/20/2006	44,900	WDC : A : 55	420	☐	Final:	
	0	: 0	420	☐	Call Back:	
				☐	Visit:	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	■ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	
☐ CURBS	☐ STANDARD	■ STANDARD		

VALUATION SUMMARY					
VALUE YEAR		2020	2017	2014	2012
REASON FOR CHANGE		RAPP	MISC	RAPP	MISC
ESTIMATED MARKET VALUE	LAND	2,180	2,180	2,180	2,180
	IMPR	10,510	10,510	5,220	5,220
	TOTAL	12,690	12,690	7,400	7,400
ASSESSED VALUE	LAND	760	760	760	760
	IMPR	3,680	3,680	1,830	1,830
	TOTAL	4,440	4,440	2,590	2,590

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M RATE C	INF	M VALUE C	
F:Front	F22 D148	ST100 DP99 ADJ99		2,180 0	
Totals:				2,180 0	2,180

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL

TOTAL AREA		PERIMETER	0
# STORIES		STORY HT	24
AGE		SPRINKLER	

EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
STONE	☐	GABLE/HIP	☐	STORE FRT	☐	OVERHEAD		SLAB	☐	PRE ENG	☐
BRICK	☐	SHED/FLAT	☐	CASEMENT	☐			CRAWL	☐	STEEL	☐
CON BLK	☐	CON DECK	☐	DBLH	☐			PILE/COL	☐	REINF CONC	☐
WD/MTL	☐	MTL DECK	☐	SLIDE BY	☐			REINFOR	☐	CB/MASON	☐
ENAM STL	☐	WD DECK	☐	**CANOPY**	A			STEEL	☐	FRAME	☐
ALUM/VYL	☐	METAL	☐	LIGHTED	☐	STEEL INS	☐	BRICK	☐	POLE	☐
CON PANEL	☐	ASPH	☐	SOFFITS	☐	WOOD	☐	STONE	☐	TILT UP	☐
PLATE GLS	☐	RUBBER	☐	C S W	☐	MTL	☐	CON BLK	☐	SANDWICH	☐
STUCCO	☐	BUILT UP	☐	**FACADE**	A	GLASS	☐	FRAME	☐	STANDARD	☐
INSULATED	☐	INSULATED	☐			STANDARD	☐	STANDARD	☐		

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	☐

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE A Q V T	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐
ASPHALT	☐	☐	☐	☐	☐
GRAVEL	☐	☐	☐	☐	☐
DIRT	☐	☐	☐	☐	☐
STANDARD	☐				

PARTITIONS	B	1	2	3	U
MASONRY	☐	☐	☐	☐	☐
WD STUD	☐	☐	☐	☐	☐
MTL STUD	☐	☐	☐	☐	☐
CEILINGS	**B**	**1**	**2**	**3**	**U**
ACCUT/PANEL	☐	☐	☐	☐	☐
PLASTER/DW	☐	☐	☐	☐	☐
SUSP/OPEN	☐	☐	☐	☐	☐
STANDARD	☐				

INTERIOR FINISH	B	1	2	3	U
UNFINISHED	☐	☐	☐	☐	☐
FINISH OPEN	☐	☐	☐	☐	☐
FINISH DIV	☐	☐	☐	☐	☐
PANEL	☐	☐	☐	☐	☐
PLASTER / DW	☐	☐	☐	☐	☐
BLOCK	☐	☐	☐	☐	☐
GLAZED TILE	☐	☐	☐	☐	☐
STANDARD	☐				

PLUMBING	A		A
NO PLUMBING	☐	EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	☐
3 FIXTURE BATH			

LIGHTING	A		A
FLUORESCENT	☐	METAL HALIDE	☐
SODIUM VAP	☐	STANDARD	☐
MERCURY VAP	☐		

YARD ITEMS

	ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE
A	CBD.001:CBD-FINOP		24	148 X 22	2	3,256		1800		A	F	32.00	208,380	97	0	0	6,250
1	CBD.003:CBD-1STRG			32 X 22	2	704		1800		A	F	16.00	22,530	97	0	0	680
2	901.015:CAN				1	148				A	N	.00	0	0	0	0	0
3	CBD.006:CBD-UPUNFIN		24	148 X 22	1	3,256		1800		A	F	1.10	3,580	0	0	0	3,580
AMENITY TOTAL																	0
																TOTAL IMPR	10,510

COMMENTS

08-009400.0000

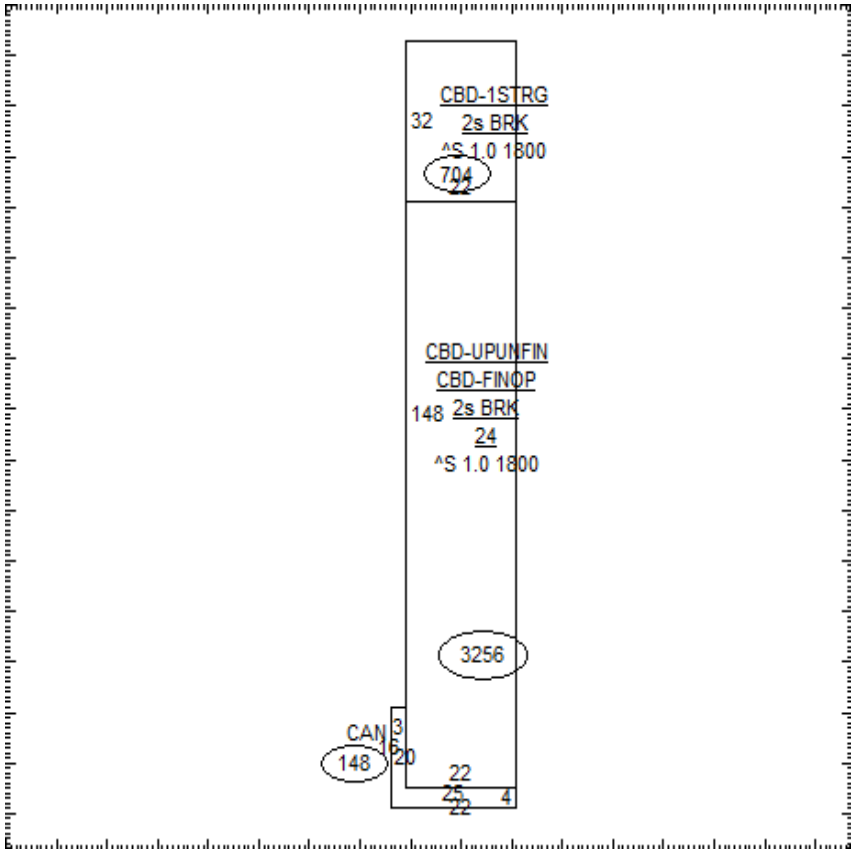
DUBLIN TWP-ROCKFORD CORP
PARKWAY SD
02-16-301-024

LEGAL INFORMATION

SOUTH ADDITION
49 S PT
LOT#: 49
LUGINBILL INVESTMENTS LLC
LUGINBILL INVESTMENTS LLC
9826 ST RTE 49
ROCKFORD, OH 45882

Neighborhood CVIL50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	08/21/17
	0	: 0	420	☐	Pricer:	
				☐	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY					
VALUE YEAR		2011			
REASON FOR CHANGE		RAPP			
ESTIMATED MARKET VALUE	LAND	4,060			
	IMPR	11,270			
	TOTAL	15,330			
ASSESSED VALUE	LAND	1,420			
	IMPR	3,940			
	TOTAL	5,360			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	■ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	
☐ CURBS	☐ STANDARD	■ STANDARD		

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
Totals:							2,180	0	2,180

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL
TOTAL AREA	**PERIMETER**
# STORIES	**STORY HT**
AGE	**SPRINKLER**

EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
ENAM STL		WD DECK		**CANOPY**				STEEL		FRAME	
ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	☐

FLOORS	B	1	2	3	U
CONCRETE					
WOOD					
TILE A Q V T					
CARPET					
ASPHALT					
GRAVEL					
DIRT					
STANDARD					

PARTITIONS	B	1	2	3	U
MASONRY					
WD STUD					
MTL STUD					
CEILINGS	**B**	**1**	**2**	**3**	**U**
ACCUT/PANEL					
PLASTER/DW					
SUSP/OPEN					
STANDARD					

INTERIOR FINISH	B	1	2	3	U
UNFINISHED					
FINISH OPEN					
FINISH DIV					
PANEL					
PLASTER / DW					
BLOCK					
GLAZED TILE					
STANDARD					

PLUMBING			
NO PLUMBING		EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	
3 FIXTURE BATH			

LIGHTING			
FLUORESCENT		METAL HALIDE	
SODIUM VAP		STANDARD	
MERCURY VAP			

YARD ITEMS

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL	0
TOTAL IMPR	10,510

COMMENTS