01-029800.0200

BLACKCREEK TWP / PARKWAY SD

01-22-300-002

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
009015-R150	
M	05
B	01
C	40

PYLE ROGER F & PRISCILLA J TRUSTEES

PYLE ROGER F & PRISCILLA J TRUSTEES
1640 WILSON RD
ROCKFORD, OH 45882

LEGAL INFORMATION

W PT W 1/2 NE SW

RTS: 001-04-22
Acres:1.2170

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PYLE ROGER F & PRISCILLA J	1640 WILSON RD	ROCKFORD	OH	45882	06/11/2014	128,000	WDC : 346	☐	■
2	WILLIAMS CLAYTON &	1640 WILSON RD	ROCKFORD	OH	45882	10/13/2009	0	QCE : X : 0	☐	☐
3	WILLIAMS CLAYTON A, JANINE	1640 WILSON RD	ROCKFORD	OH	45882	10/21/2005	69,900	WDC : A : 881	☐	■

X: ☐ TTO LISTER: JK DATE: 02/21/2017 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

1640 WILSON RD, ROCKFORD

COMMENT

TY2017:Net Gen=$1,482.74, Other Assessment=$2.00
DE17 TTO/ ADD ADDTN
DE16 ADD LT/TTO
DE14 ADD GAR & ADDTN, RMV CARPORT
DE10 ADD PB

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:0.217	7000		1,500 0
Total Acres: 1.2170			TOTAL	18,000 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2014	2013	2011	2010	
REASON FOR CHANGE		NC	NC	RAPP	NC	MISC	RAPP	NC	
APPRAISED VALUE	LAND	18,000	15,200	15,200	16,500	16,500	16,500	16,500	
	IMPR	91,100	71,900	70,700	76,800	61,100	61,100	59,700	
	TOTAL	109,100	87,100	85,900	93,300	77,600	77,600	76,200	
ASSESSED VALUE	LAND	6,300	5,320	5,320	5,780	5,780	5,780	5,780	
	IMPR	31,890	25,170	24,750	26,880	21,390	21,390	20,900	
	TOTAL	38,190	30,490	30,070	32,660	27,170	27,170	26,680	

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	4	4	3		
BEDROOMS		1	3		
FIREPLACES					

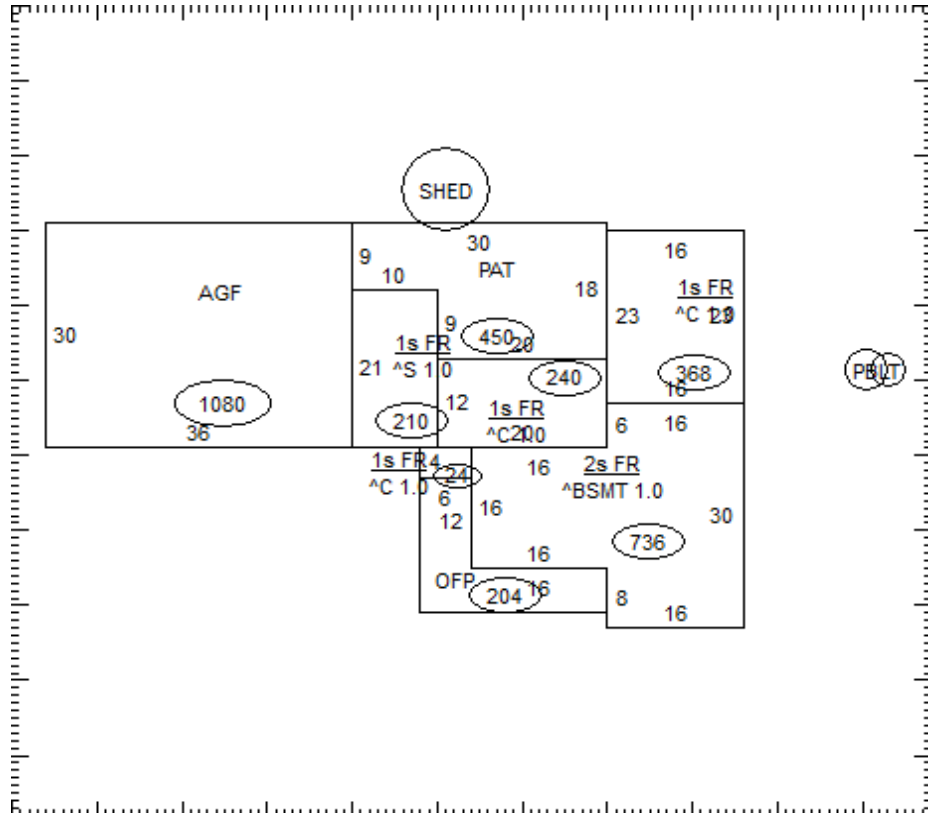
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1578	FR	120,780
2ND	736	FR	27,040
BSMT	736		9,570

SUBTOTAL			157,390
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	0	S.F.	0
PLUMBING #	2		2,200
GARAGES & CARPORTS			17,800
EXTRA FEATURES			4,200
SUBTOTAL			181,590
GRADE FACTOR			100 %
UNADJUSTED VALUE			181,590
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,314	C		1900	2017	A	181,590	42	105,320		79,000
1 Shed	4	8x10	80	C		1980		F		68			0
2 Pole Bldg		36x38	1,368	C	8.75	2009		A	11,970	11	10,650		10,700
3 Lean - To		12x36	432	C	3.20	2015		A	1,380	2	1,350		1,400
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 91,100

COMMENTS

Dwelling has an Economic Factor of 75%

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01-22-300-002

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
009015-R150	
M	05
B	01
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ROCKFORD, OH 45882

LEGAL INFORMATION

W PT W 1/2 NE SW

RTS: 001-04-22
Acres:1.2170

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROTH DAVID A JR & JULIE A	1640 WILSON RD	ROCKFORD	OH	45882	12/13/1989	40,000	: A : 0	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

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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

1640 WILSON RD, ROCKFORD

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.2170					TOTAL		18,000	0

VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRAISED VALUE	LAND							
	IMPR							
	TOTAL							
ASSESSED VALUE	LAND							
	IMPR							
	TOTAL							

OCCUPANCY	EXTERIOR
☐ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
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☐ BI/L TRI/L	☐ BRICK
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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					

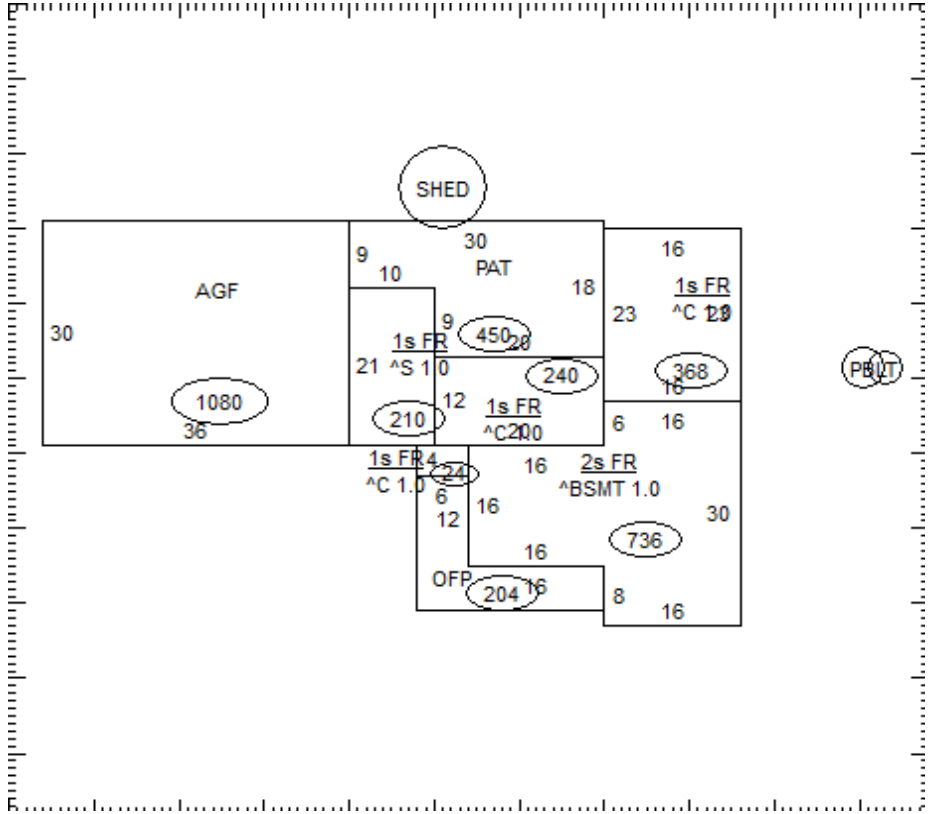
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
SUBTOTAL			0

MULTI-FAMILY #	0		0
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													

01-029800.0200

TOTAL 0

COMMENTS