25-015400.0200

HOPEWELL TWP / PARKWAY SD

05-09-300-007

Property Class: 510

Neighborhood 009255-R150

Map:
Block:
Card:

Bk: Pg:

BRUNS CORY & ALICIA
BRUNS CORY & ALICIA
9162 ST RTE 118
ROCKFORD, OH 45882
Created in 2016 From 25-015400.0000 due to Split

LEGAL INFORMATION
PT W 1/2 SW

RTS: 002-05-09
Acres:2.6180

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRUNS CORY & ALICIA	9162 ST RTE 118	ROCKFORD	OH	45882	08/27/2020	225,000	WDC : 603	☐	■
2	FORTKAMP KATE A	9162 ST RTE 118	ROCKFORD	OH	45882	06/22/2016	149,900	WDC : 416	☐	■
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

9162 ST RTE 118 ,

COMMENT

DE17 NO LONGER QUALIFIES FOR CAUV PER OWNER
DE21 RMV OWN OCC; DIDN'T RET APP
TriDwell=105 TriOB=105 TriLand=105

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		17,300 0
SM:Small Acreage	AC:1.618	6800		11,600 0
Total Acres: 2.6180			TOTAL	28,900 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2017	2017	2017	2017		
REASON FOR CHANGE		RAPP	RAPP	MISC	RCLS	CAUV	MISC		
APPRAISED VALUE	LAND	28,900	27,500	26,000	28,480	20,570	28,480		
	IMPR	126,500	86,400	77,300	77,300	77,300	77,300		
	TOTAL	155,400	113,900	103,300	105,780	97,870	105,780		
ASSESSED VALUE	LAND	10,120	9,630	9,100	9,970	7,200	9,970		
	IMPR	44,280	30,240	27,060	27,060	27,060	27,060		
	TOTAL	54,400	39,870	36,160	37,030	34,260	37,030		

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	☐	☐	☐	☐	☐

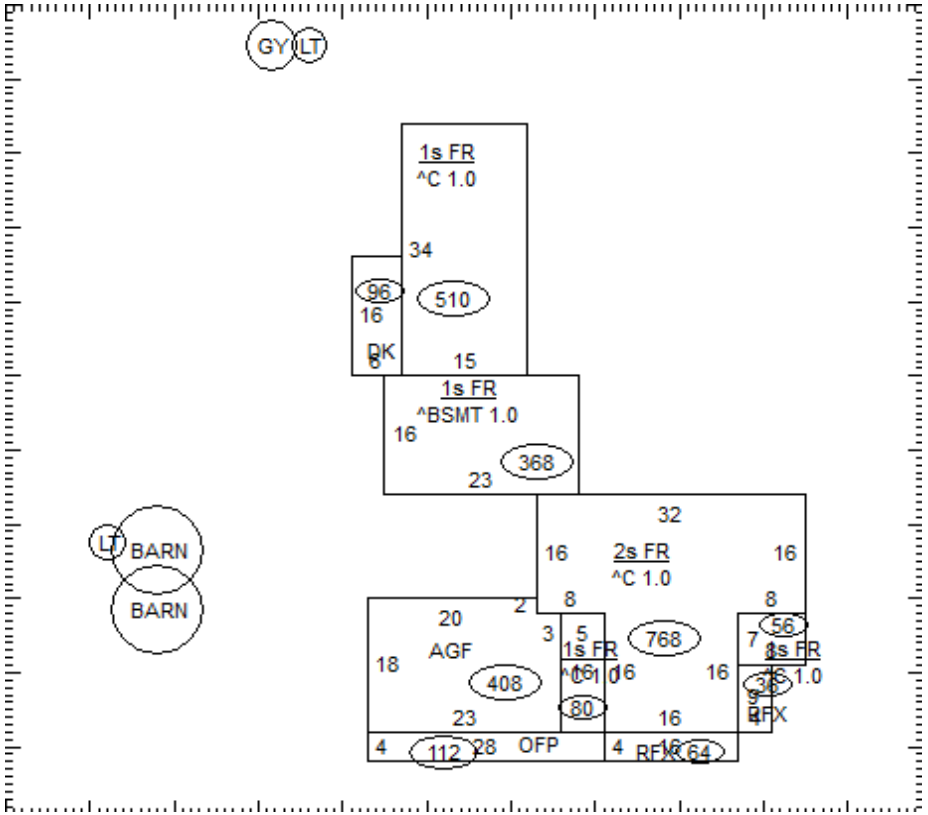
ACCOMMODATIONS					
# OF ROOMS		5	3		
BEDROOMS		1	3		
FIREPLACES					

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					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1782	FR	130,230
2ND	768	FR	26,940
BSMT	368		4,780
SUBTOTAL			161,950
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		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			6,700
EXTRA FEATURES			3,100
SUBTOTAL			171,750
GRADE FACTOR			107 %
UNADJUSTED VALUE			192,960
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,550	C		1900	1999	A	192,960	28	138,930		125,000
1 Granary	12	28x34	952	D	5.60	1900		P	5,600	95	280	DFLT50	100
2 Barn	12	30x40	1,200	C	8.56	1900		F	10,790	95	540		500
3 Lean - To		16x38	608	C	3.42	1900		P	2,180	95	110		100
4 Barn	14	40x76	3,040	C	8.56	1900		F	27,320	95	1,370	DFLT50	700
5 Lean - To		14x36	504	D	2.56	1900		P	1,350	95	70		100
6													
7													
8													
9													
10													
11													

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TOTAL 126,500

COMMENTS

Dwelling has an Economic Factor of 90%