01-040800.0300

BLACKCREEK TWP / PARKWAY SD

01-31-300-003

Property Class: 510

Neighborhood 009015-R150

Map:
Block:
Card:

Bk: Pg:

WICKEY DAVID JM & MARY F
WICKEY DAVID JM & MARY F
89 STRABLE RD
ROCKFORD, OH 45882

LEGAL INFORMATION
COR SW SW SW

RTS: 001-04-31
Acres:4.3400

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WICKEY DAVID JM & MARY F	89 STRABLE RD	ROCKFORD	OH	45882	12/03/2021	242,000	WDC : 1022	☐	■
2	SCHWARTZ JOHN E &	89 STRABLE RD	ROCKFORD	OH	45882	12/16/2019	185,000	WDC : 863	☐	■
3	WICKEY JOE J M	89 STRABLE RD	ROCKFORD	OH	45882	03/08/2016	140,000	WDC : 131	☐	☐

X: ☐ TTO LISTER: HK DATE: 03/06/2018 TIME: 12:00:00 AM ☐ 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
89 STRABLE RD

COMMENT
DE18 NOH. RMV EFP, ADD ADDTN, RMDL YR
DE17 DESKTOP RVW CHG: OFP TO EFP, ADD LT
DE15 ADD BARN ADDTN PER DATA MAILER
DE14 CORR PLMBG & HEAT/ AMISH OWNERSHIP
DE09 RMV AC-DATA MAILER
HOUSE AND BLDGS LISTED ON 1-31-300-001 SPLIT TO THIS PARCEL
TriDwell=106 TriOB=106 TriLand=106

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		17,500 0
SM:Small Acreage	AC:3.34	6400		22,700 0
Total Acres: 4.3400			TOTAL	40,200 0

VALUATION SUMMARY

VALUE YEAR		2020	2018	2017	2017	2015	2015	2014	2013
REASON FOR CHANGE		RAPP	NC	RAPP	MISC	NC	REMB	RAPP	MISC
APPRAISED VALUE	LAND	40,200	37,900	37,900	33,500	33,500	33,500	33,500	36,400
	IMPR	118,300	87,800	72,700	58,900	58,100	43,100	47,200	51,900
	TOTAL	158,500	125,700	110,600	92,400	91,600	76,600	80,700	88,300
ASSESSED VALUE	LAND	14,070	13,270	13,270	11,730	11,730	11,730	11,730	12,740
	IMPR	41,410	30,730	25,450	20,620	20,340	15,090	16,520	18,170
	TOTAL	55,480	44,000	38,720	32,350	32,070	26,820	28,250	30,910

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	☐	☐	☐	☐	☐

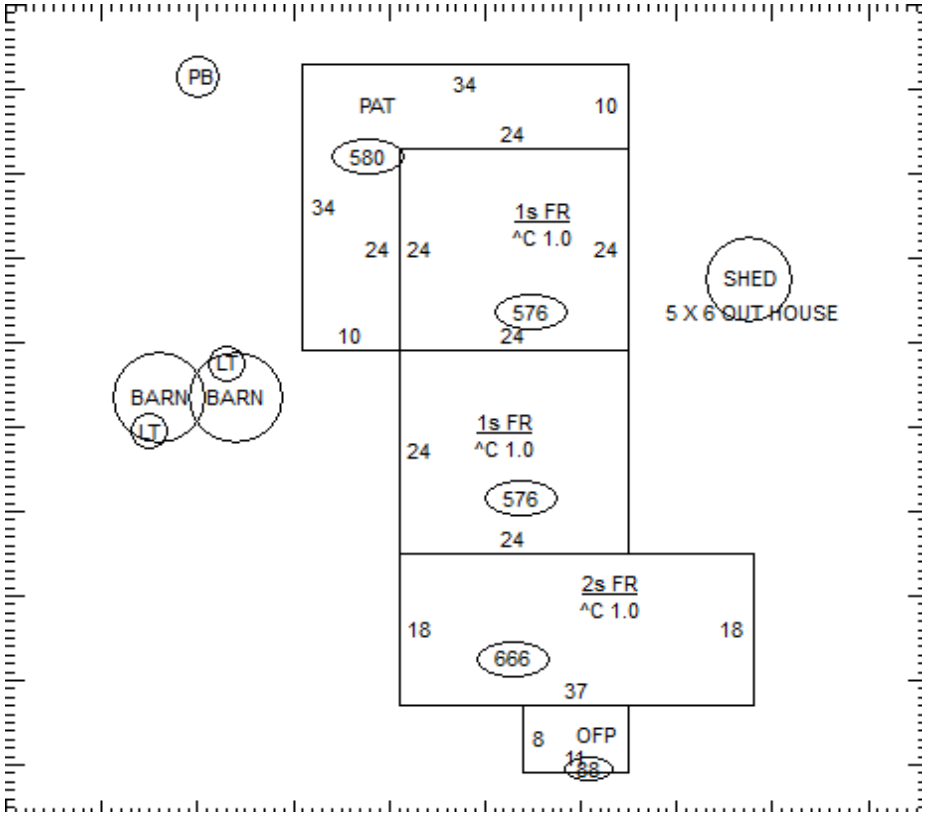
ACCOMMODATIONS					
# OF ROOMS		6	2		
BEDROOMS		1	2		
FIREPLACES					

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	1818	FR	130,260
2ND	666	FR	22,900
SUBTOTAL			153,160
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	1,908 S.F.		-4,780
AIR COND	0 S.F.		0
PLUMBING #	0		-5,500
GARAGES & CARPORTS			0
EXTRA FEATURES			2,900
SUBTOTAL			145,780
GRADE FACTOR			104 %
UNADJUSTED VALUE			160,710
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,484	C-		1900	2017	G	160,710	22	125,350		94,000
1 Lean - To	8	12x40	480	C	3.42	1900		A	1,740	95	90		100
2 Pole Bldg	12	30x48	1,440	C	9.36	1970		A	14,290	80	2,860		2,900
3 Barn	16	40x65	2,600	D	6.40	1900		A	17,640	95	880		900
4 Shed		16x16	256	C	7.49	1990		A	2,030	47	1,080		1,100
5 Barn		48x48	2,304	C	8.56	2013		A	20,910	9	19,030		19,000
6 Lean - To		16x16	256	C	3.42	1980		A	930	67	310		300
7													
8													
9													
10													
11													
											TOTAL		118,300

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COMMENTS

Dwelling has an Economic Factor of 75%

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COR SW SW SW

RTS: 001-04-31
Acres:4.3400

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WICKEY EMANUEL C	89 STRABLE RD	ROCKFORD	OH	45882	11/26/2012	110,000	WDC : 753	☐	■
2	PYLE ROGER F & PRISCILLA J	351 KOCH RD	ROCKFORD	OH	45882	06/25/2012	63,000	WDC : A : 355	☐	■
3	KEEN JOE R & ELLEN L	89 STRABLE RD	ROCKFORD	OH	45882	07/14/2003	110,000	: A : 0	☐	■

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☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT	COMMENT
☐ 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	

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
Total Acres: 4.3400			TOTAL	40,200 0

VALUATION SUMMARY

VALUE YEAR		2013	2011	2011	2009	2009			
REASON FOR CHANGE		RCLS	CAUV	RAPP	CAUV	MISC			
APPRAISED VALUE	LAND	29,660	18,020	29,660	16,310	24,250			
	IMPR	58,800	58,800	58,800	61,400	61,400			
	TOTAL	88,460	76,820	88,460	77,710	85,650			
ASSESSED VALUE	LAND	10,380	6,310	10,380	5,710	8,490			
	IMPR	20,580	20,580	20,580	21,490	21,490			
	TOTAL	30,960	26,890	30,960	27,200	29,980			

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					

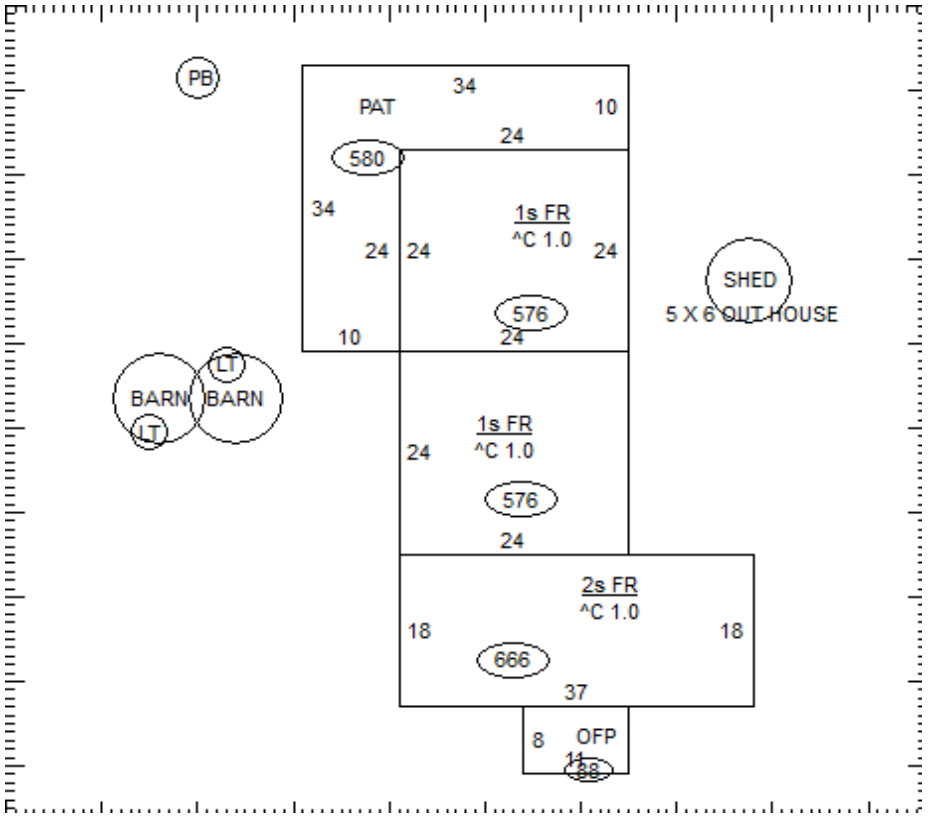
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													

01-040800.0300

TOTAL 0

COMMENTS