

BLACKCREEK TWP / PARKWAY SD

01-08-300-005

Property Class: 111

Neighborhood
009011-A100

Map:

Block:

Card:

Bk:

Pg:

01-009700.0100

LEGAL INFORMATION

PT SE SW

QUALIFIED CREDITS: CAUV:
06362

RTS: 001-04-08
Acres:3.2320

K & S GAMBLE FARMS LLC

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12771 RIVER TRAIL RD

ROCKFORD, OH 45882

Created in 2008 From 01-009700.0000 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	K & S GAMBLE FARMS LLC	12771 RIVER TRAIL RD	ROCKFORD	OH	45882	06/01/2023	342,000	2:WDC : 299	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	S & I FARMS LLC	10222 GARDEN ALCOVE	TAMPA	FL	33647	05/19/2020	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	WINKLER PHILIP	10222 GARDEN ALCOVE	TAMPA	FL	33647	09/15/2008	32,500	WDC : F : 620	<input type="checkbox"/>	<input type="checkbox"/>

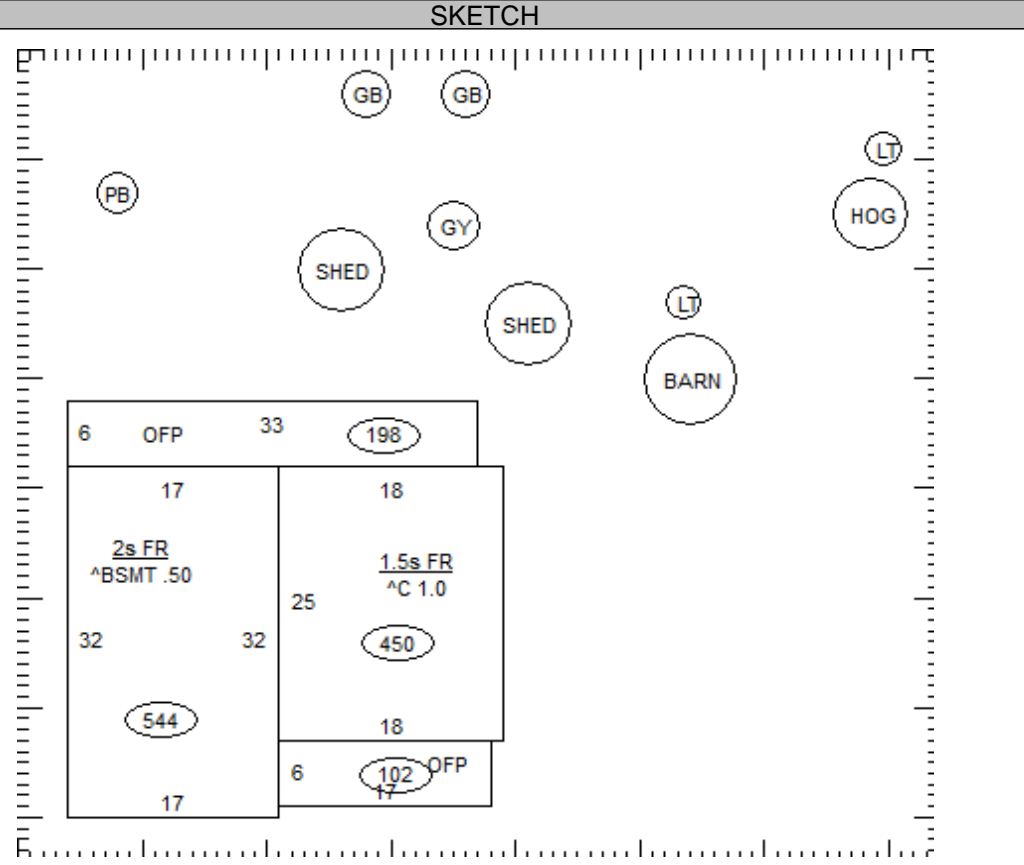
X:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	Minor Sub
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	647 MCGOUGH RD COMMENT TY2022:Net Gen=\$1,283.26, Other Assessment=\$2.00 DE15 RMV GB VALUE PER ODT DE22 DESKTOP RVW; ADD 16 X 18 SHED

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land:0024	A 2.0290	11,250	2,540			22,830	5,150
HS:Home Site	A 1.0000	17,490	17,490			17,490	17,490
RD:Road	A .2030	0	0			0	0
Total Acres: 3.2320					TOTAL	40,320	22,640

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2022	2022	2020	2020	2017	2017
REASON FOR CHANGE	CAUV	RAPP	CAUV	NC	CAUV	RAPP	CAUV	RAPP
APPRAISED	22,640	40,320	18,670	33,870	18,670	33,870	20,860	35,360
VALUE	122,300	122,300	69,100	69,100	67,000	67,000	62,800	62,800
	<u>TOTAL</u>							
	144,940	162,620	87,770	102,970	85,670	100,870	83,660	98,160
ASSESSED	7,920	14,110	6,530	11,850	6,530	11,850	7,300	12,380
VALUE	42,810	42,810	24,190	24,190	23,450	23,450	21,980	21,980
	<u>TOTAL</u>							
	50,730	56,920	30,720	36,040	29,980	35,300	29,280	34,360
POTENTIAL RECOUP	2022=222.23, 2021=220.87, 2020=224.07: Total=667.17							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> CONVERSION	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> STUCCO	1	994	FR	160,310
<input type="checkbox"/> BUILDING TYPE	<input type="checkbox"/> ALM/VYNL	<input type="checkbox"/> CONC BLK	<input type="checkbox"/> METAL	.5	225	FR	22,500
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> BRICK	<input type="checkbox"/> STONE	2ND	544	FR	42,110
<input type="checkbox"/> MOD/MAN							
<input type="checkbox"/>							
ROOFING	ROOF TYPE						
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE						
<input checked="" type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP						
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL						
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD						
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT						
FLOORS	B	1	2	3	U		
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
WOOD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
INT. FINISH	B	1	2	3	U		
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
ACCOMMODATIONS							
# OF ROOMS		4		3			
BEDROOMS		1		2			
FIREPLACES							
HEAT & AC	B	1	2	3	U		
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
PLUMBING		BASE			<input checked="" type="checkbox"/>		
X FULL BATH							
X HALF BATH							
X FIXTURES							
BSMT		272					3,890
SUBTOTAL							228,810
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							0
EXTRA FEATURES							4,800
SUBTOTAL							233,610
GRADE FACTOR							100 %
UNADJUSTED VALUE							233,610
FACTOR							100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,763	C		1900		A	233,610	45	128,490		115,600
1 Pole Bldg	14	40x48	1,920	C	12.16	1965		A	23,350	85	3,500		3,500
2 Grain Bin	19	19x24	456	C		1965		F		85			0
3 Lean - To	10	10x70	700	D	3.84	1900		F	2,690	95	130		100
4 Barn	14	30x70	2,100	D	9.60	1900		F	20,160	95	1,010	DFLT50	500
5 Lean - To	6	8x30	240	D	3.84	1900		P	920	95	50		100
6 Grain Bin	19	19x22	418	C		1975		F		80			0
7 Hog Hse	12	16x30	480	D	10.80	1900		P	5,180	95	260	DFLT50	100
8 Granary	10	23x48	1,104	D	6.16	1900		F	6,800	95	340	DFLT50	200
9 Shed		6x10	60	D		1980		F		80			0
10 Shed		16x18	288	C	7.70	2020		A	2,220	3	2,150		2,200
11													

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TOTAL 122,300

COMMENTS

Dwelling has an Economic Factor of 90%