

01-014600.0000

**STEMEN HEIDI J & STEMEN TODD J**

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2542 LEE RD

ROCKFORD, OH 45882

**LEGAL INFORMATION**

OUT W 1/2 SW

RTS: 001-04-12

Acres:1.6100

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEMEN HEIDI J & STEMEN	2542 LEE RD	ROCKFORD	OH	45882	03/27/2017	40,000	WDC : 188	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	TINCHER STEVEN L	2542 LEE RD	ROCKFORD	OH	45882	12/14/2000	30,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: HK DATE: 05/20/2020 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

**STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION**

PAVED  LEVEL  WATER  IMPROVING  A. NO ROAD  F. RESTRICT 2542 LEE RD, ROCKFORD  
 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  E. SZ/SHAPE  J. OTHER/CDU

**COMMENT**

TY2022:Net Gen=\$2,787.08, Other Assessment=\$4.00  
 DE20 TTO; RMV INC, UPDATE SKETCH  
 DE19 RMV FNC ON LAND; CHG CLASS  
 DE19 NOH; RMV OLD BLDGS, ADD DWLG/SHOP & GARAGE  
 DE22 ADD AC; DESKTOP RVW

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	17490				17,500	0	
SM:Small Acreage	AC:0.61	8500				5,200	0	
Total Acres: 1.6100					TOTAL	22,700	0	

**VALUATION SUMMARY**

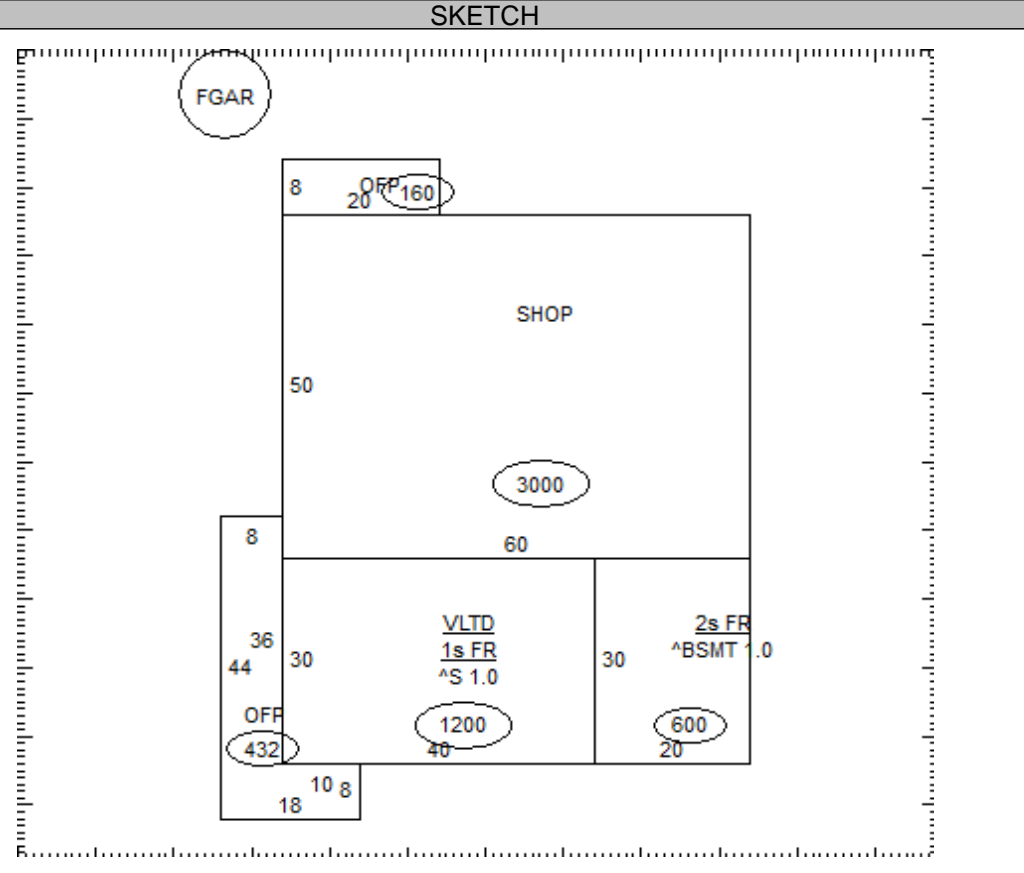
VALUE YEAR	2023	2022	2020	2020	2019	2017	2017	
REASON FOR CHANGE	RAPP	MISC	RAPP	NC	MISC	RAPP	REMB	
APPRAISED	LAND	22,700	22,000	22,000	20,800	20,800	18,700	17,200
VALUE	IMPR	266,300	172,300	171,800	158,800	109,800	300	300
	TOTAL	289,000	194,300	193,800	179,600	130,600	19,000	17,500
ASSESSED	LAND	7,950	7,700	7,700	7,280	7,280	6,550	6,020
VALUE	IMPR	93,210	60,310	60,130	55,580	38,430	110	110
	TOTAL	101,160	68,010	67,830	62,860	45,710	6,660	6,130

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1800	FR	220,280
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	600	FR	35,240
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input checked="" type="checkbox"/> SHOUSE	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input checked="" type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		4	1		
BEDROOMS		1	1		
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 checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
GEO THERMAL	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE	<input checked="" type="checkbox"/>			
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

BSMT	600		8,580
<b>SUBTOTAL</b>			264,100
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,400 S.F.		3,960
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			33,900
<b>SUBTOTAL</b>			305,590
GRADE FACTOR			80 %
<b>UNADJUSTED VALUE</b>			244,470
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,400	D		2018		G	244,470	4	234,690		211,200
1 Shop - Stud	16	50x60	3,000	C	13.75	2018		A	41,250	5	39,190		39,200
2 OFF		8x20	160	C	16.04	2018		A	2,570	5	2,440		2,400
3 Gar - Frame		20x30	600	C	23.70	2018		A	14,220	5	13,510		13,500
4													
5													
6													
7													
8													
9													
10													
11													

01-014600.0000	<b>TOTAL</b>	266,300
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**COMMENTS**

Dwelling has an Economic Factor of 90% (Rollback Basis=\$242,200)