01-017600.0100

BOECKMAN JOHN R & LINDA S TRUSTEES
BOECKMAN JOHN R & LINDA S TRUSTEES
5056 BURRVILLE RD
COLDWATER, OH 45828

BLACKCREEK TWP / PARKWAY SD

LEGAL INFORMATION
E SD NW SEC

RTS: 001-04-14
Acres:158.8600

01-14-100-001

QUALIFIED CREDITS: CAUV: 05684

Property Class: 199
Neighborhood 009011-A100
Map: 04
Block: 01
Card: 11
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BOECKMAN JOHN R & LINDA S	5056 BURRVILLE RD	COLDWATER	OH	45828	10/26/2020	1,750,000	2:WDC : 793	☐	☐
2	RIPLEY JAMES D & PAMELA D RIGGS VICKI L	2523 E NANCE ST	MESA	AZ	85213	03/06/2020	120,000	2:WDC : 136	☐	■
3	RIPLEY JAMES D & PAMELA D RIGGS VICKI	2523 E NANCE ST	MESA	AZ	85213	12/05/2018	0	2:QCE : X : 0	☐	☐

X: ☐ TTO LISTER: RK DATE: 04/01/2004 TIME: 02:46:28 PM ☐ LETTER ☐ LETTER REC'D GIS CODE

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
11995 JORDAN RD, ROCKFORD

COMMENT
TY2022:Net Gen=$4,296.32, Other Assessment=$11,121.18
BUILDINGS ONLY DE15 RMV GB VALUE PER ODT
DE23 RMV GR BINS

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
BL:Barn Lot	A 1.0000	10,000 10,000		10,000 10,000
CR:Crop Land TOTAL	**A 154.9200**	**11,625 2,940**		**1,880,140 512,260**
0053	A 10.6020	11,250 3,000		119,270 31,810
0023	A 20.8710	11,550 2,660		241,060 55,520
0087	A 109.1870	12,450 3,560		1,359,380 388,710
0024	A 14.2600	11,250 2,540		160,430 36,220
RD:Road	A 2.9400	0 0		0 0
Total Acres: 158.8600			TOTAL	1,890,140 522,260

VALUATION SUMMARY

VALUE YEAR		2023	2023	2020	2020	2017	2017		
REASON FOR CHANGE		CAUV	RAPP	CAUV	RAPP	CAUV	RAPP		
APPRAISED VALUE	LAND	522,260	1,890,140	285,330	1,436,370	451,360	1,426,520		
	IMPR	10,200	10,200	8,500	8,500	7,900	7,900		
	TOTAL	532,460	1,900,340	293,830	1,444,870	459,260	1,434,420		
ASSESSED VALUE	LAND	182,790	661,550	99,870	502,730	157,980	499,280		
	IMPR	3,570	3,570	2,980	2,980	2,770	2,770		
	TOTAL	186,360	665,120	102,850	505,710	160,750	502,050		
POTENTIAL RECOUP		2022=16828.10, 2021=16724.88, 2020=16967.12: Total=50520.10							

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					

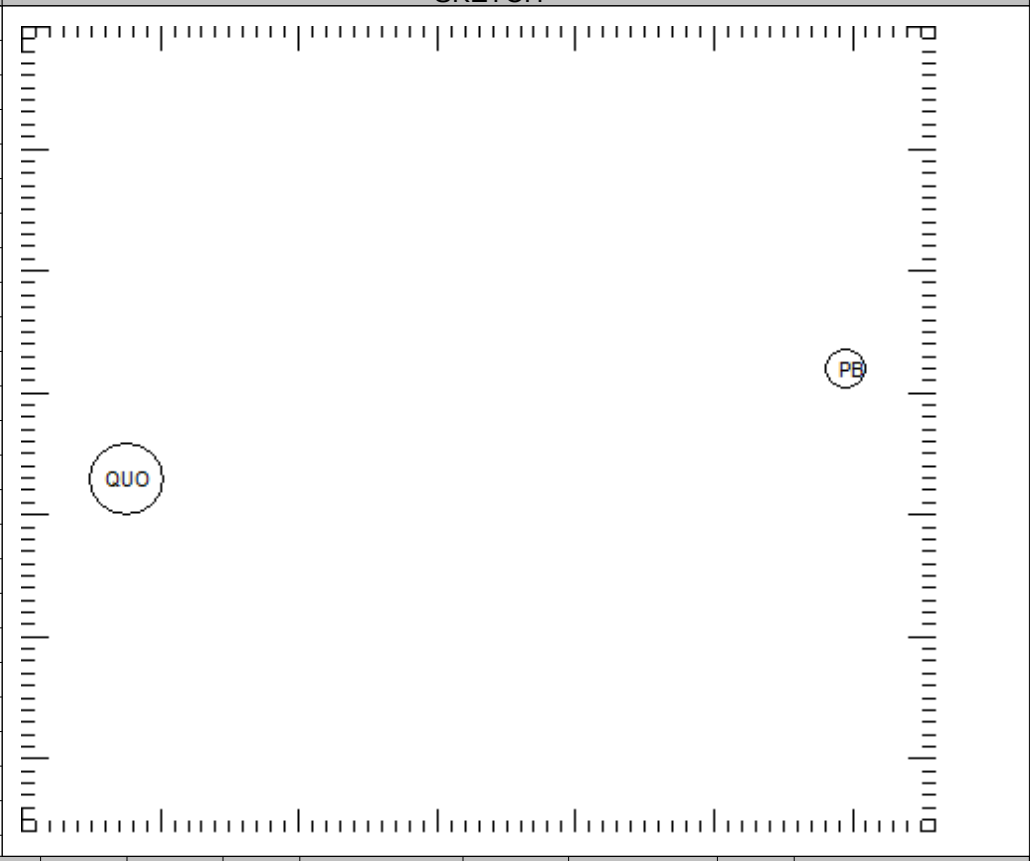
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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 Pole Bldg		48x72	3,456	C	11.01	1976		A	38,050	80	7,610		7,600
2 Quonset		32x84	2,688	C	9.75	1953		A	26,210	90	2,620		2,600
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		10,200

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COMMENTS

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2	RIPLEY JAMES D & RIGGS	2523 E NANCE ST	MESA	AZ	85213	11/18/2005	0	QCE : X : 0	☐	☐
3	RIPLEY RILLA B & RIPLEY	1177 NANETTE LN	VAN WERT	OH	45891	08/19/1993	0	: X : 0	☐	☐

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	IMPR								
	TOTAL								
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FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
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PANELING	☐	☐	☐	☐	☐
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# OF ROOMS					
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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		%

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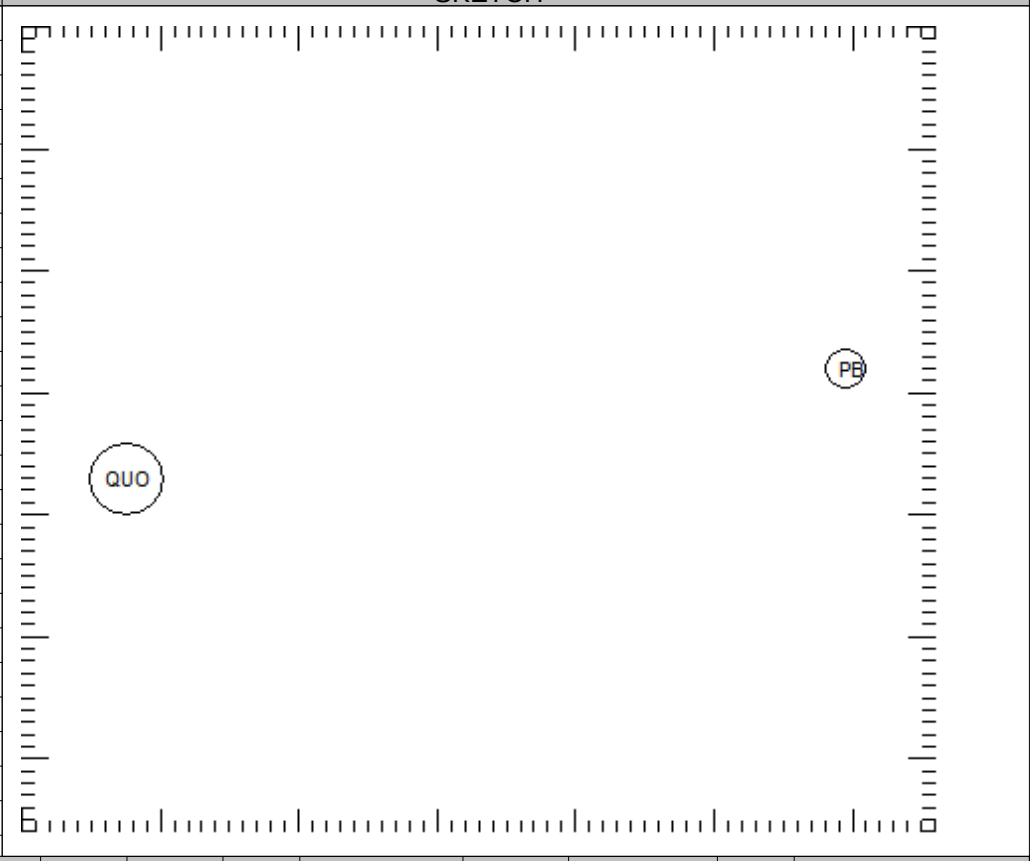

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DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS