

BLACKCREEK TWP / PARKWAY SD

01-17-400-002

Property Class: 510

Neighborhood

009015-R150

Map: 06

Block: 01

Card: 58

Bk: Pg:

01-022800.0000

TRISEL DONALD E & KIMBERLY A

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11533 GRAUBERGER RD

ROCKFORD, OH 45882

LEGAL INFORMATION

S1/2 SE PT

RTS: 001-04-17

Acres:5.4500

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TRISEL DONALD E &	11533 GRAUBERGER RD	ROCKFORD	OH	45882	11/20/2018	165,000	WDC : 917	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHOTT BARBARA L C/O ALAN L SCHOTT	2693 WILLSHIRE EASTERN	WILLSHIRE	OH	45898	06/23/2011	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	SCHOTT ALFRED W ETUX	11533 GRAUBERGER RD	ROCKFORD	OH	45882		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: CL DATE: 06/21/2004 TIME: 10:58:46 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	11533 GRAUBERGER RD, ROCKFORD		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,317.68, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$8.80		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE17 DESKTOP RVW CHG: add patio & rfx		

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:4.45	7700				34,300	0	
						TOTAL	51,800	0

Total Acres: 5.4500

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017	2017			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	<u>LAND</u> 51,800	46,700	46,700	44,100	39,200			
	<u>IMPR</u> 183,800	115,000	116,300	109,000	103,600			
	<u>TOTAL</u> 235,600	161,700	163,000	153,100	142,800			
ASSESSED VALUE	<u>LAND</u> 18,130	16,350	16,350	15,440	13,720			
	<u>IMPR</u> 64,330	40,250	40,710	38,150	36,260			
	<u>TOTAL</u> 82,460	56,600	57,060	53,590	49,980			

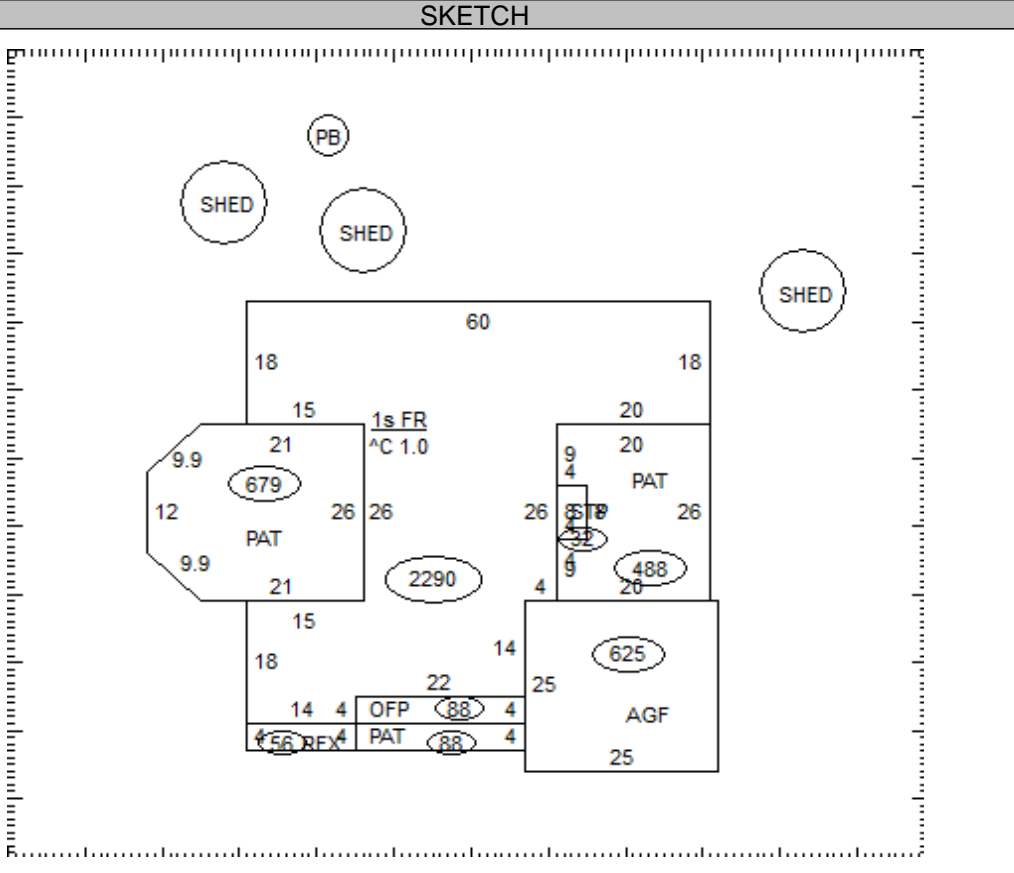
OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	2290	FR	256,000

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			256,000
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,290 S.F.		3,780
PLUMBING #	0		0
GARAGES & CARPORTS			15,400
EXTRA FEATURES			7,400
SUBTOTAL			286,980
GRADE FACTOR			105 %
UNADJUSTED VALUE			301,330
FACTOR			100 %



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

INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS
 # OF ROOMS 6
 BEDROOMS 3
 FIREPLACES 1
 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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,290	C+		1977		A	301,330	35	195,860		176,300
1 Shed	8	30x40	1,200	C	5.50	1977		F	6,600	80	1,320		1,300
2 Shed	7	10x16	160	C	9.90	1960		F	1,580	90	160		200
3 Shed	7	10x16	160	C	9.90	1960		F	1,580	90	160		200
4 Pole Bldg	12	30x36	1,080	C	12.51	1988		A	13,510	57	5,810		5,800
5													
6													
7													
8													
9													
10													
11													

PLUMBING
 BASE
 X FULL BATH
 X HALF BATH
 X FIXTURES

01-022800.0000 TOTAL 183,800

COMMENTS
 Dwelling has an Economic Factor of 90% (Rollback Basis=\$193,800)