

BLACKCREEK TWP / PARKWAY SD

01-22-100-002

Property Class: 510

Neighborhood

009015-R150

Map: 05

Block: 01

Card: 45

Bk: Pg:

01-029600.0000

**SCHWARTZ ERNEST J & VERNA L**

SCHWARTZ ERNEST J & VERNA L

11410 WABASH RD

ROCKFORD, OH 45882

**LEGAL INFORMATION**

W 1/2 NW

RTS: 001-04-22

Acres: 1.1300

|   | OWNERSHIP           | ADDRESS            | CITY        | STATE | ZIP   | DATE       | AMOUNT | DEED:CONV# | JS                       | VALID                               |
|---|---------------------|--------------------|-------------|-------|-------|------------|--------|------------|--------------------------|-------------------------------------|
| 1 | SCHWARTZ ERNEST J & | 11410 WABASH RD    | ROCKFORD    | OH    | 45882 | 09/24/2021 | 78,000 | WDC : 811  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | MEYER ETHAN A       | 3218 PURDY RD      | ROCKFORD    | OH    | 45882 | 03/19/2020 | 35,000 | WDC : 167  | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3 | MYCUMORTGAGE LLC    | 3560 PENTAGON BLVD | BEAVERCREEK | OH    | 45431 | 04/26/2019 | 77,000 | WDC : 264  | <input type="checkbox"/> | <input type="checkbox"/>            |

X:  TTO LISTER: JK DATE: 02/18/2016 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 11410 WABASH RD, ROCKFORD  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$1,068.96, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$2.00  
 CURBS  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE16 ADD GAR

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:0.13 | 8500  |      |   |     | 1,100  | 0      |   |
|                  |         |       |      |   |     | TOTAL  | 18,600 | 0 |

VALUATION SUMMARY

| VALUE YEAR        | 2023          | 2022   | 2021   | 2020    | 2017   |
|-------------------|---------------|--------|--------|---------|--------|
| REASON FOR CHANGE | RAPP          | REMB   | MISC   | RAPP    | RAPP   |
| APPRAISED VALUE   | LAND 18,600   | 18,500 | 18,500 | 18,500  | 17,400 |
|                   | IMPR 87,900   | 54,600 | 55,900 | 93,600  | 66,300 |
|                   | TOTAL 106,500 | 73,100 | 74,400 | 112,100 | 83,700 |
| ASSESSED VALUE    | LAND 6,510    | 6,480  | 6,480  | 6,480   | 6,090  |
|                   | IMPR 30,770   | 19,110 | 19,570 | 32,760  | 23,210 |
|                   | TOTAL 37,280  | 25,590 | 26,050 | 39,240  | 29,300 |

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

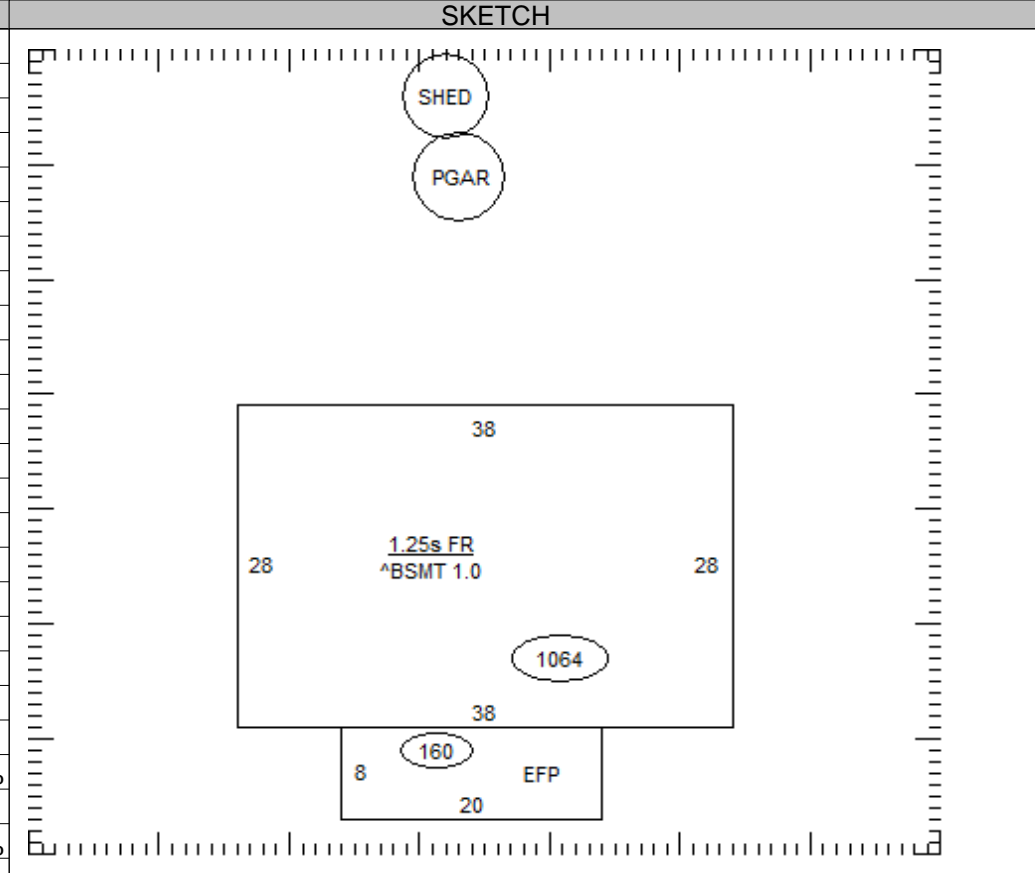
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS   4  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                       | 1064       | FR    | 165,960 |
| .25                     | 266        | FR    | 37,850  |
| BSMT                    | 1064       |       | 15,220  |
| <b>SUBTOTAL</b>         |            |       | 219,030 |
| MULTI-FAMILY #          | 0          |       | 0       |
| BUILDING TYPE           | 100%       |       | 0       |
| BSMT FINISH             | 0 S.F.     |       | 0       |
| FIREPLACE #             | 0          |       | 0       |
| HEATING                 | 0 S.F.     |       | 0       |
| AIR COND                | 1,330 S.F. |       | 2,200   |
| PLUMBING #              | 0          |       | 0       |
| GARAGES & CARPORTS      |            |       | 0       |
| EXTRA FEATURES          |            |       | 4,700   |
| <b>SUBTOTAL</b>         |            |       | 225,930 |
| GRADE FACTOR            |            |       | 95 %    |
| <b>UNADJUSTED VALUE</b> |            |       | 214,630 |
| FACTOR                  |            |       | 100 %   |



| OCCUPANCY    | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC  | TRUE VAL |
|--------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|-------|----------|
| DWELLING     | 1.25  | SK    | 1,330 | C-    |       | 1900 |      | F   | 214,630   | 50   | 107,320  | VAC25 | 72,500   |
| 1 Shed       |       | 8x10  | 80    | C     |       | 2000 |      | A   |           | 37   |          |       | 0        |
| 2 Gar - Pole |       | 36x40 | 1,440 | C     | 12.00 | 2015 |      | A   | 17,280    | 11   | 15,380   |       | 15,400   |
| 3            |       |       |       |       |       |      |      |     |           |      |          |       |          |
| 4            |       |       |       |       |       |      |      |     |           |      |          |       |          |
| 5            |       |       |       |       |       |      |      |     |           |      |          |       |          |
| 6            |       |       |       |       |       |      |      |     |           |      |          |       |          |
| 7            |       |       |       |       |       |      |      |     |           |      |          |       |          |
| 8            |       |       |       |       |       |      |      |     |           |      |          |       |          |
| 9            |       |       |       |       |       |      |      |     |           |      |          |       |          |
| 10           |       |       |       |       |       |      |      |     |           |      |          |       |          |
| 11           |       |       |       |       |       |      |      |     |           |      |          |       |          |

01-029600.0000 TOTAL 87,900

**COMMENTS**

Dwelling has an Economic Factor of 90%

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009015-R150

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Card: 45

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W 1/2 NW  
  
RTS: 001-04-22  
Acres:1.1300

|   | OWNERSHIP     | ADDRESS         | CITY     | STATE | ZIP   | DATE       | AMOUNT | DEED:CONV#    | JS                       | VALID                               |
|---|---------------|-----------------|----------|-------|-------|------------|--------|---------------|--------------------------|-------------------------------------|
| 1 | HARVEY AARON  | 11410 WABASH RD | ROCKFORD | OH    | 45882 | 04/21/2011 | 85,500 | WDC : A : 170 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | KUHN JO MARIE | 11410 WABASH RD | ROCKFORD | OH    | 45882 | 02/06/2002 | 0      | : X : 0       | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3 |               |                 |          |       |       |            | 0      | 0             | <input type="checkbox"/> | <input type="checkbox"/>            |

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| STREET/ROAD   | TOPOGRAPHY  | PU-UTILITIES-PR   | NEIGHBORHOOD  | INFLUENCE FACTORS  | PROPERTY LOCATION  |   |
|---|---|---|---|--|--|---|
| <input checked="" type="checkbox"/> PAVED<br><input type="checkbox"/> GRAVEL<br><input type="checkbox"/> DIRT<br><input type="checkbox"/> SIDEWALKS<br><input type="checkbox"/> CURBS | <input checked="" type="checkbox"/> LEVEL<br><input type="checkbox"/> HIGH<br><input type="checkbox"/> LOW<br><input type="checkbox"/> ROLLING<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> WATER<br><input type="checkbox"/> SEWER<br><input type="checkbox"/> GAS<br><input checked="" type="checkbox"/> ELECTRIC<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING<br><input checked="" type="checkbox"/> STATIC<br><input type="checkbox"/> DECLINING<br><input type="checkbox"/> OLD<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD<br><input type="checkbox"/> B. TOPGRHY<br><input type="checkbox"/> C. Ex Front<br><input type="checkbox"/> D. QUANTITY<br><input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT<br><input type="checkbox"/> G. WOOD LT<br><input type="checkbox"/> H. VACANCY<br><input type="checkbox"/> I. WATER FRONT<br><input type="checkbox"/> J. OTHER/CDU | 11410 WABASH RD, ROCKFORD<br><b>COMMENT</b> |

| LAND COMPUTATIONS   |      |   |      |   |       |        |         |
|---------------------|------|---|------|---|-------|--------|---------|
| LAND TYPE           | SIZE | M | RATE | C | INF   | M      | VALUE C |
|                     |      |   |      |   |       |        |         |
|                     |      |   |      |   |       |        |         |
|                     |      |   |      |   |       |        |         |
|                     |      |   |      |   |       |        |         |
|                     |      |   |      |   |       |        |         |
|                     |      |   |      |   |       |        |         |
|                     |      |   |      |   |       |        |         |
|                     |      |   |      |   |       |        |         |
|                     |      |   |      |   |       |        |         |
| Total Acres: 1.1300 |      |   |      |   | TOTAL | 18,600 | 0       |

| VALUATION SUMMARY |              |  |  |  |  |  |  |
|-------------------|--------------|--|--|--|--|--|--|
| VALUE YEAR        |              |  |  |  |  |  |  |
| REASON FOR CHANGE |              |  |  |  |  |  |  |
| APPRaised         | <u>LAND</u>  |  |  |  |  |  |  |
| VALUE             | <u>IMPR</u>  |  |  |  |  |  |  |
|                   | <u>TOTAL</u> |  |  |  |  |  |  |
| ASSESSED          | <u>LAND</u>  |  |  |  |  |  |  |
| VALUE             | <u>IMPR</u>  |  |  |  |  |  |  |
|                   | <u>TOTAL</u> |  |  |  |  |  |  |

