

BLACKCREEK TWP / PARKWAY SD

01-29-400-007

Property Class: 510

Neighborhood

009015-R150

Map:

Block:

Card:

Bk:

Pg:

01-038700.0200

**SHAWVER EDWIN M**

SHAWVER EDWIN M

761 ST RTE 707

ROCKFORD, OH 45882

Created in 2018 From 01-038700.0000 due to Split

**LEGAL INFORMATION**

PT SW SE

RTS: 001-04-29

Acres:2.2320

**QUALIFIED CREDITS:**

**HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SHAWVER EDWIN M	761 ST RTE 707	ROCKFORD	OH	45882	07/24/2018	172,600	WDC : 543	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: TIME:  LETTER  LETTER REC'D GIS CODE MINOR SUB

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	761 ST RTE 707 <b>COMMENT</b> TY2022:Net Gen=\$1,588.22, Other Assessment=\$6.00

**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:1.232	8300				10,200	0	
Total Acres: 2.2320						TOTAL	27,700	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2018	2018	2018	2018		
REASON FOR CHANGE	RAPP	RAPP	MISC	RCLS	CAUV	MISC		
APPRAISED VALUE	LAND 27,700	26,400	24,900	28,180	20,430	28,180		
	IMPR 173,200	109,400	100,100	100,100	100,100	100,100		
	TOTAL 200,900	135,800	125,000	128,280	120,530	128,280		
ASSESSED VALUE	LAND 9,700	9,240	8,720	9,860	7,150	9,860		
	IMPR 60,620	38,290	35,040	35,040	35,040	35,040		
	TOTAL 70,320	47,530	43,760	44,900	42,190	44,900		

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

FLOOR	AREA	CONST	VALUE
1	1738	FR	218,540

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

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

ROOF TYPE	BSMT	AREA	VALUE
<input checked="" type="checkbox"/> GABLE			
<input type="checkbox"/> HIP			
<input type="checkbox"/> GAMBREL			
<input type="checkbox"/> MANSARD			
<input type="checkbox"/> FLAT			
	144		2,060
<b>SUBTOTAL</b>			220,600

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

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	1,738 S.F.	2,870
PLUMBING #	3	3,630
GARAGES & CARPORTS		16,100
EXTRA FEATURES		3,200
<b>SUBTOTAL</b>		250,800

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

GRADE FACTOR		105 %
<b>UNADJUSTED VALUE</b>		263,340
<b>FACTOR</b>		100 %

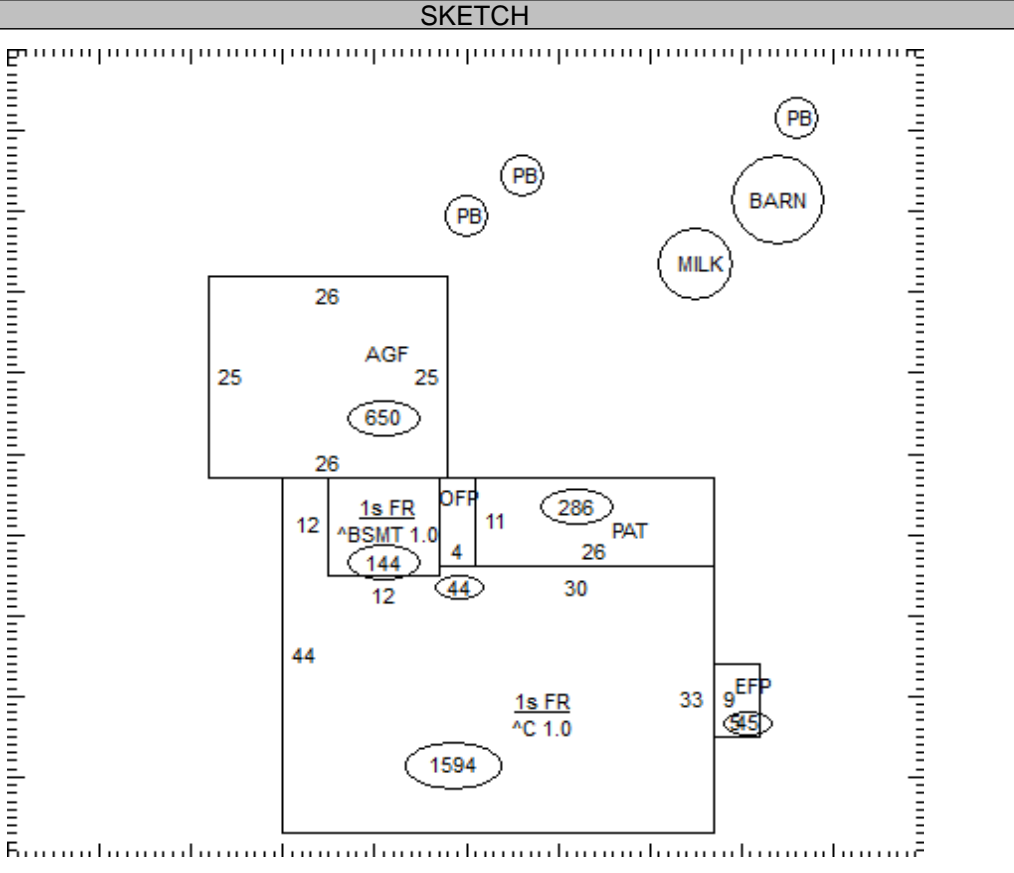
**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 3  
 FIREPLACES 1  
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,738	C+		1975		A	263,340	35	171,170		154,100
1 Barn	16	36x60	2,160	D	9.60	1900		A	20,740	95	1,040	CDU50	500
2 Pole Bldg	14	56x72	4,032	C	10.51	1964		A	42,380	85	6,360		6,400
3 Pole Bldg	16	40x44	1,760	C	15.54	1984		A	27,350	67	9,030		9,000
4 Pole Bldg	10	48x58	2,784	C	11.15	1960		A	31,040	90	3,100		3,100
5 Milk House / Par	10	12x16	192	C	18.00	1900		A	3,460	95	170	DFLT50	100
6													
7													
8													
9													
10													
11													

NO HEAT       
 CTRL HEAT       
 HW/STEAM       
 ELECTRIC       
 HEAT PUMP       
 FLR/WALL       
 STVE/SPCE       
 GEOTHERMAL       
 OUTSIDE       
 CTRL A/C

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6													
7													
8													
9													
10													
11													

**PLUMBING** BASE   
 X FULL BATH 1  
 X HALF BATH  
 X FIXTURES



01-038700.0200

TOTAL 173,200

**COMMENTS**

>>OB Features: 1.3 <Add Concrete Floor>  
 Dwelling has an Economic Factor of 90% (Rollback Basis=\$171,600)