

01-043000.0100

BYER DUSTIN E

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931 STRABLE RD

ROCKFORD, OH 45882

Created in 2020 From 01-043000.0000 due to Split

LEGAL INFORMATION

PT SE SE

RTS: 001-04-32

Acres:2.1130

| OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|-----------------|----------------|----------|-------|-------|------------|---------|------------|--------------------------|-------------------------------------|
| 1 BYER DUSTIN E | 931 STRABLE RD | ROCKFORD | OH | 45882 | 08/10/2020 | 170,000 | WDC : 538 | <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: | <input type="checkbox"/> TTO | LISTER: | DATE: | TIME: | <input type="checkbox"/> LETTER | <input type="checkbox"/> LETTER REC'D | GIS CODE |
|----|------------------------------|---------|-------|-------|---------------------------------|---------------------------------------|----------|

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

| | | | | | | |
|------------------------------------|-----------------------------------|-----------------------------------|------------------------------------|--------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> PAVED | <input type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | 931 STRABLE RD |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | <input type="checkbox"/> G. WOOD LT | COMMENT |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | TY2022:Net Gen=\$1,954.96, 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=\$2.00 |
| <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 | DE21 RMV OWN OCC; DID NOT RET APP |

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:1.113 | 8300 | | | | 9,200 | 0 | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Total Acres: 2.1130 | | | TOTAL | | | 26,700 | 0 | |

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2021 | 2021 | | | | | |
|-------------------|--------------|---------|---------|---------|--|--|--|--|
| REASON FOR CHANGE | RAPP | MISC | RCLS | | | | | |
| APPRAISED | <u>LAND</u> | 26,700 | 25,500 | 27,410 | | | | |
| VALUE | <u>IMPR</u> | 187,500 | 108,200 | 108,200 | | | | |
| | <u>TOTAL</u> | 214,200 | 133,700 | 135,610 | | | | |
| ASSESSED | <u>LAND</u> | 9,350 | 8,930 | 9,590 | | | | |
| VALUE | <u>IMPR</u> | 65,630 | 37,870 | 37,870 | | | | |
| | <u>TOTAL</u> | 74,980 | 46,800 | 47,460 | | | | |

| | | | |
|--|-----------------------------------|--|--|
| OCCUPANCY | | EXTERIOR | |
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input checked="" type="checkbox"/> WOOD |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | | |
| 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 type="checkbox"/> | <input type="checkbox"/> STONE | | |

| | | | |
|--|---|-----------|--|
| ROOFING | | ROOF TYPE | |
| <input type="checkbox"/> METAL | <input checked="" type="checkbox"/> GABLE | | |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP | | |
| <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

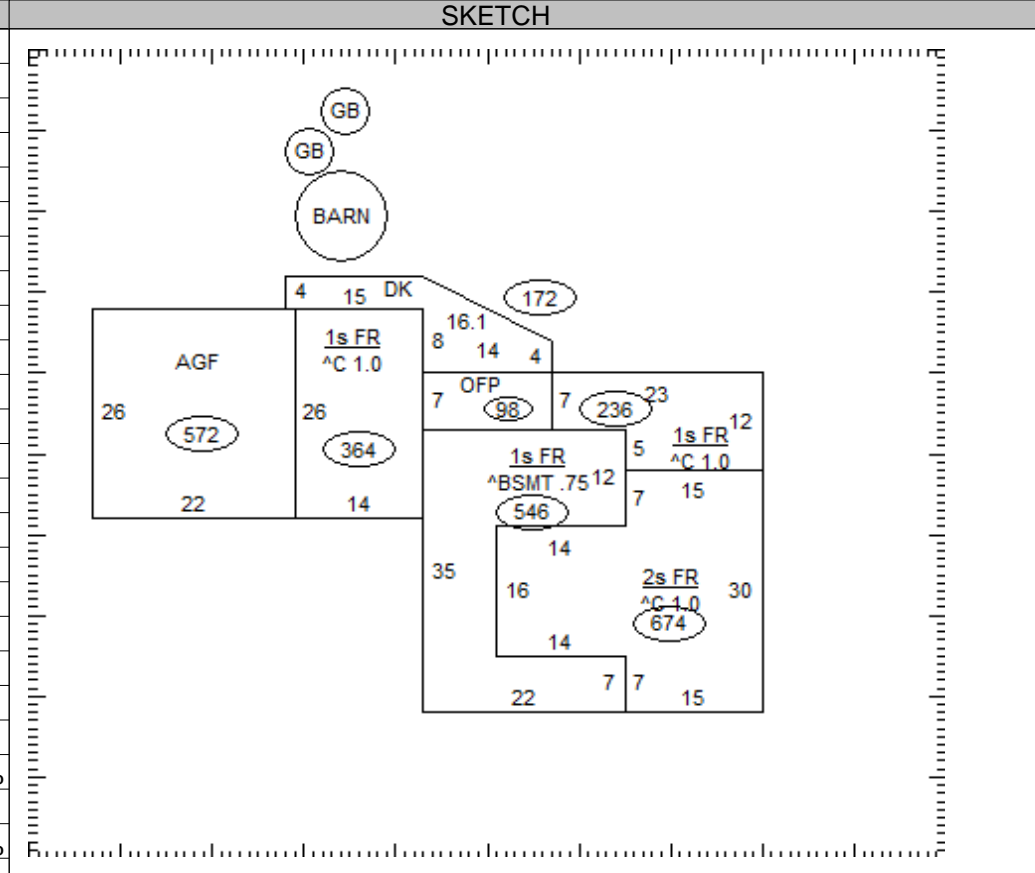
| | | | | | | |
|-------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| INT. FINISH | | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input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

| | | | | | | |
|----------------|--|---|---|---|---|---|
| ACCOMMODATIONS | | B | 1 | 2 | 3 | U |
| # OF ROOMS | | 6 | 3 | | | |
| BEDROOMS | | 1 | 3 | | | |
| FIREPLACES | | 1 | | | | |
| 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 checked="" type="checkbox"/> | <input checked="" 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 | | | | |
| X HALF BATH | 1 | | | |
| X FIXTURES | | | | |

| FLOOR | AREA | CONST | VALUE |
|--------------------|------------|-------|---------|
| 1 | 1820 | FR | 222,730 |
| 2ND | 674 | FR | 39,590 |
| BSMT | 410 | | 5,860 |
| SUBTOTAL | | | 268,180 |
| 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 | 2,494 S.F. | | 4,110 |
| PLUMBING # | 2 | | 2,420 |
| GARAGES & CARPORTS | | | 14,100 |
| EXTRA FEATURES | | | 3,300 |
| SUBTOTAL | | | 296,510 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 296,510 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|--------|----------|
| DWELLING | 2 | SK | 2,494 | C | | 1900 | 1991 | A | 296,510 | 30 | 207,560 | | 186,800 |
| 1 Barn | 16 | 38x72 | 2,736 | D | 9.60 | 1900 | | A | 26,270 | 95 | 1,310 | DFLT50 | 700 |
| 2 Grain Bin | 16 | 16x18 | 288 | C | | 1979 | | A | | 77 | | | 0 |
| 3 Grain Bin | 21 | 21x21 | 441 | C | | 1985 | | A | | 67 | | | 0 |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

01-043000.0100 TOTAL 187,500

COMMENTS

Dwelling has an Economic Factor of 90%