

BLACKCREEK TWP / PARKWAY SD

01-34-300-002

Property Class: 510

Neighborhood

009015-R150

Map: 08

Block: 01

Card: 29

Bk: Pg:

01-044600.0100

SNEDDON ANDREW J & TIFFANY A

SNEDDON ANDREW J & TIFFANY A

10106 WABASH RD

ROCKFORD, OH 45882

LEGAL INFORMATION

PT NW SW SW

RTS: 001-04-34

Acres:1.1100

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SNEDDON ANDREW J &	10106 WABASH RD	ROCKFORD	OH	45882	06/15/2021	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	SNEDDON ANDREW J	10106 WABASH RD	ROCKFORD	OH	45882	09/18/2017	156,000	WDC : 627	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	LUGINBILL ROBERT	10106 WABASH RD	ROCKFORD	OH	45882	02/17/2015	72,700	WDC : 84	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: HK DATE: 01/28/2022 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 10106 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=\$2,249.04, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$2.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE16 RMV OWNER OCC; DIDN'T 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:0.11	8500				900	0	
Total Acres: 1.1100						TOTAL	18,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2022	2020	2017	2017		
REASON FOR CHANGE	RAPP	MISC	NC	RAPP	RAPP	MISC		
APPRAISED	18,400	18,300	18,300	18,300	17,300	14,500		
VALUE	IMPR	207,400	135,500	134,600	100,500	88,600		
	TOTAL	225,800	153,800	152,900	118,800	105,900		
ASSESSED	LAND	6,440	6,410	6,410	6,410	6,060		
VALUE	IMPR	72,590	47,430	47,110	35,180	31,010		
	TOTAL	79,030	53,840	53,520	41,590	37,070		

OCCUPANCY		EXTERIOR	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> WOOD	
<input type="checkbox"/> TR	<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"/> METAL	
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> BRICK	<input checked="" type="checkbox"/> STONE	
<input type="checkbox"/> MOD/MAN			
<input type="checkbox"/>			

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 checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

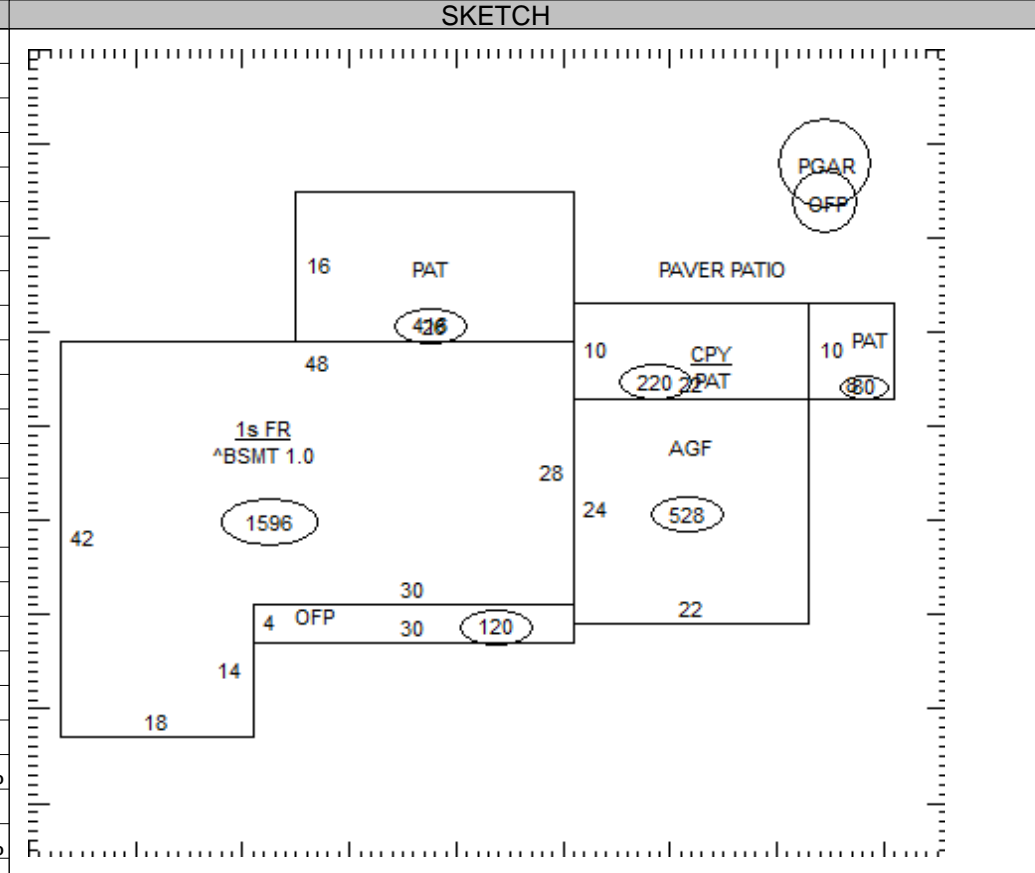
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS						
# OF ROOMS		6				
BEDROOMS		3				
FIREPLACES						

HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<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 type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE	
X FULL BATH			<input checked="" type="checkbox"/>
X HALF BATH		1	
X FIXTURES			

FLOOR	AREA	CONST	VALUE
1	1596	FR	209,890
BSMT	1596		22,820
SUBTOTAL			232,710
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,596 S.F.		2,630
PLUMBING #	2		2,420
GARAGES & CARPORTS			13,100
EXTRA FEATURES			6,400
SUBTOTAL			257,260
GRADE FACTOR			100 %
UNADJUSTED VALUE			257,260
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,596	C		1985		A	257,260	28	185,230		166,700
1 Gar - Pole		40x48	1,920	C	19.49	2021		A	37,420	2	36,670		36,700
2 OFF		8x32	256	C	16.04	2021		A	4,110	2	4,030		4,000
3													
4													
5													
6													
7													
8													
9													
10													
11													

01-044600.0100 TOTAL 207,400

COMMENTS

>>OB Features: 1.1 <Shop/Garage Finish>
 Dwelling has an Economic Factor of 90%

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1	MOONSHOWER AMBER	10106 WABASH RD	ROCKFORD	OH	45882	07/10/2012	85,000	WDC : A : 381	<input type="checkbox"/>	<input type="checkbox"/>
2	WELLS FARGO BANK	1 HOME CAMPUS	DES MOINES	IA	50328	10/28/2011	52,500	SHC : S : 579	<input type="checkbox"/>	<input type="checkbox"/>
3	STAPLETON JOHN & PAMELA	10106 WABASH RD	ROCKFORD	OH	45882	08/29/1983	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 <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" 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	10106 WABASH RD, ROCKFORD COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.1100					TOTAL		18,400	0

VALUATION SUMMARY

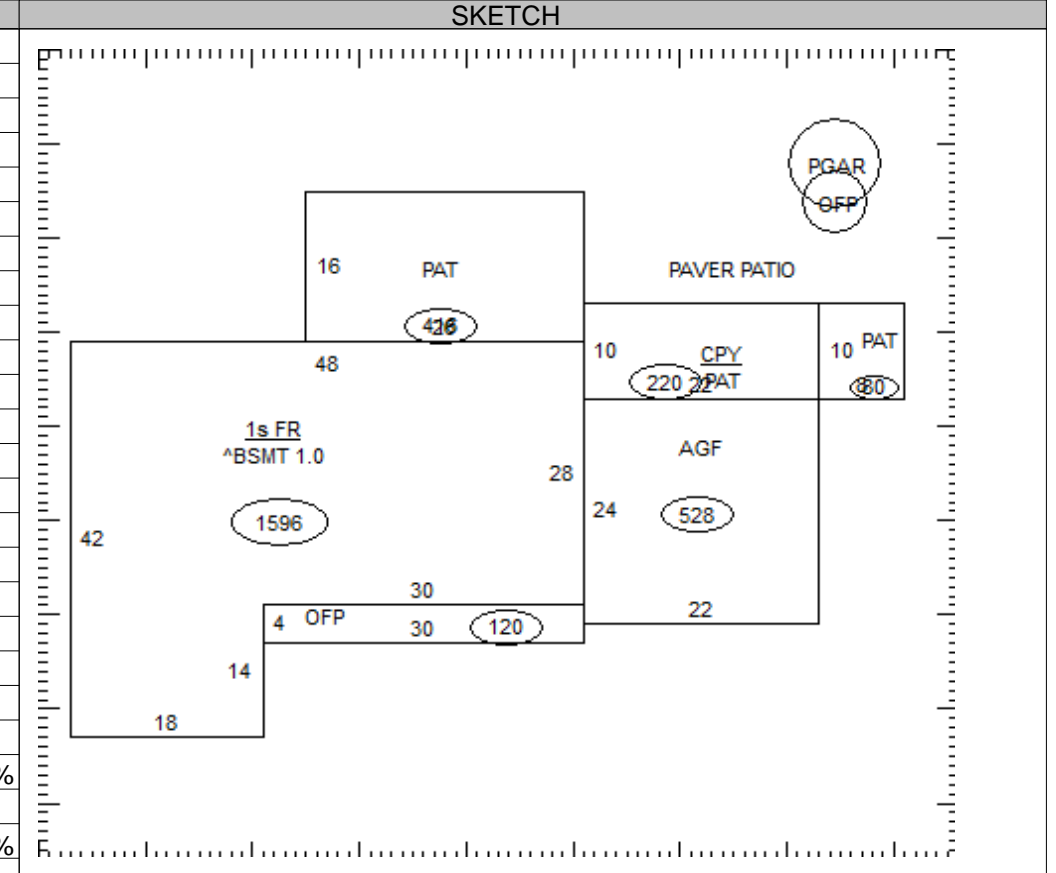
VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO				
BUILDING TYPE							
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> METAL				
<input type="checkbox"/>			<input type="checkbox"/> BRICK				
			<input type="checkbox"/> STONE				

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE	
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP	
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL	
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD	
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT	

SUBTOTAL				0
MULTI-FAMILY #				0
BUILDING TYPE				000%
BSMT FINISH				0 S.F.
FIREPLACE #				0
HEATING				0 S.F.
AIR COND				0 S.F.
PLUMBING #				0
GARAGES & CARPORTS				0
EXTRA FEATURES				0
SUBTOTAL				0
GRADE FACTOR				%
UNADJUSTED VALUE				0
FACTOR				%

ACCOMMODATIONS		FLOORS		B	1	2	3	U	
# OF ROOMS									
BEDROOMS									
FIREPLACES									
HEAT & AC		B	1	2	3	U			
<input type="checkbox"/> NO HEAT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/> CTRL HEAT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>			
<input type="checkbox"/> ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>			
<input type="checkbox"/> FLR/WALL		<input type="checkbox"/>	<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"/>			
<input type="checkbox"/> GEOTHERMAL		<input type="checkbox"/>	<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"/>			
<input type="checkbox"/> CTRL A/C		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PLUMBING		BASE					<input type="checkbox"/>		
<input type="checkbox"/> X FULL BATH									
<input type="checkbox"/> X HALF BATH									
<input type="checkbox"/> X FIXTURES									



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

01-044600.0100

TOTAL 0

COMMENTS