

01-048200.0000

**BIXLER BRENT & VIVIAN**

BIXLER BRENT & VIVIAN

2727 US RTE 33

ROCKFORD, OH 45882

**LEGAL INFORMATION**

LABADIE RESERVATION

IN LOT 1

RTS: 001-04-00 LOT#: 00001

Acres:1.3400

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BIXLER BRENT & VIVIAN	2727 US RTE 33	ROCKFORD	OH	45882	03/15/2019	78,000	WDC : 156	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHUMM MICHAEL E & ROBIN	15755 HARRISON	WILLSHIRE	OH	45898	06/14/2018	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	SCHUMM MICHAEL E & ROBIN	15755 HARRISON	WILLSHIRE	OH	45898	03/07/2012	70,000	WDC : F : 110	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature  TTO LISTER: CL DATE: 06/16/2004 TIME: 11:59:41 AM  LETTER  LETTER REC'D GIS CODE Minor Sub

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

PAVED  LEVEL  WATER  IMPROVING  A. NO ROAD  F. RESTRICT 2727 US RT 33, ROCKFORD  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$1,440.32, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$4.00  
 CURBS  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE13 RMV 2.5%RB - DIDN'T RETURN APP  
 DE09 CORR AC PER DATA MAILER  
 DE17 FIELDCHK CHGS: NO CHG

**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:0.34	8500				2,900	0	
Total Acres: 1.3400						TOTAL	20,400	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2019	2019	2017
REASON FOR CHANGE	RAPP	RAPP	MISC	MISC	RAPP
APPRAISED VALUE	20,400	20,000	18,900	20,230	16,600
LAND	129,100	78,500	69,300	69,300	69,300
IMPR	149,500	98,500	88,200	89,530	85,900
TOTAL	7,140	7,000	6,620	7,080	5,810
ASSESSED VALUE	45,190	27,480	24,260	24,260	24,260
LAND	52,330	34,480	30,880	31,340	30,070
IMPR					
TOTAL					

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

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

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

**FLOORS**  
 CONCRETE  
 WOOD  
 TILE/COMPO  
 CARPET

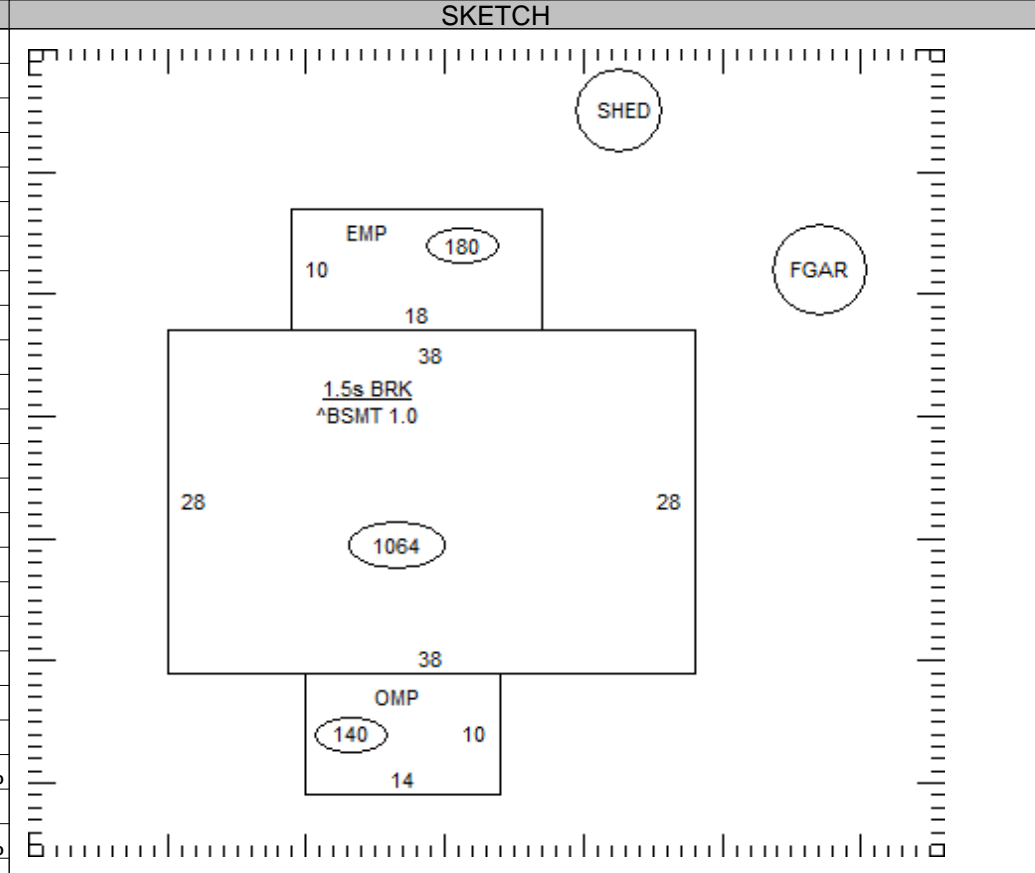
**INT. FINISH**  
 PLASTER/DW  
 PANELING  
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS  
 BEDROOMS  
 FIREPLACES  
 HEAT & AC

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

**PLUMBING**  
 X FULL BATH  
 X HALF BATH  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1064	BRK	177,580
.5	532	BRK	55,050
BSMT	1064		15,220
<b>SUBTOTAL</b>			<b>247,850</b>
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,064 S.F.		1,760
PLUMBING #	2		2,420
GARAGES & CARPORTS			0
EXTRA FEATURES			8,000
<b>SUBTOTAL</b>			<b>260,030</b>
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			<b>260,030</b>
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,596	C		1925		A	260,030	45	143,020		128,700
1 Gar - Frame	12	16x20	320	D	18.96	1920		A	6,070	95	300		300
2 Shed	6	14x24	336	C	7.70	1920		A	2,590	95	130		100
3													
4													
5													
6													
7													
8													
9													
10													
11													

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**TOTAL** 129,100

**COMMENTS**

Dwelling has an Economic Factor of 90%

BLACKCREEK TWP / PARKWAY SD

01-01-300-004

Property Class: 510

Neighborhood

009015-R150

Map: 01

Block:

Card: 37

Bk: Pg:

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1	SCHUMM VELMA	2727 US RT 33	ROCKFORD	OH	45882	12/01/1998	65,000	: A : 0	<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: Signature  TTO LISTER: CL DATE: 06/16/2004 TIME: 11:59:41 AM  LETTER  LETTER REC'D GIS CODE Minor Sub

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	2727 US RT 33, ROCKFORD COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.3400					TOTAL		20,400	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

