

BLACKCREEK TWP / PARKWAY SD

01-02-400-008

Property Class: 110

Neighborhood

009011-A100

Map: 01

Block:

Card: 16

Bk: Pg:

01-048900.0000

MCDONOUGH LARRY L & TAMARA J

MCDONOUGH LARRY L & TAMARA J

3613 ROCKFORD WEST RD

ROCKFORD, OH 45882

LEGAL INFORMATION

LABADIE RESERVE

S END OF W PT

RTS: 001-04-00

Acres:58.6700

QUALIFIED CREDITS: CAUV:

03115

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCDONOUGH LARRY L &	3613 ROCKFORD WEST RD	ROCKFORD	OH	45882	04/05/2021	586,700	WDC : 245	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BOLLENBACHER RUBY M	1536 MAJORKI PL	CELINA	OH	45822	06/16/2006	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	BOLLENBACHER LLOYD L &	122 MAGNOLIA ST	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: RK	DATE: 03/15/2004	TIME: 11:01:22 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	WINKLER RD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	TY2022:Net Gen=\$1,259.44, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	Assessment=\$86.96
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	DE17 CRP LAND 2.3 AC
				<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	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
CR:Crop Land TOTAL	A 53.9730 (2.3000)	11,871	2,963			656,800 163,300
0053 CY17	A 22.2300 (2.3000)	11,250	3,000			275,960 67,220
0024	A 7.5030	11,250	2,540			84,410 19,060
0087	A 9.8540	12,450	3,560			122,680 35,080
0013	A 5.4170	10,950	2,350			59,320 12,730
0074	A 4.5090	11,400	2,500			51,400 11,270
0012	A .3990	11,400	2,630			4,550 1,050
0049	A 4.0610	14,400	4,160			58,480 16,890
RD:Road	A 2.3970	0	0			0 0
Total Acres: 58.6700 (Conservation:2.3000 @ 230)					TOTAL	656,800 163,300

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2022	2022	2020	2020	2018	2018
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	RAPP
APPRAISED	163,300	656,800	86,150	499,920	86,200	499,920	123,210	507,720
VALUE	0	0	0	0	0	0	0	0
	TOTAL	163,300	656,800	86,150	499,920	86,200	123,210	507,720
ASSESSED	57,160	229,880	30,150	174,970	30,170	174,970	43,120	177,700
VALUE	0	0	0	0	0	0	0	0
	TOTAL	57,160	229,880	30,150	174,970	30,170	43,120	177,700
POTENTIAL RECOUP	2022=6049.10, 2021=6011.99, 2020=6099.06: Total=18160.15							

OCCUPANCY		EXTERIOR					FLOOR	AREA	CONST	VALUE	SKETCH										
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD									<div style="border: 1px dashed black; height: 100%; width: 100%;"></div>									
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																		
BUILDING TYPE			<input 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 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																		
FLOORS		B	1	2	3	U	SUBTOTAL			0											
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0		0											
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%		0											
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.		0											
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0		0											
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.		0											
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.		0											
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0		0											
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0											
ACCOMMODATIONS							SUBTOTAL			0											
# OF ROOMS							GRADE FACTOR			%											
BEDROOMS							UNADJUSTED VALUE			0											
FIREPLACES							FACTOR			%											
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
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING		SK												
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1														
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2														
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3														
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4														
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5														
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6														
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7														
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8														
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9														
PLUMBING			BASE			<input type="checkbox"/>	10														
X FULL BATH							11														
X HALF BATH																					
X FIXTURES																					
01-048900.0000																			TOTAL		0
COMMENTS																					

BLACKCREEK TWP / PARKWAY SD

01-02-400-008

Property Class: 110

Neighborhood
009011-A100

Map: 01
Block:
Card: 16

Bk: Pg:

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LABADIE RESERVE
S END OF W PT
RTS: 001-04-00
Acres:58.6700

**QUALIFIED CREDITS: CAUV:
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2	BOLLENBACHER RUBY M	1536 MAJORKI PL	CELINA	OH	45822	06/16/2006	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	BOLLENBACHER LLOYD L &	122 MAGNOLIA ST	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 03/15/2004 TIME: 11:01:22 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
- GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT
- DIRT LOW GAS DECLINING C. Ex Front H. VACANCY
- SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT
- CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU

WINKLER RD
COMMENT

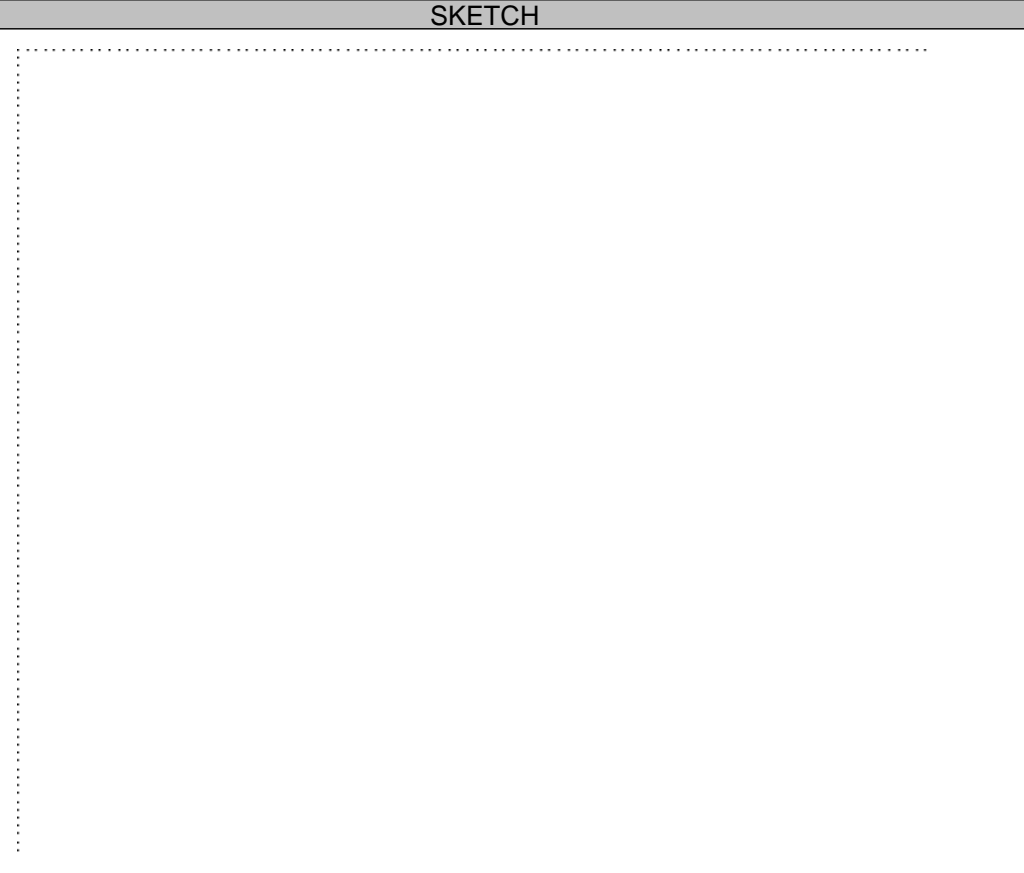
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 58.6700 (Conservation:2.3000 @ 230)						TOTAL	656,800	163,300

VALUATION SUMMARY

VALUE YEAR	2018	2018	2018	2018	2017	2017		
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RAPP		
APPRAISED <u>LAND</u>	123,210	507,730	127,640	507,730	127,640	507,720		
VALUE <u>IMPR</u>	0	0	0	0	0	0		
<u>TOTAL</u>	123,210	507,730	127,640	507,730	127,640	507,720		
ASSESSED <u>LAND</u>	43,120	177,710	44,670	177,710	44,670	177,700		
VALUE <u>IMPR</u>	0	0	0	0	0	0		
<u>TOTAL</u>	43,120	177,710	44,670	177,710	44,670	177,700		
POTENTIAL RECOUP	2022=6049.10, 2021=6011.99, 2020=6099.06: Total=18160.15							

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"/> 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 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					
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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCOMMODATIONS							
# OF ROOMS							
BEDROOMS							
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 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"/>	
GEO THERMAL	<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"/>	<input type="checkbox"/>	
PLUMBING		BASE		<input type="checkbox"/>			
X FULL BATH							
X HALF BATH							
X FIXTURES							
SUBTOTAL						0	
MULTI-FAMILY #		0				0	
BUILDING TYPE		000%				0	
BSMT FINISH		0 S.F.				0	
FIREPLACE #		0				0	
HEATING		0 S.F.				0	
AIR COND		0 S.F.				0	
PLUMBING #		0				0	
GARAGES & CARPORTS						0	
EXTRA FEATURES						0	
SUBTOTAL						0	
GRADE FACTOR						%	
UNADJUSTED VALUE						0	
FACTOR						%	



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													

01-048900.0000

TOTAL 0

COMMENTS