

07-020500.0300

LAVERGNE KIMBERLY A

LAVERGNE KIMBERLY A
4637 OLD TOWN RUN RD
ROCKFORD, OH 45882

Created in 2021 From 07-020500.0000 due to Split

LEGAL INFORMATION

GODFREY RESERVE
PT NE SE
RTS: 002-04-01
Acres:3.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LAVERGNE KIMBERLY A	4637 OLD TOWN RUN RD	ROCKFORD	OH	45882	05/19/2021	60,000	WDC : 394	<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: HK DATE: 06/26/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

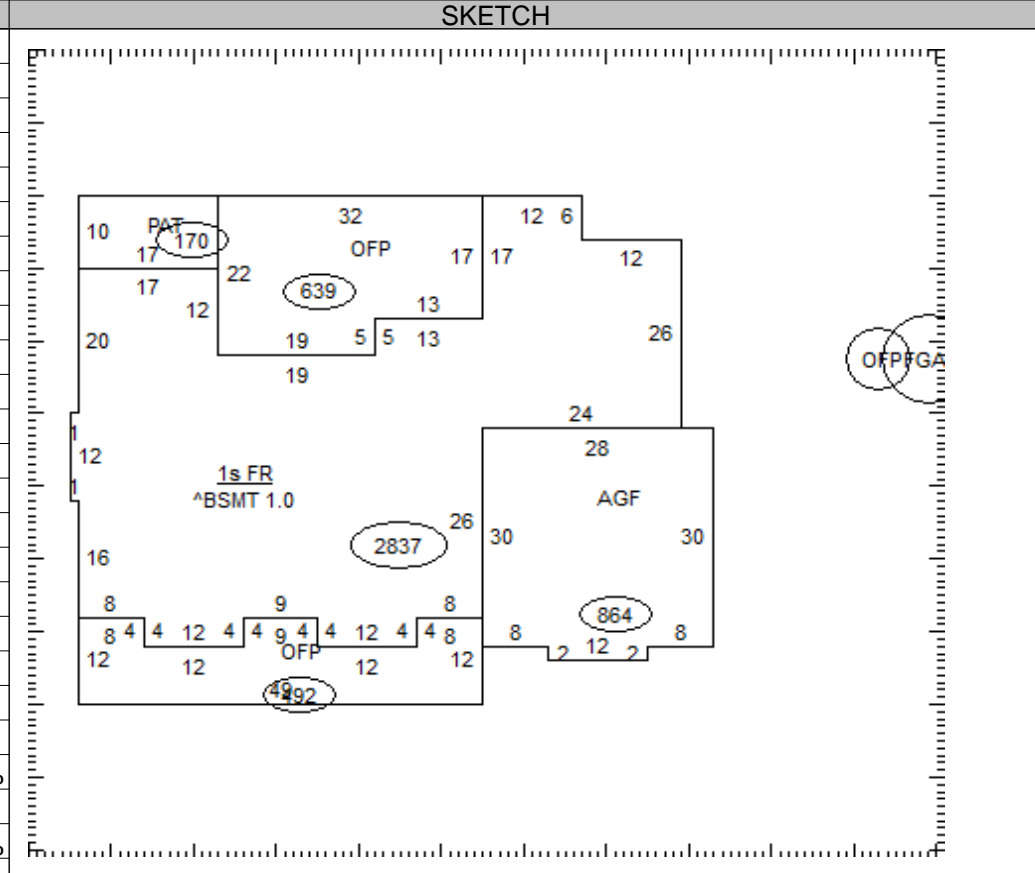
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> 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	4637 OLD TOWN RUN RD		
COMMENT								
TY2022:Net Gen=\$316.92, Other Assessment=\$4.00 DE23 NEW DWELLING & OUTBLDG W/ OVERHANG DE22 NO LONGER QUALIFIES FOR CAUV NC24 CHK COMPL, PATIOS?, BALC ON DET GAR?								

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
HS:Home Site	AC:1		17660				17,700 0
SM:Small Acreage	AC:2		8300				16,600 0
Total Acres: 3.0000						TOTAL	34,300 0

VALUATION SUMMARY							
VALUE YEAR	2023	2022	2022	2022	2022		
REASON FOR CHANGE	NC	MISC	RCLS	CAUV	MISC		
APPRAISED	34,300	21,200	25,660	2,660	23,980		
VALUE	LAND						
	IMPR	0	0	0	0		
	TOTAL	21,200	25,660	2,660	23,980		
ASSESSED	LAND	7,420	8,980	930	8,390		
VALUE	IMPR	0	0	0	0		
	TOTAL	7,420	8,980	930	8,390		

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

FLOOR	AREA	CONST	VALUE
1	2837	FR	299,390



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

BSMT	2837		40,570
SUBTOTAL			339,960
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	2,837 S.F.		4,680
PLUMBING #	6		7,260
GARAGES & CARPORTS			21,400
EXTRA FEATURES			18,900
SUBTOTAL			396,600
GRADE FACTOR			115 %
UNADJUSTED VALUE			456,090
FACTOR			100 %

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

FLOOR	AREA	CONST	VALUE
BSMT	2837		40,570
SUBTOTAL			339,960

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

PLUMBING #	6		7,260
GARAGES & CARPORTS			21,400
EXTRA FEATURES			18,900
SUBTOTAL			396,600
GRADE FACTOR			115 %
UNADJUSTED VALUE			456,090
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 7
 BEDROOMS 3
 FIREPLACES 1
 HEAT & AC B 1 2 3 U
 NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C
 PLUMBING BASE

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,837	B-		2022		G	456,090	1	451,530	INC10	443,000
1 Gar - Frame		30x30	900	C	52.70	2022		A	47,430	2	46,480		46,500
2 OFP		10x30	300	C	16.04	2022		A	4,810	2	4,710		4,700
3													
4													
5													
6													
7													
8													
9													
10													
11													

ACCOMMODATIONS
 # OF ROOMS 7
 BEDROOMS 3
 FIREPLACES 1
 HEAT & AC B 1 2 3 U
 NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C
 PLUMBING BASE

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,837	B-		2022		G	456,090	1	451,530	INC10	443,000
1 Gar - Frame		30x30	900	C	52.70	2022		A	47,430	2	46,480		46,500
2 OFP		10x30	300	C	16.04	2022		A	4,810	2	4,710		4,700
3													
4													
5													
6													
7													
8													
9													
10													
11													

07-020500.0300 TOTAL 494,200

COMMENTS
 >>OB Features: 1.1 <Quarter Story LQ Frame>
 Dwelling has an Economic Factor of 109%