

07-066100.0000

7A RANCH LLC

7A RANCH LLC

3600 RIVER TRAIL RD

ROCKFORD, OH 45882

LEGAL INFORMATION

SW SW

RTS: 002-04-34

Acres:30.7000

QUALIFIED CREDITS: CAUV:

07015: 2023

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	7A RANCH LLC	3600 RIVER TRAIL RD	ROCKFORD	OH	45882	07/21/2022	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	NUTTLE KAREN R ETAL	10751 LOMBARD RD	ROCKFORD	OH	45882	05/25/2022	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	SIDENBENDER MARTHA JANE	10084 EICHAR RD	ROCKFORD	OH	45882	02/11/2022	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 03/16/2020 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	10084 EICHAR RD																																																																																															
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2022:Net Gen=\$2,404.60, Other Assessment=\$11.94 DE20 TTO; AREA IN BARN FINISHED FOR FAMILY GET TOGETHERS DE15 RMV GB VALUE PER ODT DE17 DESKTOP RVW CHG: ADD PATIOS DE22 DESKTOP RVW; ADD PATIO NEAR BARN																																																																																															
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LAND COMPUTATIONS <table border="1"> <thead> <tr> <th>LAND TYPE</th> <th>SIZE</th> <th>M</th> <th>RATE</th> <th>C</th> <th>INF</th> <th>M VALUE</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>CR:Crop Land TOTAL</td> <td>A 30.7000</td> <td>11,750</td> <td>2,920</td> <td></td> <td></td> <td>373,360</td> <td>100,570</td> </tr> <tr> <td>0087</td> <td>A 21.1000</td> <td>12,450</td> <td>3,560</td> <td></td> <td></td> <td>262,700</td> <td>75,120</td> </tr> <tr> <td>0023</td> <td>A 8.8440</td> <td>11,550</td> <td>2,660</td> <td></td> <td></td> <td>102,150</td> <td>23,530</td> </tr> <tr> <td>0024</td> <td>A .7560</td> <td>11,250</td> <td>2,540</td> <td></td> <td></td> <td>8,510</td> <td>1,920</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total Acres: 30.7000</td> <td>TOTAL</td> <td>373,360</td> <td>100,570</td> </tr> </tbody> </table>							LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C	CR:Crop Land TOTAL	A 30.7000	11,750	2,920			373,360	100,570	0087	A 21.1000	12,450	3,560			262,700	75,120	0023	A 8.8440	11,550	2,660			102,150	23,530	0024	A .7560	11,250	2,540			8,510	1,920																																																	Total Acres: 30.7000					TOTAL	373,360
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VALUATION SUMMARY									
VALUE YEAR	2023	2023	2023	2023	2023	2023	2022	2022	
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	MISC	CAUV	MISC	
APPRAISED VALUE	LAND	100,570	373,360	55,100	284,240	53,670	277,540	85,440	370,250
	IMPR	0	0	0	0	0	0	102,700	102,700
	TOTAL	100,570	373,360	55,100	284,240	53,670	277,540	188,140	472,950
ASSESSED VALUE	LAND	35,200	130,680	19,290	99,480	18,780	97,140	29,900	129,590
	IMPR	0	0	0	0	0	0	35,950	35,950
	TOTAL	35,200	130,680	19,290	99,480	18,780	97,140	65,850	165,540
POTENTIAL RECOUP	2022=3425.47, 2021=3372.05, 2020=3419.97: Total=10217.49								

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH																			
<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	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								EXTRA FEATURES	0																			
# OF ROOMS							SUBTOTAL	0																				
BEDROOMS							GRADE FACTOR		%																			
FIREPLACES							UNADJUSTED VALUE	0																				
HEAT & AC	B	1	2	3	U		FACTOR		%																			
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL								
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING		SK																			
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1																					
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2																					
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3																					
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4																					
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5																					
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6																					
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7																					
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8																					
PLUMBING		BASE		<input type="checkbox"/>			9																					
X FULL BATH							10																					
X HALF BATH							11																					
X FIXTURES																												
07-066100.0000																		TOTAL		0								
COMMENTS																												

DUBLIN TWP / PARKWAY SD

02-34-300-002

Property Class: 110

Neighborhood

009071-A100

Map: 19

Block:

Card: 10

Bk: Pg:

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LEGAL INFORMATION

SW SW

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07015: 2023**

RTS: 002-04-34
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1	SIDENBENDER JONNY VAN &	10084 EICHAR RD	ROCKFORD	OH	45882		0	:0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							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 type="checkbox"/> ELECTRIC <input checked="" 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
					10084 EICHAR RD
COMMENT					

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 30.7000						TOTAL	373,360	100,570

VALUATION SUMMARY

VALUE YEAR	2020	2020	2020	2020	2017	2017	2017	2017
REASON FOR CHANGE	CAUV	RAPP	CAUV	NC	CAUV	RAPP	CAUV	MISC
APPRaised	85,440	370,250	129,060	368,160	129,060	368,160	158,230	339,630
VALUE	IMPR	101,000	101,000	96,400	96,400	96,100	85,800	85,800
	TOTAL	186,440	471,250	225,460	464,560	225,160	244,030	425,430
ASSESSED	LAND	29,900	129,590	45,170	128,860	45,170	128,860	118,870
VALUE	IMPR	35,350	35,350	33,740	33,740	33,640	30,030	30,030
	TOTAL	65,250	164,940	78,910	162,600	78,810	162,500	148,900
POTENTIAL RECOUP	2022=3425.47, 2021=3372.05, 2020=3419.97: Total=10217.49							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																			
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<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				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%														
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.														
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0														
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.														
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.														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0														
ACCOMMODATIONS								EXTRA FEATURES	0													
# OF ROOMS							SUBTOTAL	0														
BEDROOMS							GRADE FACTOR	%														
FIREPLACES							UNADJUSTED VALUE	0														
HEAT & AC	B	1	2	3	U		FACTOR	%														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
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HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1															
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																			TOTAL	0		
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