



08-049200.0000

MCKEE TODD E & TERRI J
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103 W WAYNE ST
ROCKFORD, OH 45882

LEGAL INFORMATION
WINSMOTT ADDITION

LOT#: 451

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCKEE TODD E & TERRI J	103 W WAYNE ST	ROCKFORD	OH	45882	04/18/2001	90,000	: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"/>

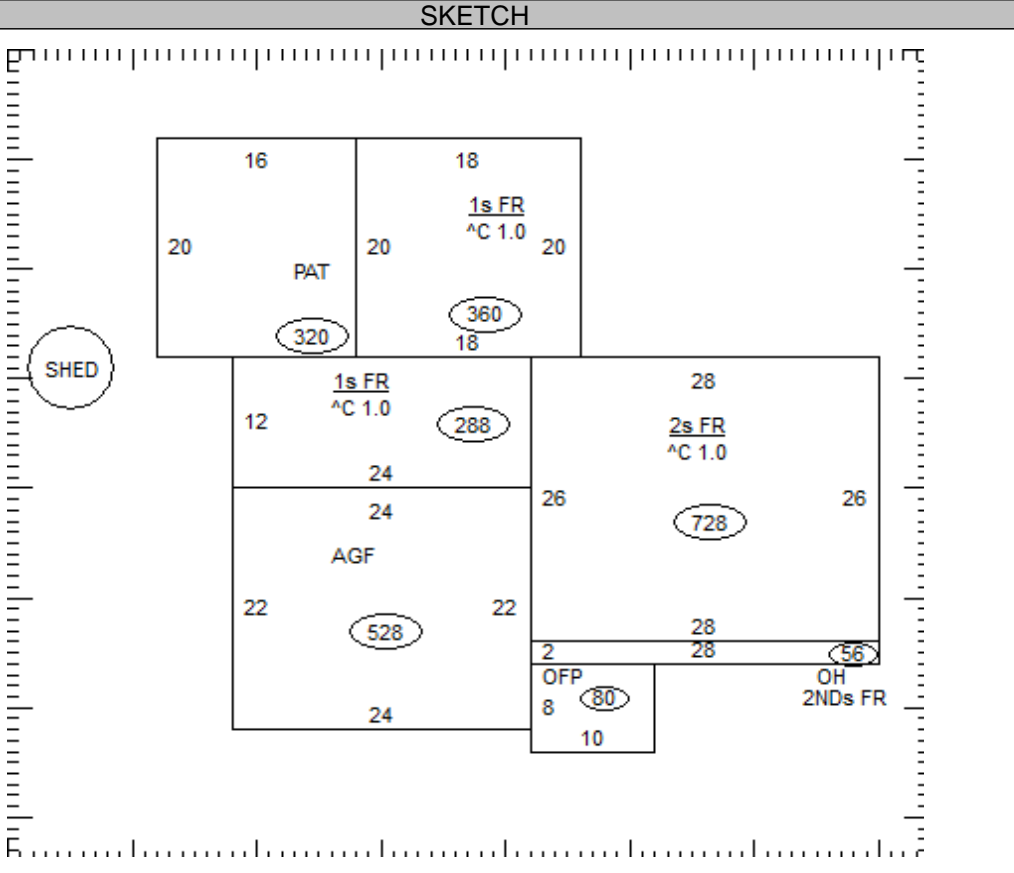
X: TTO LISTER: DATE: 06/14/2021 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION	
<input type="checkbox"/> PAVED	<input type="checkbox"/> GRAVEL	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	103 WAYNE ST, ROCKFORD		
<input type="checkbox"/> DIRT	<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,355.10, Other		
<input type="checkbox"/> STANDARD		<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$2.00		
		<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE20 ADDTN: PER DATA MAILER; RM ADDTN		
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C
F:Front		F128 D192	ST325 DP111	ADJ361				46,200	0
					TOTAL			46,200	0

VALUATION SUMMARY						
VALUE YEAR		2023	2022	2021	2020	2017
REASON FOR CHANGE		RAPP	NC	NC	RAPP	RAPP
APPRAISED	LAND	46,200	35,200	35,200	35,200	29,800
VALUE	IMPR	166,100	118,400	118,100	85,400	74,400
	TOTAL	212,300	153,600	153,300	120,600	104,200
ASSESSED	LAND	16,170	12,320	12,320	12,320	10,430
VALUE	IMPR	58,140	41,440	41,340	29,890	26,040
	TOTAL	74,310	53,760	53,660	42,210	36,470

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1376	FR	193,340
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	2ND	784	FR	52,880
BUILDING TYPE		<input checked="" 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 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	SUBTOTAL	246,220
CONCRETE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	100%
TILE/COMPO	<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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	2,160 S.F.
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	4
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS	13,100
ACCOMMODATIONS							EXTRA FEATURES	2,600
# OF ROOMS		3	4				SUBTOTAL	270,320
BEDROOMS			4				GRADE FACTOR	105 %
FIREPLACES							UNADJUSTED VALUE	283,840
HEAT & AC		B	1	2	3	U	FACTOR	100 %
NO HEAT	<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 checked="" 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"/>			
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>			
FLR/WALL	<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"/>			
GEO THERMAL	<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"/>			
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PLUMBING		BASE		<input checked="" type="checkbox"/>				
X FULL BATH								
X HALF BATH		1	1					
X FIXTURES								



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,160	C+		1974	2017	A	283,840	22	221,400		166,100
1 Shed		10x12	120	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

08-049200.0000 TOTAL 166,100

COMMENTS

28 LF X 8 BRICK TRIM
 Dwelling has an Economic Factor of 75%