08-065100.0000

RJB PROPERTIES LLC
RJB PROPERTIES LLC
PO BOX 415
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-21-101-005

LEGAL INFORMATION
HABBEGER ADDITION
ALSO LOTS 2 & 3
LOT#: 1

QUALIFIED CREDITS:
HOMESTEAD

Property Class: 510
Neighborhood
000802-TM50
Map: 11
Block:
Card: 38
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RJB PROPERTIES LLC	PO BOX 415	ROCKFORD	OH	45882	06/14/2023	191,500	6:WDC : 333	☐	■
2	KUHN SUSAN	100 BUCKEYE ST	ROCKFORD	OH	45882	05/14/1999	86,000	: A-M : 0	☐	☐
3							0	0	☐	☐

X: Signature | ☐ TTO | LISTER: RK | DATE: 12/09/2004 | TIME: 12:00:00 AM | ■ LETTER | ☐ LETTER REC'D | GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ 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

PROPERTY LOCATION
100 S BUCKEYE ST, ROCKFORD

COMMENT
TY2022:Net Gen=$992.22, Other Assessment=$6.00
DE16 DESKTOP REVIEW CHG: add parcels together 08-0651, 08-0652, 08-0653
Former Address of 811 S. Main St.
Revised by Village on 06/09/16
DE16 ADDED 3 LOTS TOGETHER//HSE SITS ON 3

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F75 D148	ST325 DP99 ADJ322		24,200 0
			TOTAL	24,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	24,200	18,400	15,600					
	IMPR	99,400	71,300	57,600					
	TOTAL	123,600	89,700	73,200					
ASSESSED VALUE	LAND	8,470	6,440	5,460					
	IMPR	34,790	24,960	20,160					
	TOTAL	43,260	31,400	25,620					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	■	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

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

ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES					

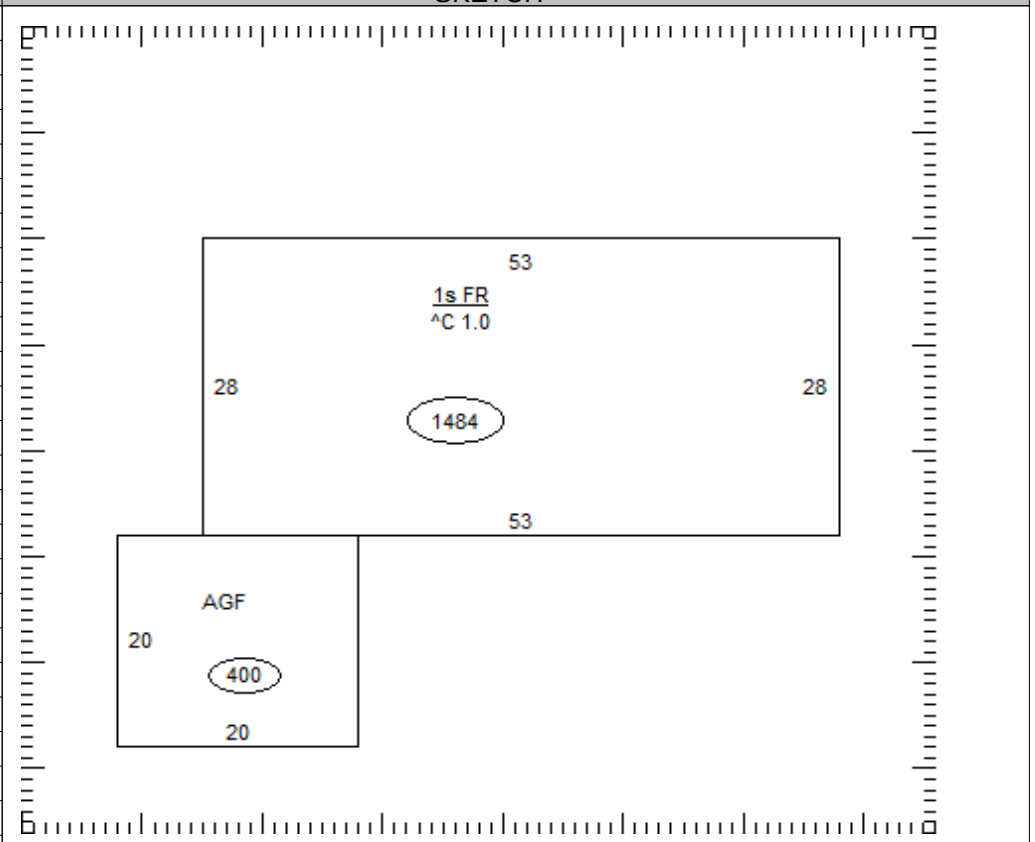
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1484	FR	201,590

SUBTOTAL		201,590
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,484 S.F.	2,450
PLUMBING #	3	3,630
GARAGES & CARPORTS		9,900
EXTRA FEATURES		0
SUBTOTAL		217,570
GRADE FACTOR		105 %
UNADJUSTED VALUE		228,450
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,484	C+		1960		A	228,450	42	132,500		99,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		99,400

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COMMENTS

50 X 4 LF BRICK TRIM
Dwelling has an Economic Factor of 75%