

08-066000.0000

**BARNA JUSTIN T**

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831 S MAIN ST

ROCKFORD, OH 45882

**LEGAL INFORMATION**

HABBAGER ADD LOTS 30 & 74;

31-34 & 75-78; PT LOTS 35 & 79

ALSO ALLEY  
Acres:1.0900

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BARNA JUSTIN T	831 S MAIN ST	ROCKFORD	OH	45882	10/25/2021	218,000	WDC : 911	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	THOMAS GREGORY W &	831 S MAIN ST	ROCKFORD	OH	45882	06/30/2008	120,000	WDC : A : 449	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HODGE STEVEN R & CINDY A	11423 ST RT 118	ROCKFORD	OH	45882		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

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 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	<input type="checkbox"/> F. RESTRICT	11423 ST RT 118, ROCKFORD <b>COMMENT</b> TY2022:Net Gen=\$1,733.30, Other Assessment=\$2.00 DE16 DESKTOP REVIEW CHG: cor pat DE22 RMV OWN OCC - DID NOT RETURN APP
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1		34070				34,100	0
SM:Small Acreage	AC:0.09		8500				800	0
Total Acres: 1.0900						TOTAL	34,900	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRaised	<u>LAND</u>	34,900	20,200
VALUE	<u>IMPR</u>	121,500	90,100
	<u>TOTAL</u>	156,400	110,300
ASSESSed	<u>LAND</u>	12,220	7,070
VALUE	<u>IMPR</u>	42,530	31,540
	<u>TOTAL</u>	54,750	38,610
			88,500
			24,990
			30,980

<b>OCCUPANCY</b>		<b>EXTERIOR</b>	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO
<b>BUILDING TYPE</b>			
<input type="checkbox"/> MOBILE HOME			<input checked="" type="checkbox"/> ALM/VYNL
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> CONC BLK
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> METAL
<input type="checkbox"/>			<input type="checkbox"/> BRICK
			<input type="checkbox"/> STONE

<b>ROOFING</b>		<b>ROOF TYPE</b>	
<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	

<b>FLOORS</b>		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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

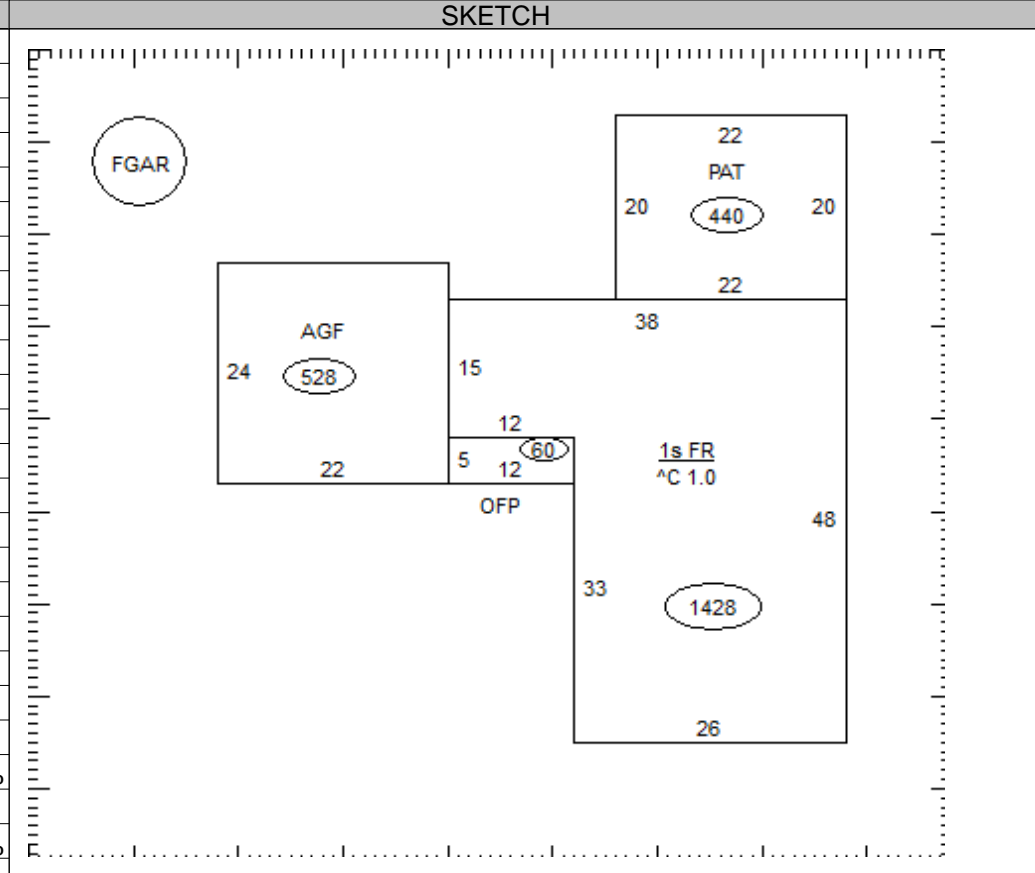
<b>INT. FINISH</b>		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>

<b>ACCOMMODATIONS</b>						
# OF ROOMS		5				
BEDROOMS		3				
FIREPLACES		1				
<b>HEAT &amp; AC</b>		B	1	2	3	U

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 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 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PLUMBING</b>		<b>BASE</b>			
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1428	FR	197,250
<b>SUBTOTAL</b>			197,250
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	1,428 S.F.		2,360
PLUMBING #	3		3,630
GARAGES & CARPORTS			13,100
EXTRA FEATURES			2,800
<b>SUBTOTAL</b>			223,540
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			223,540
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,428	C		1981		A	223,540	30	156,480		117,400
1 Gar - Frame		22x24	528	C	23.70	1985		A	12,510	67	4,130		4,100
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

08-066000.0000 TOTAL 121,500

**COMMENTS**

05RVL CONDITION CHANGED  
Dwelling has an Economic Factor of 75%