30-001800.0100

BREHM LANDON D
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2369 TAMA RD
ROCKFORD, OH 45882

LIBERTY TWP / PARKWAY SD

04-02-200-004

LEGAL INFORMATION
SE CORNER W 1/2 NE

RTS: 001-05-02
Acres:2.3900

Property Class: 510
Neighborhood 009305-R150
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BREHM LANDON D	2369 TAMA RD	ROCKFORD	OH	45882	09/13/2019	100,000	WDC : 620	☐	■
2	WEIRRICK CHRISTOPHER &	10129 STATE ROUTE 49	ROCKFORD	OH	45882	07/13/1998	57,300	: A : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: TM DATE: 06/22/2004 TIME: 11:43:29 AM ☐ LETTER ■ LETTER REC'D GIS CODE Minor Sub

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
2369 TAMA RD, ROCKFORD

COMMENT
TY2022:Net Gen=$1,216.78, Other Assessment=$12.04
DE20 RMV OOC DID NOT RETURN
DE16 DESKTOP RVW CHG: OUTBLDGS

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	23390		23,400 0
SM:Small Acreage	AC:1.39	8300		11,500 0
Total Acres: 2.3900			TOTAL	34,900 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	34,900	30,400	26,000					
	IMPR	92,100	48,400	43,100					
	TOTAL	127,000	78,800	69,100					
ASSESSED VALUE	LAND	12,220	10,640	9,100					
	IMPR	32,240	16,940	15,090					
	TOTAL	44,460	27,580	24,190					

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		4	2		
BEDROOMS		1	2		
FIREPLACES					

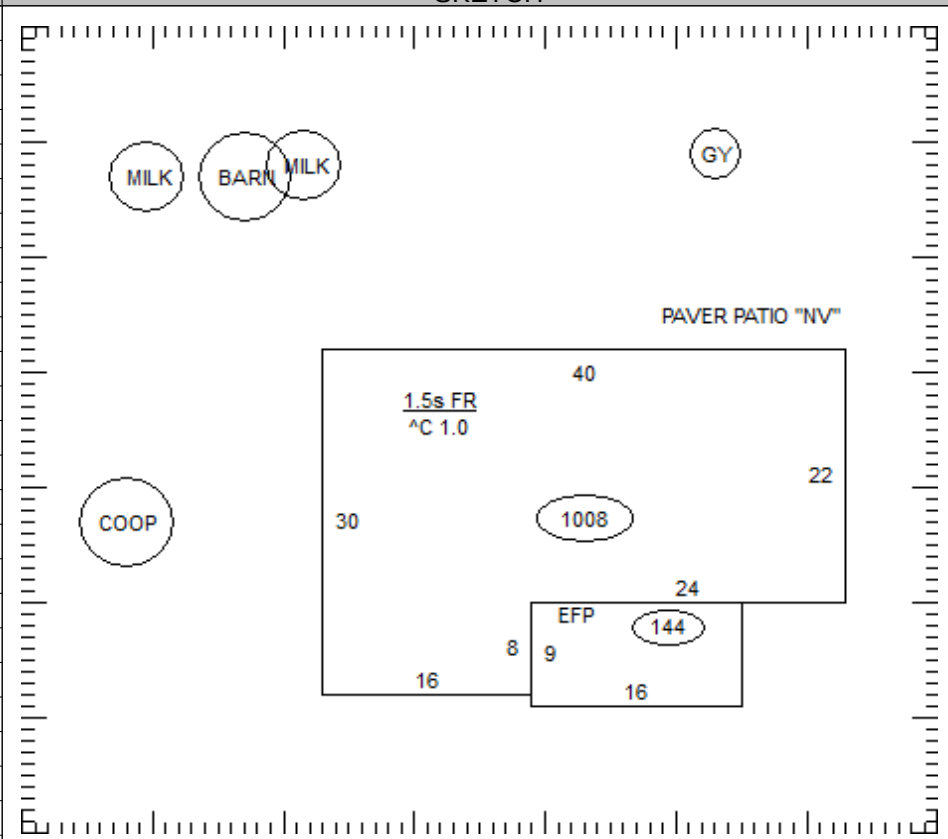
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1008	FR	159,910
.5	504	FR	49,580

SUBTOTAL		209,490
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		4,200
SUBTOTAL		213,690
GRADE FACTOR		85 %
UNADJUSTED VALUE		181,640
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,512	D+		1940		A	181,640	50	90,820		90,800
1 Barn	12	36x60	2,160	C	12.00	1948		F	25,920	95	1,300	DFLT50	700
2 Granary	14	24x30	720	C	7.70	1948		F	5,540	95	280	DFLT50	100
3 Milk House / Par	8	12x18	216	D	14.40	1948		F	3,110	95	160		200
4 Coop	SV*	20x40	800	D		1950		F	200	95		DFLT50	200
5 Milk House / Par		10x14	140	C	18.00	1948		F	2,520	95	130		100
6													
7													
8													
9													
10													
11													
											TOTAL		92,100

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* Value Override Item

COMMENTS

Dwelling has an Economic Factor of 100%