

30-010000.0000

**STEPHENSON LARRY G**  
STEPHENSON LARRY G  
1055 TAMA RD  
ROCKFORD, OH 45882

**LEGAL INFORMATION**  
CHATTANOOGA TOWN LOTS  
UNRECORDED PLAT  
PT W SD S 1/2 NW SEC RTS: 001-05-05  
Acres:0.2800 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEPHENSON LARRY G	1055 TAMA RD	ROCKFORD	OH	45882	11/21/2016	45,000	WDC : 822	<input type="checkbox"/>	<input type="checkbox"/>
2	STEPHENSON LUKE	9842 ST RT 49	ROCKFORD	OH	45882	07/03/2000	40,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: TM DATE: 06/23/2004 TIME: 02:04:20 PM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

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  E. SZ/SHAPE  J. OTHER/CDU

9842 ST RT 49, ROCKFORD

COMMENT  
TY2022:Net Gen=\$1,047.36, Other Assessment=\$19.44  
SOLD TO W AUGSBERGER ON LAND CONTRACT

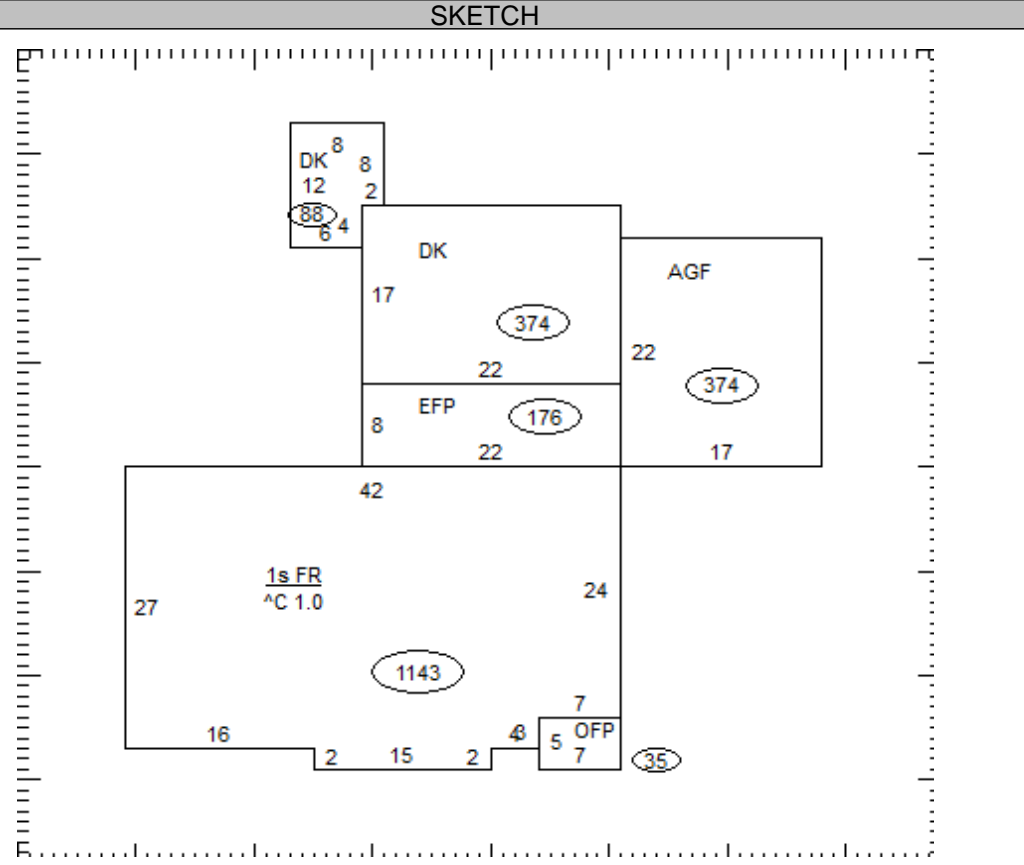
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F75 D165	ST110 DP105	ADJ116				8,700	0
TOTAL							8,700	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	LAND	8,700	7,100	5,900			
VALUE	IMPR	81,400	60,700	55,500			
	TOTAL	90,100	67,800	61,400			
ASSESSED	LAND	3,050	2,490	2,070			
VALUE	IMPR	28,490	21,250	19,430			
	TOTAL	31,540	23,740	21,500			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1143	FR	175,240
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<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				
<b>ROOFING</b>	<b>ROOF TYPE</b>				
<input type="checkbox"/> METAL	<input 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>B 1 2 3 U</b>	<b>SUBTOTAL</b>			175,240
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
TILE/COMPO	<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"/>	FIREPLACE #	0		0
<b>INT. FINISH</b>	<b>B 1 2 3 U</b>	HEATING	0 S.F.		0
PLASTER/DW	<input type="checkbox"/> <input checked="" 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"/>	PLUMBING #	0		0
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			9,200
<b>ACCOMMODATIONS</b>		EXTRA FEATURES			10,400
# OF ROOMS	4	<b>SUBTOTAL</b>			194,840
BEDROOMS	2	GRADE FACTOR			95 %
FIREPLACES		<b>UNADJUSTED VALUE</b>			185,100
HEAT & AC	<b>B 1 2 3 U</b>	<b>FACTOR</b>			100 %
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>			
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	ST.HT	1	SIZE	SK
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AREA	1,143	GRADE	C-
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PRICE		AGE	1952
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	REMD		CND	A
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	UNADJ VAL	185,100	PHYS	45
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PHYS VAL	101,810	FUNC	
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	TRUE VAL	81,400		
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
CTRL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
PLUMBING	<b>BASE</b> <input checked="" type="checkbox"/>				
X FULL BATH					
X HALF BATH					
X FIXTURES					



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TOTAL 81,400

COMMENTS

Dwelling has an Economic Factor of 80%