

30-015600.0100

SCHWARTZ MATTHEW W & RACHEL J

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9689 ST RTE 49

ROCKFORD, OH 45882

Created in 2008 From 30-015600.0000 due to Split

LEGAL INFORMATION

PT NE SE

RTS: 001-05-06

Acres:2.7010

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHWARTZ MATTHEW W &	9689 ST RTE 49	ROCKFORD	OH	45882	01/21/2021	125,000	WDC : 58	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CASTO CONSOLIDATED LLC	214 W ANTHONY ST	CELINA	OH	45822	07/21/2016	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	CASTO MICHAEL RAY	9689 ST RTE 49	ROCKFORD	OH	45882	06/23/2008	65,000	WDC : A : 428	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	Minor Sub
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	9689 ST RT 49
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2022:Net Gen=\$1,683.24, Other Assessment=\$2.00 DE16 DESKTOP RVW CHG: COR STY HGT
<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 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	23390				23,400 0
SM:Small Acreage	AC:1.701	8300				14,100 0
Total Acres: 2.7010					TOTAL	37,500 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	LAND	37,500	32,800	28,100			
VALUE	IMPR	134,100	78,300	66,700			
	TOTAL	171,600	111,100	94,800			
ASSESSED	LAND	13,130	11,480	9,840			
VALUE	IMPR	46,940	27,410	23,350			
	TOTAL	60,070	38,890	33,190			

OCCUPANCY	EXTERIOR
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO
BUILDING TYPE	<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

ROOFING	ROOF TYPE
<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

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

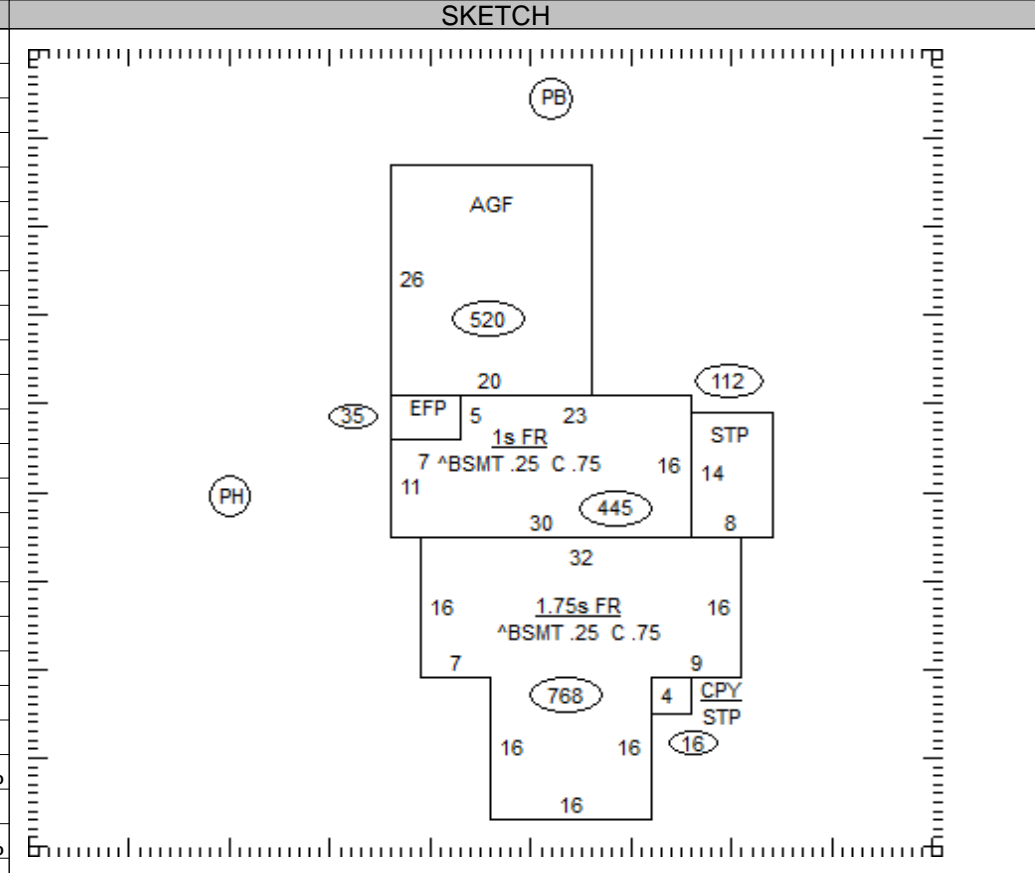
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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

ACCOMMODATIONS					
# OF ROOMS	1	4	3		
BEDROOMS		2	3		
FIREPLACES					

HEAT & AC	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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE
X FULL BATH	<input checked="" type="checkbox"/>
X HALF BATH	<input type="checkbox"/>
X FIXTURES	1

FLOOR	AREA	CONST	VALUE
1	1213	FR	179,580
.75	576	FR	43,210
BSMT	303		4,330
SUBTOTAL			227,120
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 #	1		1,210
GARAGES & CARPORTS			12,900
EXTRA FEATURES			2,400
SUBTOTAL			243,630
GRADE FACTOR			100 %
UNADJUSTED VALUE			243,630
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.75	SK	1,789	C		1910		F	243,630	50	121,820		121,800
1 Pole Bldg	14'	50x98	4,900	C	10.51	1977		F	51,500	80	10,300		10,300
2 Poultry	8	34x106	3,604	C	11.25	1958		F	40,550	90	4,060	CDU50	2,000
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 134,100

COMMENTS

Dwelling has an Economic Factor of 100% (Rollback Basis=\$145,200)