40-004700.0000

UNION TWP / PARKWAY SD

03-04-300-003

Property Class: 510

Neighborhood 009405-R150

Map: 04
Block:
Card: 10
Bk: Pg:

EUTSLER LLOYD W
EUTSLER LLOYD W
7187 STATE ROUTE 117
ROCKFORD, OH 45882

LEGAL INFORMATION
PT SE SW

RTS: 003-04-04
Acres:2.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	EUTSLER LLOYD W	7187 STATE ROUTE 117	ROCKFORD	OH	45882	08/02/2021	65,000	WDC : 628	☐	■
2	BEAMS BETH L	7187 ST RT 117	ROCKFORD	OH	45882	01/22/2007	0	: 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: AE DATE: 07/19/2004 TIME: 02:55:54 PM ☐ 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
7187 ST RT 117, ROCKFORD

COMMENT
MMH Parcel:40-700033.M000
TY2022:Net Gen=$564.46, Other Assessment=$8.82
DE17 RMV OFP/DSKTP REV
MH-STAMP AND BLDGS ONLY
DE17 CRP LAND .4 AC
DE22 CORR BARN LOT TO HOUSE LOT// NO LONGER QUALIFIES FOR CAUV

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	19710		19,700 0
SM:Small Acreage	AC:1	8500		8,500 0
Total Acres: 2.0000			TOTAL	28,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2022	2020	2020	2018	2018	2018
REASON FOR CHANGE		RAPP	MISC	RCLS	CAUV	RAPP	CAUV	RAPP	CAUV
APPRAISED VALUE	LAND	28,200	26,800	13,910	5,740	12,200	17,960	25,290	18,780
	IMPR	9,300	11,600	11,600	10,200	10,200	9,600	9,600	9,600
	TOTAL	37,500	38,400	25,510	15,940	22,400	27,560	34,890	28,380
ASSESSED VALUE	LAND	9,870	9,380	4,870	2,010	4,270	6,290	8,850	6,570
	IMPR	3,260	4,060	4,060	3,570	3,570	3,360	3,360	3,360
	TOTAL	13,130	13,440	8,930	5,580	7,840	9,650	12,210	9,930

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					
BEDROOMS					
FIREPLACES					

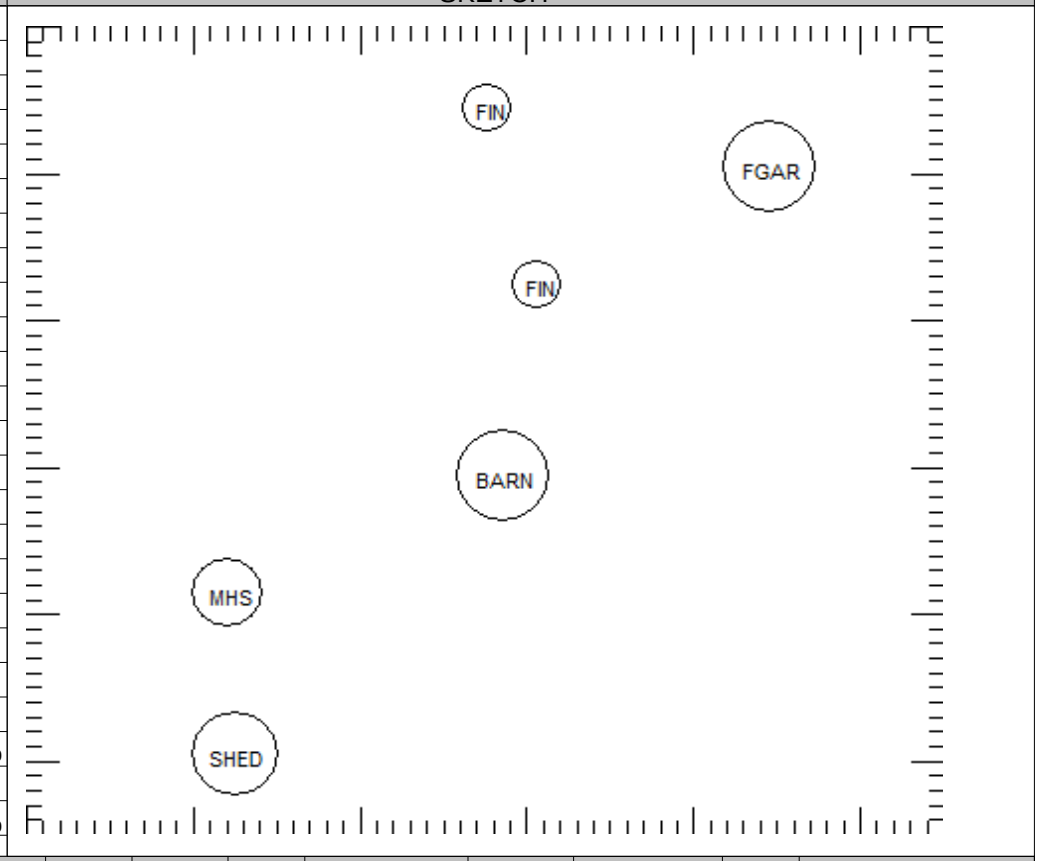
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	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		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Finishing	8	40x40	1,600	C	17.48	1980		F	27,970	78	6,150	DFLT50	3,100
2 Finishing	8	20x30	600	C	17.48	1980		F	10,490	78	2,310	DFLT50	1,200
3 Gar - Frame	8	28x30	840	C	23.70	1980		A	19,910	77	4,580		4,600
4 MH Stamp	NV*	0x0		C						100			0
5 Shed	PP	6x8	48	C		1980		A		77			0
6 Barn	14	30x45	1,350	C	12.00	1900		F	16,200	95	810	DFLT50	400
7													
8													
9													
10													
11													
												TOTAL	9,300

40-004700.0000

* Value Override Item

COMMENTS

MH #54-0421 HOLLYPARK 14 X 70 BETH BEAMS SHED 6 X 8 IS WELL HOUSE

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☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
7187 ST RT 117, ROCKFORD

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
Total Acres: 2.0000			TOTAL	28,200 0

VALUATION SUMMARY

VALUE YEAR		2018	2017	2017	2017	2017			
REASON FOR CHANGE		MISC	CAUV	RAPP	CAUV	MISC			
APPRAISED VALUE	LAND	25,290	18,780	25,290	18,030	23,120			
	IMPR	9,600	9,600	9,600	11,500	11,500			
	TOTAL	34,890	28,380	34,890	29,530	34,620			
ASSESSED VALUE	LAND	8,850	6,570	8,850	6,310	8,090			
	IMPR	3,360	3,360	3,360	4,030	4,030			
	TOTAL	12,210	9,930	12,210	10,340	12,120			

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
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☐ SLT/TLE	☐ HIP
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☐ 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					
BEDROOMS					
FIREPLACES					

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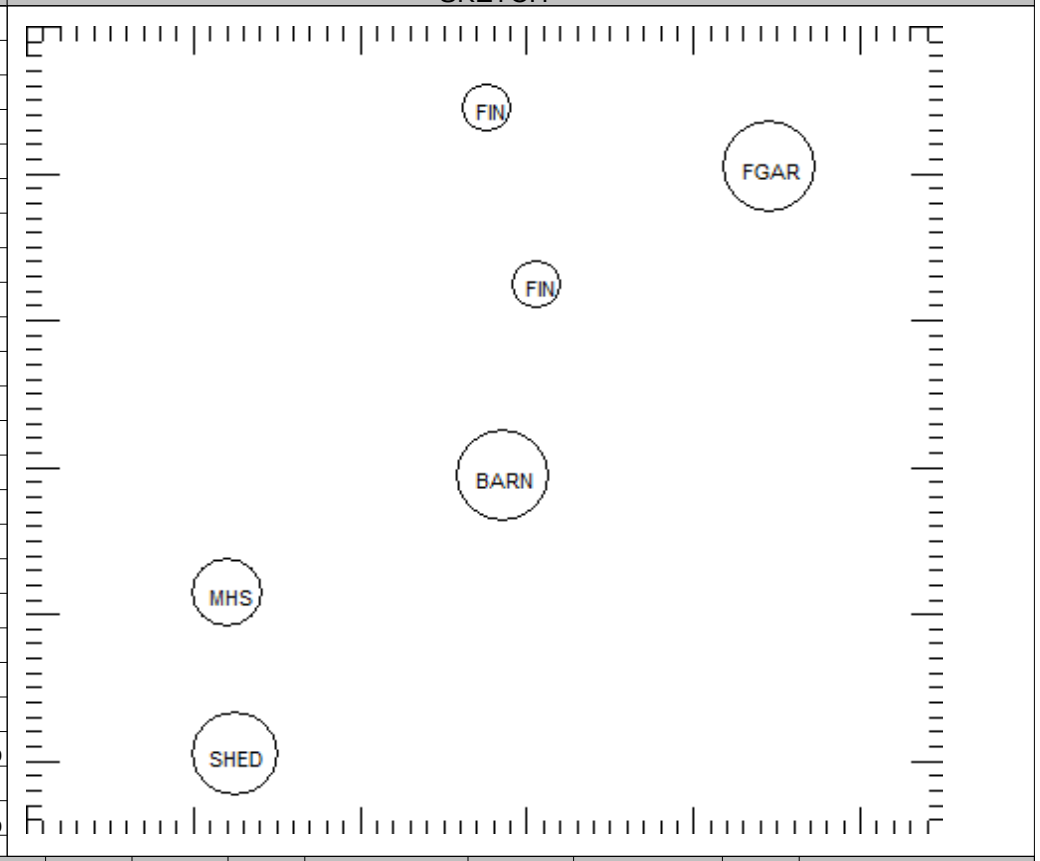
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	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		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

40-004700.0000

COMMENTS