40-006100.0000

UNION TWP / PARKWAY SD

03-05-100-008

Property Class: 510

Neighborhood 009405-R150

Map: 05
Block:
Card: 09
Bk: Pg:

BOLLENBACHER JASON L & MEGAN E
BOLLENBACHER JASON L & MEGAN E
12796 TOMLINSON RD
ROCKFORD, OH 45882

LEGAL INFORMATION
BLUE CORNER S SUBDIVISION
LOT 6 145 X 292
RTS: 003-04-05 LOT#: 00006

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BOLLENBACHER JASON L &	12796 TOMLINSON RD	ROCKFORD	OH	45882	11/01/2019	158,000	2:WDC : 748	☐	■
2	HATCHER BYRON W & JANET	12796 TOMLINSON RD	ROCKFORD	OH	45882	03/09/1999	89,500	: A-M : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: AE DATE: 07/19/2004 TIME: 03:19:18 PM ■ LETTER ■ LETTER REC'D GIS CODE

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
12796 TOMLINSON RD, ROCKFORD

COMMENT
TY2022:Net Gen=$1,516.96, Other Assessment=$23.70
DE21 RMV OCC DID NOT RETURN
DE22 PER DESKTOP RVW; SHEDS LOCATED ON PCL 400062000000

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F145 D292	ST165 DP120 ADJ198		28,700 0
			TOTAL	28,700 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	28,700	26,800	26,800	23,500				
	IMPR	109,400	76,400	77,600	63,600				
	TOTAL	138,100	103,200	104,400	87,100				
ASSESSED VALUE	LAND	10,050	9,380	9,380	8,230				
	IMPR	38,290	26,740	27,160	22,260				
	TOTAL	48,340	36,120	36,540	30,490				

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		6			
BEDROOMS		2			
FIREPLACES		1			

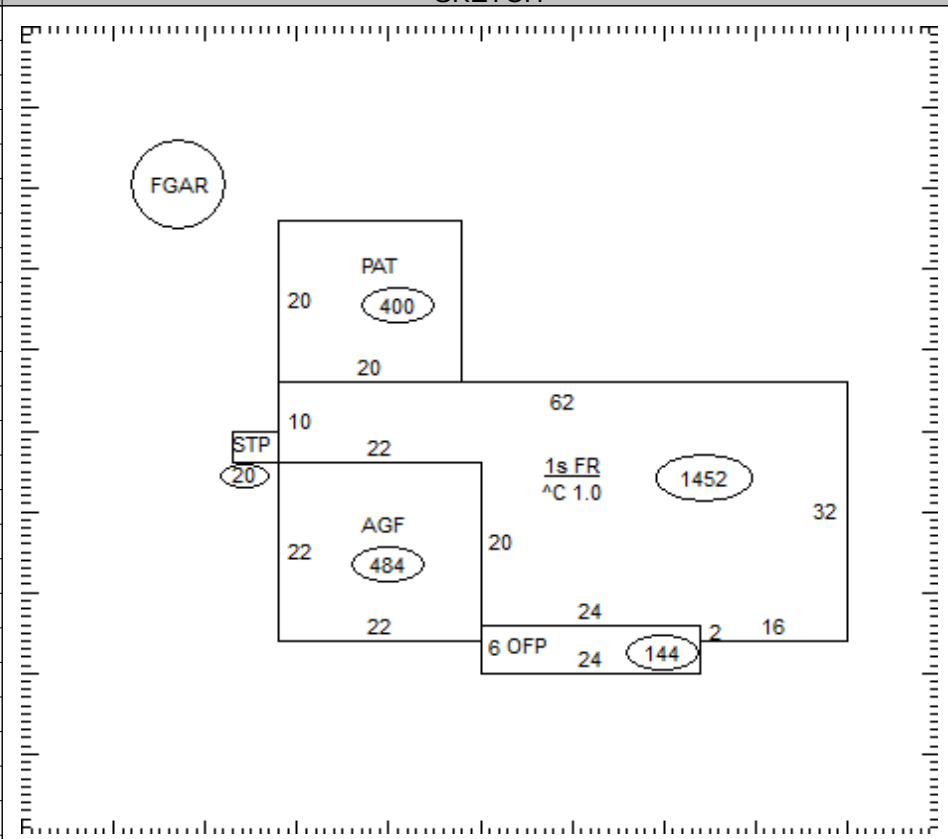
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1452	FR	197,240

SUBTOTAL		197,240
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	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		12,000
EXTRA FEATURES		4,100
SUBTOTAL		217,740
GRADE FACTOR		100 %
UNADJUSTED VALUE		217,740
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,452	C		1955		A	217,740	42	126,290		107,300
1 Gar - Frame		24x24	576	C	23.70	1970		A	13,650	85	2,050		2,100
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		109,400

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COMMENTS

Dwelling has an Economic Factor of 85%