

UNION TWP / PARKWAY SD

03-07-100-005

40-010400.0100

LEGAL INFORMATION

S 1/2 SW NW

RTS: 003-04-07

Acres:2.5000

KETCHUM COLE

KETCHUM COLE

12262 HIGH RD

ROCKFORD, OH 45882

Created in 2003 From 40-010400.0000 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KETCHUM COLE	12262 HIGH RD	ROCKFORD	OH	45882	10/08/2021	177,000	WDC : 861	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CORASPE KATHLEEN M &	12262 HIGH RD	ROCKFORD	OH	45882	04/04/2012	0	WDE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	CORASPE CHELSEA N	2711 BRIDLEWOOD DR	SIDNEY	OH	45365	03/22/2012	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JK DATE: 03/28/2019 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE Minor Sub

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION		
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	12262 HIGH RD				
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT				
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,652.20, Other				
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$25.82				
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE19 NOH; ADD SHED				
LAND COMPUTATIONS						DE15 CORR PLUMBING PER DATA MAILER				
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C	DE13 NOH; ADD DET GAR & PP SHED
HS:Home Site		AC:1	19710				19,700	0		DE22 RMV OWN OCC - DID NOT RETURN APP
SM:Small Acreage		AC:1.5	8300				12,500	0		
Total Acres: 2.5000						TOTAL	32,200	0		

VALUATION SUMMARY

VALUE YEAR	2023	2020	2019	2017			
REASON FOR CHANGE	RAPP	RAPP	NC	RAPP			
APPRAISED	<u>LAND</u>	32,200	30,400	26,700	26,700		
VALUE	<u>IMPR</u>	116,600	82,000	74,800	73,100		
	<u>TOTAL</u>	148,800	112,400	101,500	99,800		
ASSESSED	<u>LAND</u>	11,270	10,640	9,350	9,350		
VALUE	<u>IMPR</u>	40,810	28,700	26,180	25,590		
	<u>TOTAL</u>	52,080	39,340	35,530	34,940		

OCCUPANCY		EXTERIOR			FLOOR	AREA	CONST	VALUE					SKETCH												
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD		1	1404	FR	193,930																	
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																						
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																						
<input checked="" 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 checked="" type="checkbox"/> GABLE																						
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																						
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																						
<input checked="" type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																						
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																						
FLOORS			B	1	2	3	U	SUBTOTAL																	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		193,930																	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0	0															
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	100%	0															
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.	0															
INT. FINISH			B	1	2	3	U	FIREPLACE #	0	0															
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		HEATING	0 S.F.	0															
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	1,404 S.F.	2,320															
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	3	3,630															
ACCOMMODATIONS								SUBTOTAL					199,880												
# OF ROOMS			5					GRADE FACTOR					80 %												
BEDROOMS			3					UNADJUSTED VALUE					159,900												
FIREPLACES								FACTOR					100 %												
HEAT & AC			B	1	2	3	U	OCCUPANCY																	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL				
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MMH/RE Dwelling	1	SK	1,404	D		2002		A	159,900	26	118,330		100,600				
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1 Gar - Frame		24x30	720	C	23.70	2012		A	17,060	17	14,160		14,200				
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2 Shed		10x10	100	C		2012		A		17			0				
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3 Shed		12x20	240	C	7.70	2018		A	1,850	5	1,760		1,800				
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4																	
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5																	
GEOTHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6																	
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7																	
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8																	
PLUMBING			BASE					<input checked="" type="checkbox"/>																	
X FULL BATH			1					9																	
X HALF BATH								10																	
X FIXTURES								11																	
40-010400.0100																			TOTAL			116,600			
COMMENTS																									
Dwelling has an Economic Factor of 85%																									



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S 1/2 SW NW

RTS: 003-04-07
Acres:2.5000

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 SECRETARY OF HOUSING &	15 E 17TH ST	CINCINNATI	OH	45202	06/08/2011	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 CITIMORTGAGE INC	1000 TECHNOLOGY DR	O'FALLON	MO	63304	04/13/2011	33,400	SHC : S : 152	<input type="checkbox"/>	<input type="checkbox"/>
3 KLOSTERMAN KENNETH K	12262 HIGH RD	ROCKFORD	OH	45882	02/19/2002	17,900	:A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 2.5000					TOTAL	32,200	0

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