07-004700.0000

DUBLIN TWP / PARKWAY SD

02-03-400-002

1 OF 1

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
009075-R150	
M	02
B	
C	09

SHAFFER ALEXANDER L & ERIN D
SHAFFER ALEXANDER L & ERIN D
12711 FRYSINGER RD
ROCKFORD, OH 45882

LEGAL INFORMATION
PT NE SE

RTS: 002-04-03
Acres:2.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SHAFFER ALEXANDER L &	12711 FRYSINGER RD	ROCKFORD	OH	45882	05/19/2017	35,000	WDC : 321	☐	■
2	HIGH JASON E	12711 FRYSINGER RD	ROCKFORD	OH	45882	06/18/2002	32,500	: A : 0	☐	■
3							0	0	☐	☐

X: | LISTER: RK | DATE: 09/02/2004 | TIME: 11:09:12 AM | ☐ 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
12711 FRYSINGER RD, ROCKFORD

COMMENT
TY2016:Net Gen=$498.86, Other Assessment=$2.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		16,500 0
SM:Small Acreage	AC:1	7000		7,000 0
Total Acres: 2.0000			TOTAL	23,500 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	23,500	20,200	22,000					
	IMPR	23,000	19,200	20,800					
	TOTAL	46,500	39,400	42,800					
ASSESSED VALUE	LAND	8,230	7,070	7,700					
	IMPR	8,050	6,720	7,280					
	TOTAL	16,280	13,790	14,980					

OCCUPANCY	EXTERIOR
■ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	☐ 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		4			
BEDROOMS		2			
FIREPLACES					

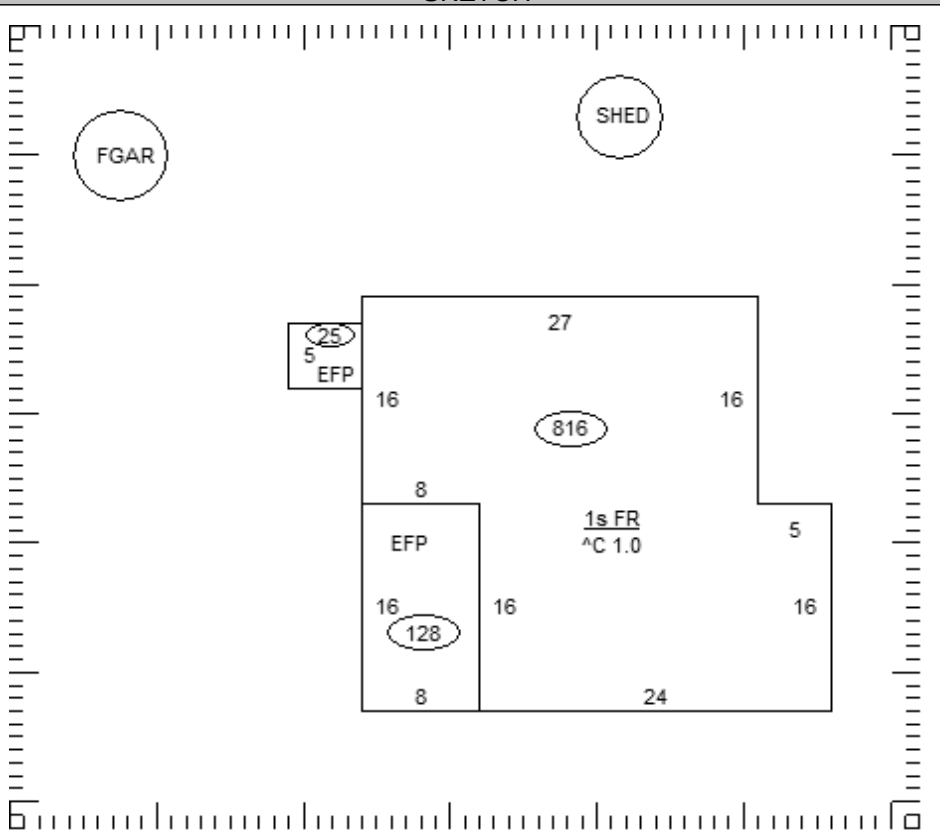
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	816	FR	84,060

SUBTOTAL			84,060
MULTI-FAMILY #	0		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			4,100
SUBTOTAL			88,160
GRADE FACTOR			80 %
UNADJUSTED VALUE			70,530
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	816	D		1900		F	70,530	65	24,690		22,700
1 Gar - Frame		18x26	468	D	12.64	1900		F	5,920	95	300		300
2 Shed		10x14	140	C		2000		A		29			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

07-004700.0000

TOTAL 23,000

COMMENTS

ASBESTOS SHINGLES
Dwelling has an Economic Factor of 92%