08-025400.0000

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-435-011

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000802-TM50	
M	09
B	
C	51

CRAIG ROCHELLE LARSON
CRAIG ROCHELLE LARSON
206 W SOUTH ST
ROCKFORD, OH 45882

LEGAL INFORMATION
MCKIM ADDITION

LOT#: 190

QUALIFIED CREDITS:
HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CRAIG ROCHELLE LARSON	206 W SOUTH ST	ROCKFORD	OH	45882	09/26/2016	0	QCE : X : 0	☐	☐
2	LARSON JOHN A	206 W SOUTH ST	ROCKFORD	OH	45882	08/02/2016	0	QCE : X : 0	☐	☐
3	LARSON JOHN A & JULIA M	206 W SOUTH ST	ROCKFORD	OH	45882	10/05/2009	30,000	WDC : A : 579	☐	☐

X:	LISTER: RK	DATE: 11/03/2004	TIME: 12:00:00 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
206 W SOUTH ST, ROCKFORD

COMMENT
TY2016:Net Gen=$159.10, Other Assessment=$2.00
DE16 DESKTOP REVIEW CHG: add outbldg, cor wddk msmnt, chg ofp to cpy/stp

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D132	ST210 DP94 ADJ197		13,000 0
			TOTAL	13,000 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	13,000	12,600	12,600	13,700				
	IMPR	26,300	24,100	24,400	26,500				
	TOTAL	39,300	36,700	37,000	40,200				
ASSESSED VALUE	LAND	4,550	4,410	4,410	4,800				
	IMPR	9,210	8,440	8,540	9,280				
	TOTAL	13,760	12,850	12,950	14,080				

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		1			
FIREPLACES					

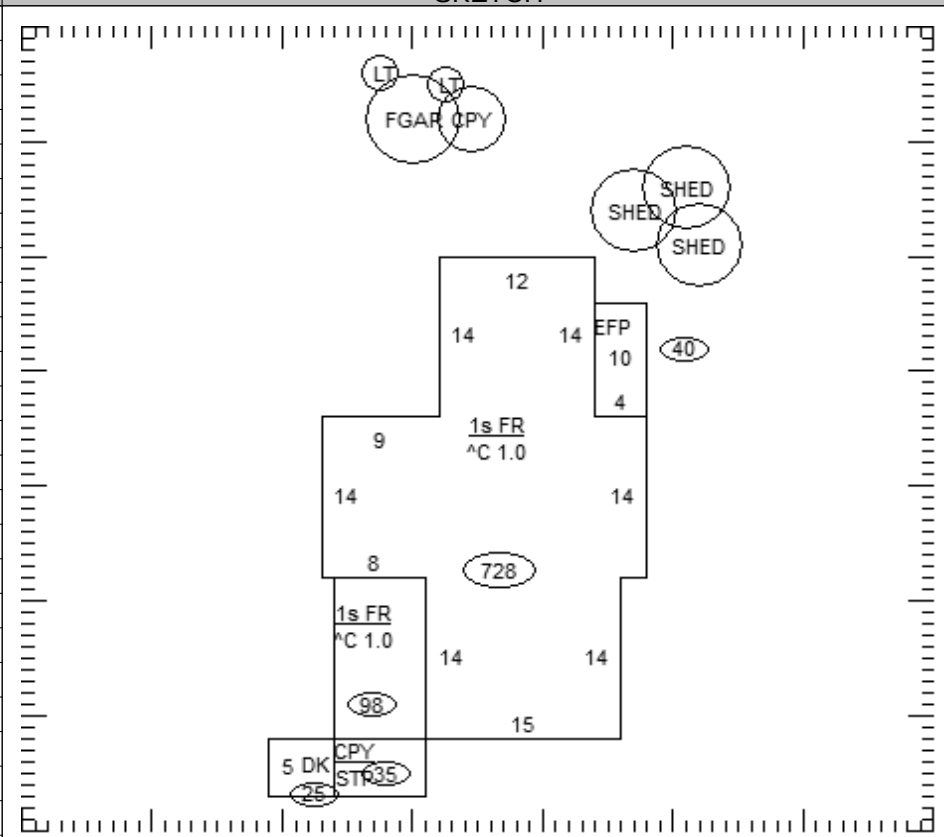
HEAT & AC	B	1	2	3	U
NO HEAT	☐	■	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	■	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	826	FR	85,090

SUBTOTAL			85,090
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	826	S.F.	-2,070
AIR COND	0	S.F.	0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			1,700
SUBTOTAL			84,720
GRADE FACTOR			85 %
UNADJUSTED VALUE			72,010
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	826	D+		1900		A	72,010	50	36,010		25,600
1 Shed	PP	10x12	120	C		1950		A		90			0
2 Gar - Frame		16x24	384	C	15.80	1950		A	6,070	90	610		600
3 Lean - To	4	7x10	70	C	3.20	1960		A	220	85	30		0
4 Canopy		4x15	60	C	5.40	1960		A	320	85	50		100
5 Lean - To		4x4	16	C	3.20	1960		A	50	85	10		0
6 Shed		15x8	120	C		1950		A		90			0
7 Shed		6x6	36	C		1950		A		90			0
8													
9													
10													
11													

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TOTAL 26,300

COMMENTS

ASBESTOS SHINGLES
Dwelling has an Economic Factor of 71%

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DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-435-011

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000802-TM50	
M	09
B	
C	51

CRAIG ROCHELLE LARSON
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206 W SOUTH ST
ROCKFORD, OH 45882

LEGAL INFORMATION
MCKIM ADDITION

LOT#: 190

QUALIFIED CREDITS:
HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MERCER SAVINGS BANK	1100 IRMSCHER BLVD	CELINA	OH	45822	08/17/2009	0	QCE : X : 0	☐	☐
2	PONTSLER JEFFREY S &	404 W SOUTH ST	ROCKFORD	OH	45882	06/03/1997	20,000	: A : 0	☐	■
3							0	0	☐	☐

X:	LISTER: RK	DATE: 11/03/2004	TIME: 12:00:00 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
206 W SOUTH ST, ROCKFORD

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		13,000	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

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					
BEDROOMS					
FIREPLACES					

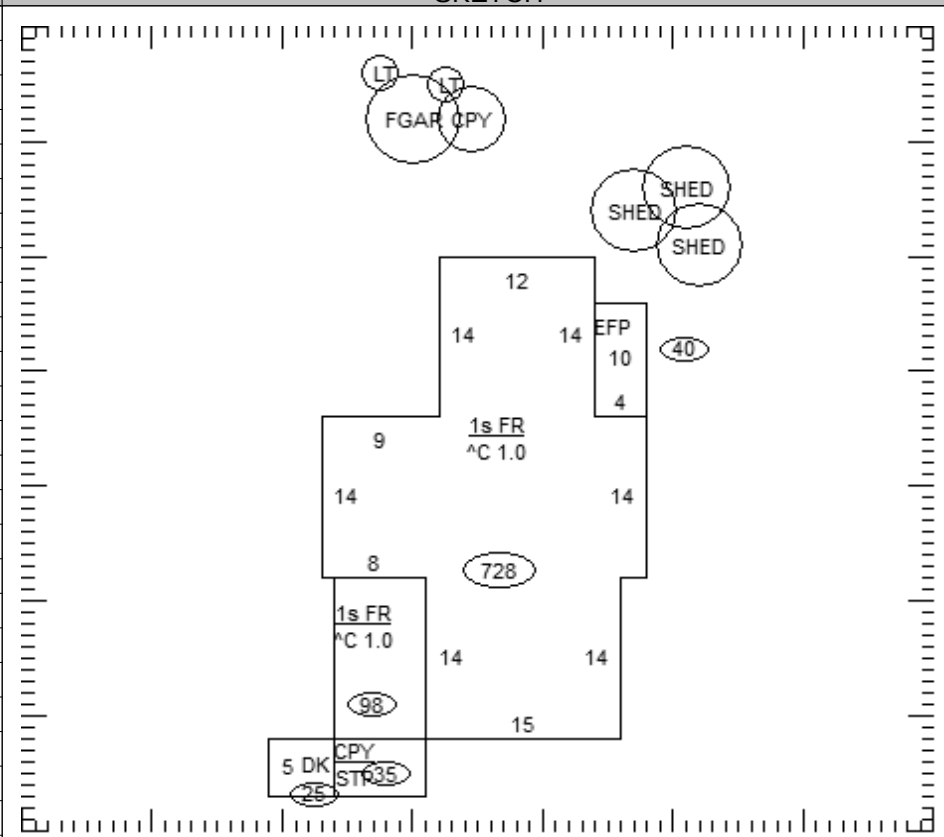
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL			0
MULTI-FAMILY #	0		0
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

08-025400.0000

COMMENTS

ASBESTOS SHINGLES