08-028700.0000

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-428-004

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000802-TM50	
M	09
B	
C	05

TRIPLETT MATTHEW S & AMANDA J
TRIPLETT MATTHEW S & AMANDA J
109 W BRIDGE ST
ROCKFORD, OH 45882

LEGAL INFORMATION
HEDGES ADDITION

LOT#: 229

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TRIPLETT MATTHEW S &	109 W BRIDGE ST	ROCKFORD	OH	45882	07/22/2015	126,000	WDC : 475	☐	■
2	VANTILBURG NORMAN E & M	302 W MARKET ST	ROCKFORD	OH	45882 -9127		0	: 0	☐	☐
3							0	0	☐	☐

X:	LISTER: RK	DATE: 10/27/2004	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
302 W MARKET ST, ROCKFORD

COMMENT
TY2016:Net Gen=$1,365.62, Other Assessment=$2.00
DE16 RMV OWNER OCC; DIDN'T RET APP
DE16 DESKTOP REVIEW CHG: add BW, chg BW to OH
DE15 CORR DET GRG MSMNTS/PER DATA MAILER
DE09 CORR EX FEATURE,BSMNT
DE11 CORRECTED GARAGE

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D165	ST210 DP105 ADJ221		14,600 0
			TOTAL	14,600 0

VALUATION SUMMARY

VALUE YEAR		2017	2015	2014	2011	2009			
REASON FOR CHANGE		RAPP	NC	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	14,600	14,000	14,000	15,200	12,100			
	IMPR	87,900	84,000	83,700	91,000	114,500			
	TOTAL	102,500	98,000	97,700	106,200	126,600			
ASSESSED VALUE	LAND	5,110	4,900	4,900	5,320	4,240			
	IMPR	30,770	29,400	29,300	31,850	40,080			
	TOTAL	35,880	34,300	34,200	37,170	44,320			

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	5	5	4		
BEDROOMS			4		
FIREPLACES		1			

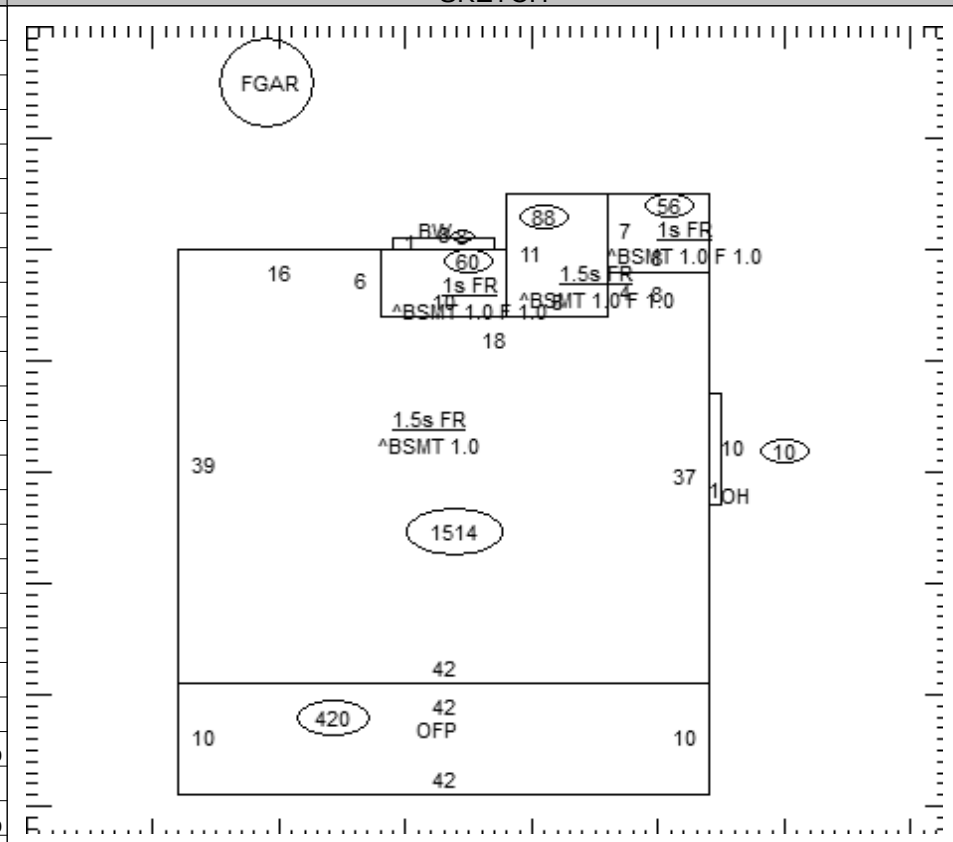
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING		BASE ■			
X FULL BATH		1			
X HALF BATH					
X FIXTURES		2			

FLOOR	AREA	CONST	VALUE
1	1718	FR	125,550
.5	801	FR	42,730
BSMT	1718		22,330

SUBTOTAL			190,610
MULTI-FAMILY #	0		0
BSMT FINISH	204	S.F.	2,650
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	2,519	S.F.	3,780
PLUMBING #	5		5,500
GARAGES & CARPORTS			0
EXTRA FEATURES			6,200
SUBTOTAL			212,740
GRADE FACTOR			105 %
UNADJUSTED VALUE			223,380
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	2,519	C+		1913		A	223,380	45	122,860		87,200
1 Gar - Frame		36x24	864	C	15.80	1915		A	13,650	95	680		700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		87,900

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COMMENTS

Dwelling has an Economic Factor of 71%