08-041600.0000

GIBBONS MONTY J
GIBBONS MONTY J
212 N OAK
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-255-001

LEGAL INFORMATION
OAK PARK ADDITION
ALSO LOT 380
LOT#: 379

QUALIFIED CREDITS:
HOMESTEAD

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000802-TM50	
M	09
B	
C	131

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GIBBONS MONTY J	212 N OAK	ROCKFORD	OH	45882	06/13/2017	163,200	WDC : 383	☐	■
2	KING JOHN A & SANDRA &	212 N OAK ST	ROCKFORD	OH	45882	10/22/2007	142,000	WDC : A-M : 748	☐	☐
3	BALTZELL MARTHA J	212 NORTH OAK ST	ROCKFORD	OH	45882	06/13/2003	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DATE: 07/11/2012 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
212 N OAK ST,

COMMENT
TY2017:Net Gen=$1,442.92, Other Assessment=$540.74
DE16 DESKTOP REVIEW CHG: ADD PAT
DE14 CORR AC SQ FTG
DE17 ADDED LOTS TOGETHER//HSE SITS ON BOTH

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F132 D132	ST210 DP94 ADJ197		26,000 0
			TOTAL	26,000 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2016	2014	2014	2011		
REASON FOR CHANGE		RAPP	MISC	MISC	MISC	RAPP	RAPP		
APPRAISED VALUE	LAND	26,000	25,100	12,600	12,600	12,600	13,700		
	IMPR	98,700	104,800	104,800	104,500	103,900	112,900		
	TOTAL	124,700	129,900	117,400	117,100	116,500	126,600		
ASSESSED VALUE	LAND	9,100	8,790	4,410	4,410	4,410	4,800		
	IMPR	34,550	36,680	36,680	36,580	36,370	39,520		
	TOTAL	43,650	45,470	41,090	40,990	40,780	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	1	6			
BEDROOMS		3			
FIREPLACES		1			

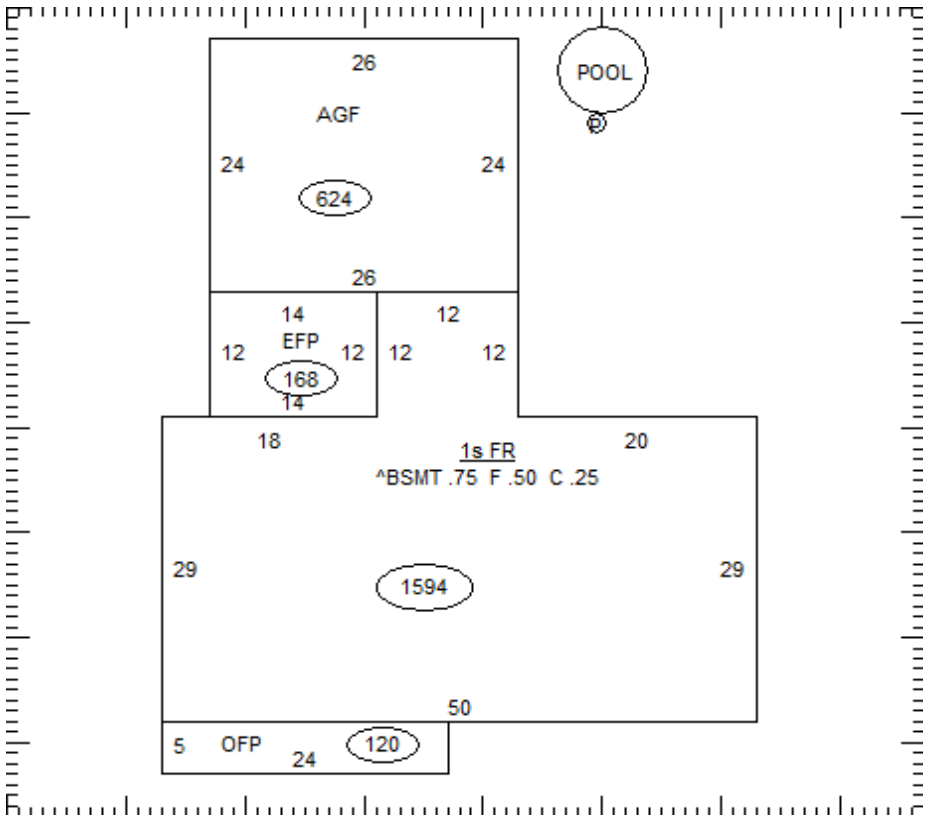
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	■	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	■	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1594	FR	122,000
BSMT	1196		15,550

SUBTOTAL			137,550
MULTI-FAMILY #	0		0
BSMT FINISH	598	S.F.	7,770
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	2,192	S.F.	3,290
PLUMBING #	3		3,300
GARAGES & CARPORTS			10,300
EXTRA FEATURES			6,300
SUBTOTAL			172,510
GRADE FACTOR			105 %
UNADJUSTED VALUE			181,140
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,594	C+		1975		A	181,140	30	126,800		90,000
1 Pool - Inground		19x40	760	C	25.00	1994		A	19,000	37	11,970	DFLT30	8,400
2 Patio		0x0	150	C	2.70	1994		A	410	37	260		300
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	98,700

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COMMENTS

Dwelling has an Economic Factor of 71%