07-028700.0300

JOHNSON JOSHUA S & REBECCA J
JOHNSON JOSHUA S & REBECCA J
5700 SHELLEY RD
ROCKFORD, OH 45882
Created in 2018 From 07-028700.0000 due to New

DUBLIN TWP / PARKWAY SD

02-13-100-016

LEGAL INFORMATION
PT NE NW

RTS: 002-04-13
Acres:0.6890 M:0.0000

PROP. CLASS		
5	1	0

NEIGHBORHOOD: 000720-RS80

M
B
C

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JOHNSON JOSHUA S &	5700 SHELLEY RD	ROCKFORD	OH	45882	09/17/2018	242,100	WDC : 704	☐	■
2	MBN PROPERTIES, LLC	7563 E LINCOLNWAY	COLUMBIA CITY	IN	46725	04/20/2018	17,000	WDC : 245	☐	■
3							0	0	☐	☐

X: ☐ TTO | LISTER: JK | DATE: 02/18/2019 | TIME: 12:00:00 AM | ☐ LETTER | ☐ LETTER REC'D | GIS CODE MINOR SUB

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
5700 SHELLEY RD,

COMMENT
TY2018:Net Gen=$309.26, Other Assessment=$2.00
DE19 TTO; ADD DWLG

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F150 D200	ST175 DP113 ADJ198		29,700 0
			TOTAL	29,700 0

VALUATION SUMMARY

VALUE YEAR		2019	2018	2018					
REASON FOR CHANGE		NC	MISC	MISC					
APPRAISED VALUE	LAND	29,700	22,300	0					
	IMPR	167,500	0	0					
	TOTAL	197,200	22,300	0					
ASSESSED VALUE	LAND	10,400	7,810	0					
	IMPR	58,630	0	0					
	TOTAL	69,030	7,810	0					

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		3	5		
BEDROOMS		1	4		
FIREPLACES					

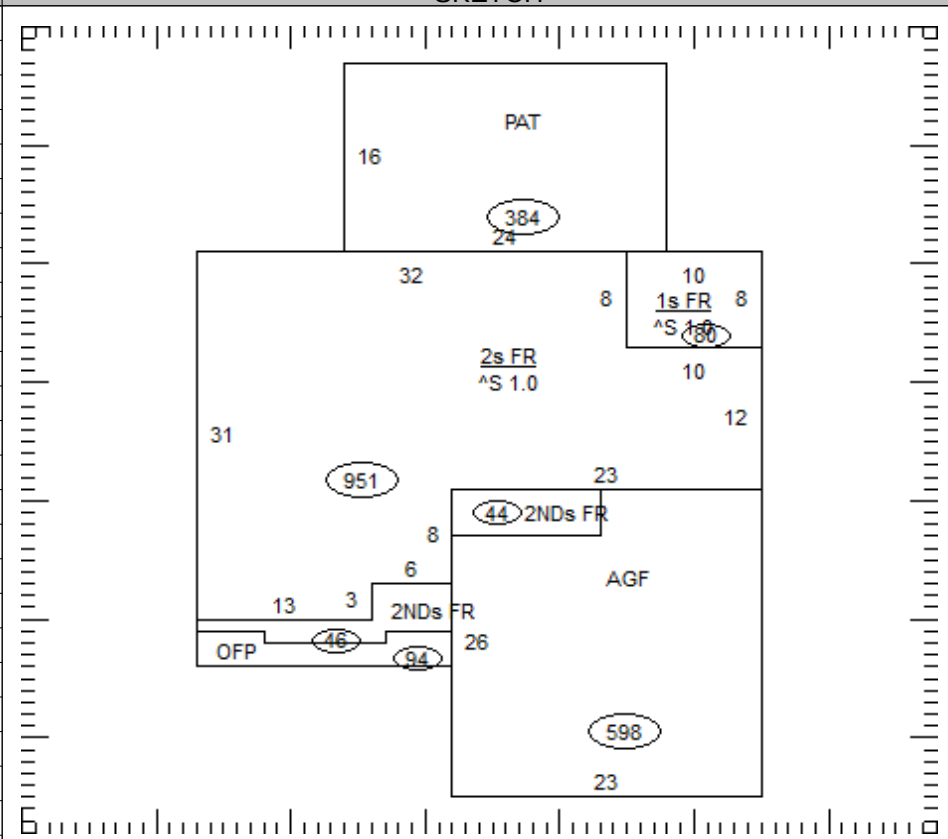
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1031	FR	94,420
2ND	1041	FR	45,760

SUBTOTAL			140,180
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	2,072	S.F.	3,110
PLUMBING #	5		5,500
GARAGES & CARPORTS			9,900
EXTRA FEATURES			2,400
SUBTOTAL			161,090
GRADE FACTOR			105 %
UNADJUSTED VALUE			169,140
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,072	C+		2018		G	169,140	1	167,450		167,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		167,500

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COMMENTS

Dwelling has an Economic Factor of 100%