08-016100.0000

**YOUNG TIMOTHY J**
YOUNG TIMOTHY J
209 E SECOND ST
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-16-311-007

**LEGAL INFORMATION**
EHRET ADDITION

LOT#: 105

Property Class: 510
Neighborhood
000802-TM50
Map: 09
Block:
Card: 209
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | YOUNG TIMOTHY J | 209 E SECOND ST | ROCKFORD | OH | 45882 | 11/20/2019 | 86,500 | WDC : 797 | ☐ | ■ |
| 2 | BAKER BRENDA | 209 2ND ST | ROCKFORD | OH | 45882 | 09/14/2007 | 87,500 | WDC : A : 655 | ☐ | ■ |
| 3 | AMSTUTZ PROPERTIES LLC | 509 E WAYNE ST | CELINA | OH | 45822 | 03/13/2003 | 0 | : X : 0 | ☐ | ☐ |

X: ☐ TTO LISTER: cg DATE: 05/24/2006 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
209 E SECOND ST, ROCKFORD

COMMENT
TY2019:Net Gen=$859.88, Other Assessment=$2.00
DE16 DESKTOP REVIEW CHGS: ADD SHEDS, COR DWLG MSMNT, ADD BS
DE20 RMV OWN OCC; DIDN'T RET APP
TriDwell=118 TriOB=118 TriLand=118

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F66 D132 | ST210 DP94 ADJ197 | | 15,300 0 |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| | | | TOTAL | 15,300 0 |

VALUATION SUMMARY

| VALUE YEAR | | 2020 | 2017 | 2016 | 2014 | 2011 | | | |
|---|---|---|---|---|---|---|---|---|---|
| REASON FOR CHANGE | | RAPP | RAPP | MISC | RAPP | RAPP | | | |
| APPRAISED VALUE | LAND | 15,300 | 13,000 | 12,600 | 12,600 | 13,700 | | | |
| | IMPR | 58,400 | 45,200 | 34,700 | 34,100 | 37,000 | | | |
| | TOTAL | 73,700 | 58,200 | 47,300 | 46,700 | 50,700 | | | |
| ASSESSED VALUE | LAND | 5,360 | 4,550 | 4,410 | 4,410 | 4,800 | | | |
| | IMPR | 20,440 | 15,820 | 12,150 | 11,940 | 12,950 | | | |
| | TOTAL | 25,800 | 20,370 | 16,560 | 16,350 | 17,750 | | | |

| OCCUPANCY | EXTERIOR |
|---|---|
| ■SF ☐DU ☐TR | ■ WOOD |
| ☐CONVERSION | ☐ STUCCO |
| **BUILDING TYPE** | ☐ ALM/VYNL |
| ☐ MOBILE HOME | ☐ CONC BLK |
| ☐ BI/TR LEVEL | ☐ METAL |
| ☐ MOD/MAN | ☐ BRICK |
| ☐ _____ | ☐ 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 | 3 | | |
| BEDROOMS | | 1 | 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 | | 1 | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 796 | FR | 88,510 |
| .5 | 350 | FR | 23,800 |
| | | | |
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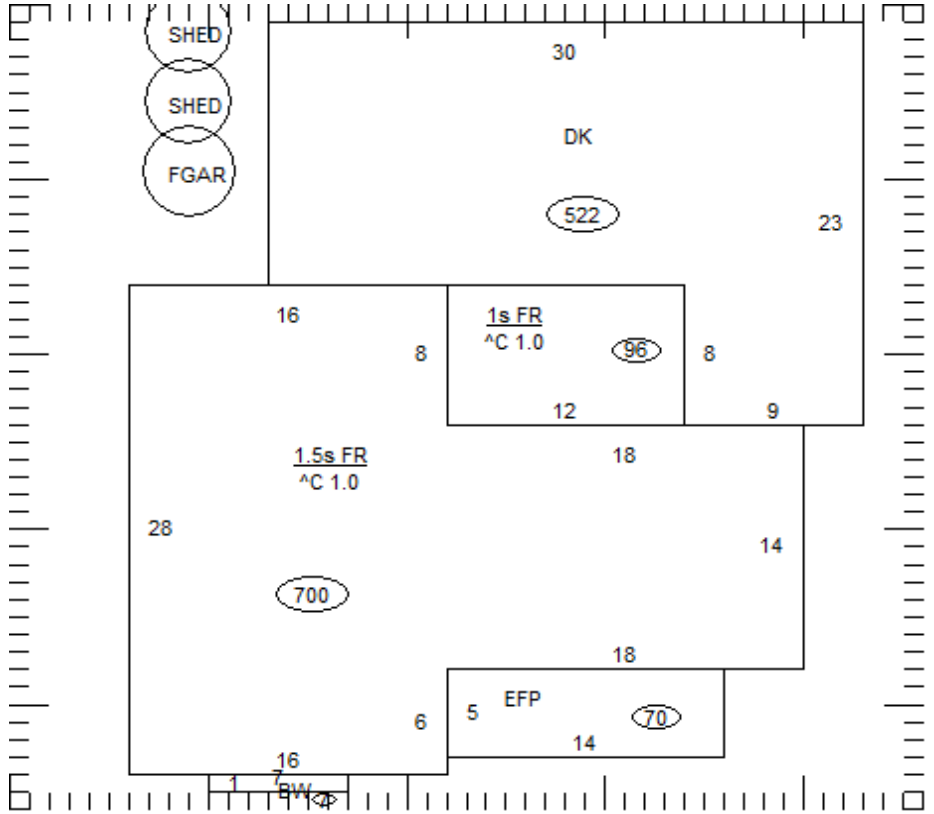
| | | |
|---|---|---|
| SUBTOTAL | | 112,310 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 100% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 0 S.F. | 0 |
| PLUMBING # | 3 | 3,300 |
| GARAGES & CARPORTS | | 0 |
| EXTRA FEATURES | | 5,500 |
| SUBTOTAL | | 0 |
| GRADE FACTOR | | 104 % |
| UNADJUSTED VALUE | | 148,630 |
| 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 | 1,146 | C- | | 1900 | | A | 148,630 | 45 | 81,750 | | 58,000 |
| 1 Gar - Frame | | 14x18 | 252 | D | 12.64 | 1950 | | A | 3,760 | 90 | 380 | | 400 |
| 2 Shed | | 15x10 | 150 | C | | 2010 | | A | | 15 | | | 0 |
| 3 Shed | | 10x8 | 80 | C | | 1990 | | A | | 47 | | | 0 |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 58,400

COMMENTS

ASBESTOS SIDING
Dwelling has an Economic Factor of 71%