07-063200.0000

DUBLIN TWP / PARKWAY SD

02-33-200-001

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
009075-R150	
M	18
B	
C	03

MONHOLLEN DANIEL W & FUSON SHERRY R
MONHOLLEN DANIEL W & FUSON SHERRY R
4360 STATE ROUTE 707
ROCKFORD, OH 45882

LEGAL INFORMATION
NE COR NW NE

RTS: 002-04-33
Acres:2.2000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MONHOLLEN DANIEL W &	4360 STATE ROUTE 707	ROCKFORD	OH	45882	09/03/2015	75,000	WDC : 587	☐	■
2	HACKNEY JOYCE M	625 S ELM ST	CELINA	OH	45822	08/16/2013	47,000	WDC : 546	☐	☐
3	JP MORGAN CHASE BANK	800 BROOKSEDGE BLVD	WESTERVILLE	OH	43081	02/13/2013	48,400	SHC : 69	☐	☐

X: ☐ TTO | LISTER: JK | DATE: 02/21/2017 | 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
4360 ST RT 707 ,

COMMENT
TY2017:Net Gen=$1,784.96, Other Assessment=$2.00
DE17 NEW PB & OFP//NOH
DE14 DWLG CLEANED UP AND NOW LIVABLE. CHG REAR LIV AREA FROM BRK TO FRAME, RMV 50% FCTR ON BARN

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		16,500 0
SM:Small Acreage	AC:1.2	6800		8,200 0
Total Acres: 2.2000			TOTAL	24,700 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2014	2011				
REASON FOR CHANGE		NC	RAPP	MISC	RAPP				
APPRAISED VALUE	LAND	24,700	21,300	23,200	23,200				
	IMPR	104,000	58,700	64,200	64,700				
	TOTAL	128,700	80,000	87,400	87,900				
ASSESSED VALUE	LAND	8,650	7,460	8,120	8,120				
	IMPR	36,400	20,550	22,470	22,650				
	TOTAL	45,050	28,010	30,590	30,770				

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	2	3	
BEDROOMS				3	
FIREPLACES					

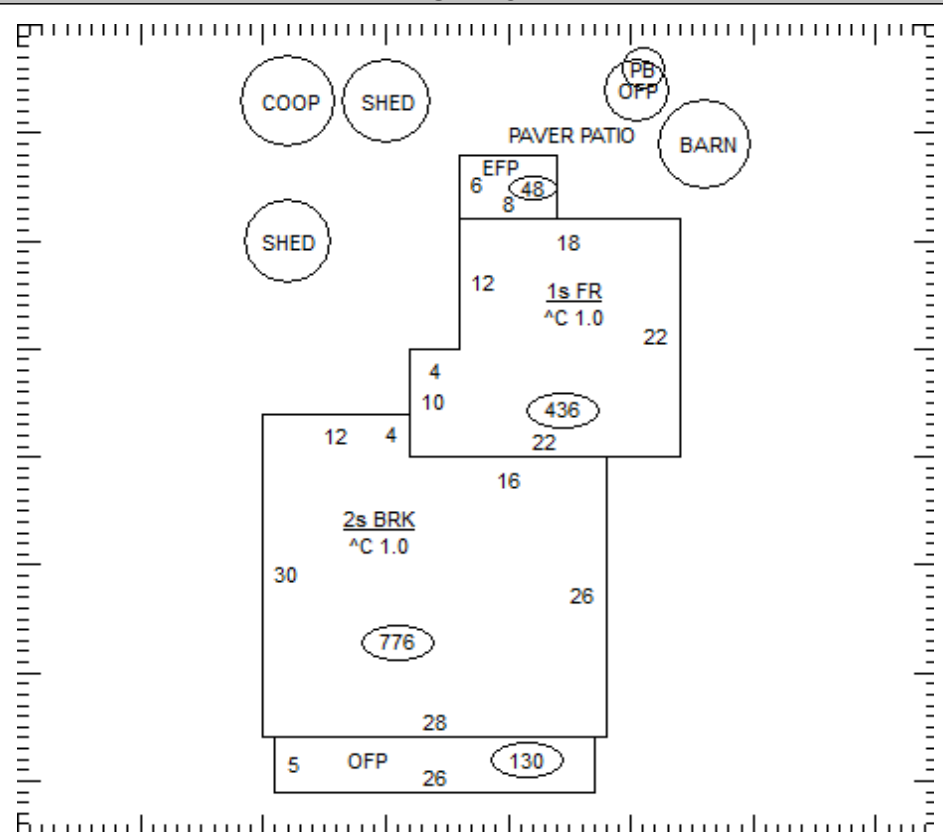
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	■	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	776	BRK	69,760
1	436	FR	36,630
2ND	776	BRK	33,480

SUBTOTAL			139,870
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 #	2		2,200
GARAGES & CARPORTS			0
EXTRA FEATURES			3,200
SUBTOTAL			145,270
GRADE FACTOR			100 %
UNADJUSTED VALUE			145,270
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,988	C		1900	1991	A	145,270	45	79,900		73,500
1 Coop	SV*	20x30	600	D		1900		F		95			200
2 Barn	18	34x42	1,428	D	6.40	1900		F	9,140	95	460		500
3 Shed	PP	10x12	120	C		1980		A		67			0
4 Shed		6x8	48	C		1980		A		67			0
5 Pole Bldg		50x70	3,500	C	7.70	2016		A	26,950	2	26,410		26,400
6 OFP		10x24	240	C	14.58	2016		A	3,500	2	3,430		3,400
7													
8													
9													
10													
11													

07-063200.0000

* Value Override Item

TOTAL 104,000

COMMENTS

Dwelling has an Economic Factor of 92%

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NE COR NW NE

RTS: 002-04-33
Acres:2.2000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DORSTEN DANE R &	4360 ST RTE 707	ROCKFORD	OH	45882	09/10/2008	123,500	WDC : A : 606	☐	■
2	SCHUSTER JEFFREY A &	PO BOX 10	FORT MILL	SC	29716	09/16/1997	73,000	: A : 0	☐	■
3							0	0	☐	☐

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☐ 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
4360 ST RT 707 ,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 2.2000					TOTAL		24,700	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
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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					

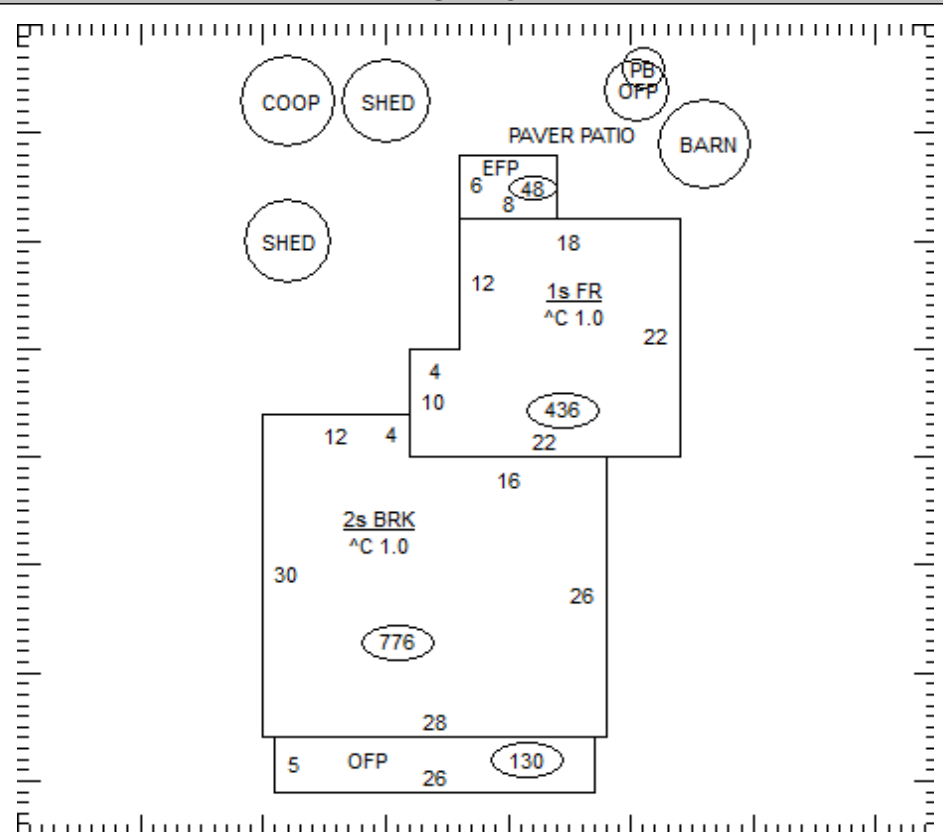
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													

07-063200.0000

TOTAL 0

COMMENTS