08-046900.0000

SIEBERT BRAD & ABIGAIL
SIEBERT BRAD & ABIGAIL
607 S FRANKLIN ST
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-478-009

LEGAL INFORMATION
BELLEVUE ADDITION

LOT#: 429

QUALIFIED CREDITS:
HOMESTEAD

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000802-TM50	
M	9
B	
C	109

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SIEBERT BRAD & ABIGAIL	607 S FRANKLIN ST	ROCKFORD	OH	45882	08/02/2017	70,000	WDC : 506	☐	■
2	WILLIAMS THOMAS E	607 S FRANKLIN ST	ROCKFORD	OH	45882	10/06/2008	0	QCE : X : 0	☐	☐
3	WILLIAMS THOMAS E ETUX	607 S FRANKLIN ST	ROCKFORD	OH	45882		0	: 0	☐	☐

X: ☐ TTO LISTER: RK DATE: 11/08/2004 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
607 S FRANKLIN ST, ROCKFORD

COMMENT
TY2017:Net Gen=$616.68, Other Assessment=$2.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D157	ST210 DP102 ADJ214		14,100 0
			TOTAL	14,100 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	14,100	13,600	14,800					
	IMPR	53,600	55,800	60,600					
	TOTAL	67,700	69,400	75,400					
ASSESSED VALUE	LAND	4,940	4,760	5,180					
	IMPR	18,760	19,530	21,210					
	TOTAL	23,700	24,290	26,390					

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		6			
BEDROOMS		3			
FIREPLACES					

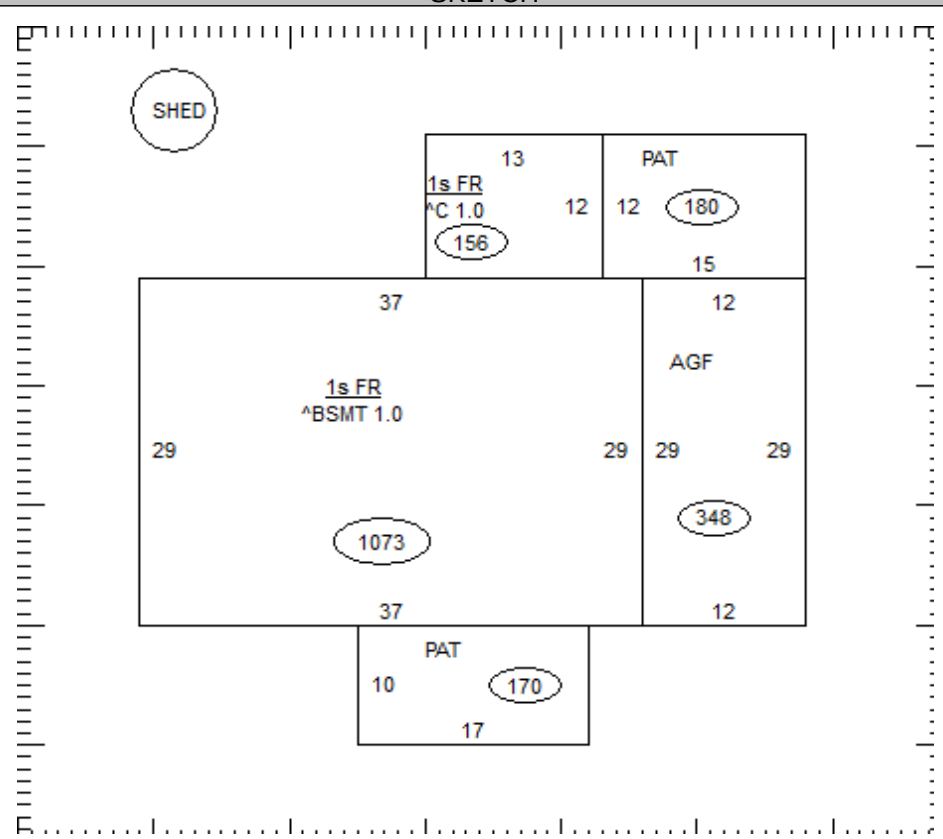
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	■	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	■	■	☐	☐	☐
HEAT PUMP	☐	■	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1229	FR	103,260
BSMT	1073		13,950

SUBTOTAL			117,210
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,229	S.F.	1,840
PLUMBING #	0		0
GARAGES & CARPORTS			5,700
EXTRA FEATURES			1,000
SUBTOTAL			125,750
GRADE FACTOR			100 %
UNADJUSTED VALUE			125,750
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,229	C		1962		A	125,750	40	75,450		53,600
1 Shed		10x10	100	D		1990		A		48			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		53,600

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COMMENTS

49 L/F OF BRK-8' HIGH
Dwelling has an Economic Factor of 71%