08-003500.0000

HEMMELGARN COLE T
HEMMELGARN COLE T
145 W MARKET ST
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-16-154-003

LEGAL INFORMATION
LOT NO 23 S PT

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000802-TM50	
M	09
B	
C	50

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEMMELGARN COLE T	145 W MARKET ST	ROCKFORD	OH	45882	10/03/2016	85,000	WDC : 693	☐	■
2	GAST DANIEL G & REBECCA L	8364 RICE RD	CELINA	OH	45822	07/15/2009	40,000	WDC : A : 389	☐	■
3	PRESBYTERIAN CHURCH OF	135 W MARKET ST PO BOX 247	ROCKFORD	OH	45882		0	: 0	☐	☐

X: ☐ TTO LISTER: BTC DATE: 04/20/2010 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
145 W MARKET ST, ROCKFORD

COMMENT
TY2018:Net Gen=$1,248.40, Other Assessment=$2.00
DE11 REMOVED BOR FNC

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F82 D82	ST210 DP74 ADJ155		12,700 0
			TOTAL	12,700 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011	2011	2010	2009		
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	BOR	MISC		
APPRAISED VALUE	LAND	12,700	12,300	13,400	13,400	10,700	10,700		
	IMPR	71,600	65,500	71,200	52,000	58,500	111,300		
	TOTAL	84,300	77,800	84,600	65,400	69,200	122,000		
ASSESSED VALUE	LAND	4,450	4,310	4,690	4,690	3,750	3,750		
	IMPR	25,060	22,930	24,920	18,200	20,480	38,960		
	TOTAL	29,510	27,240	29,610	22,890	24,230	42,710		

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	☐	☐	☐	☐	☐

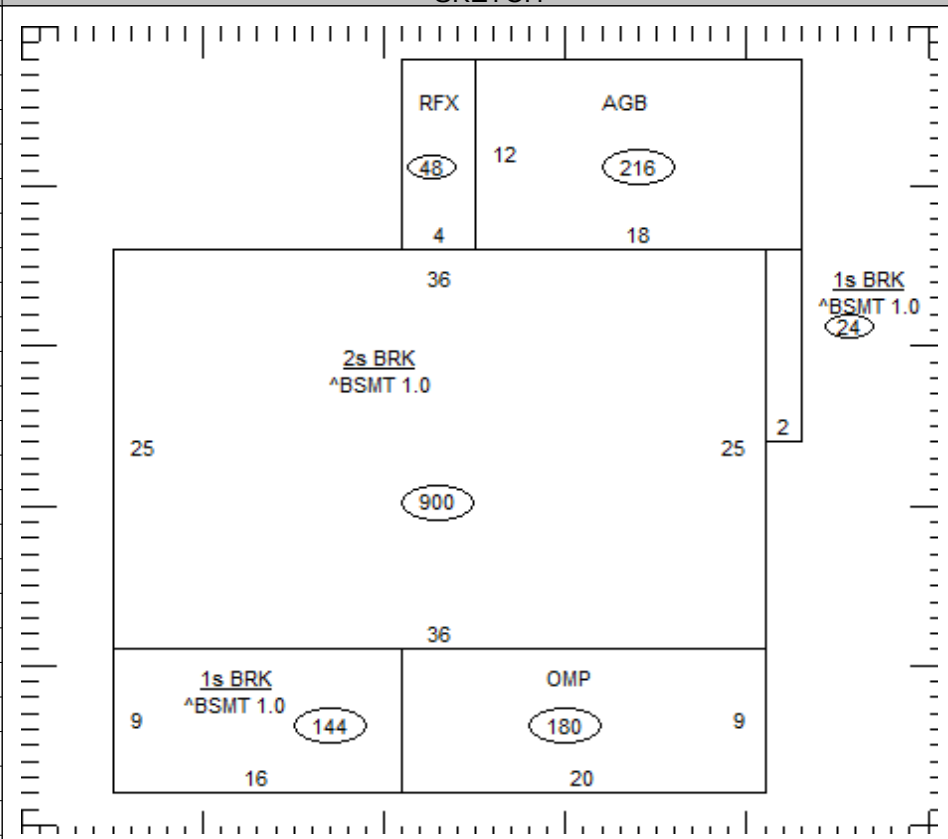
ACCOMMODATIONS					
# OF ROOMS	5	4	3		
BEDROOMS			3		
FIREPLACES					

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		1			

FLOOR	AREA	CONST	VALUE
1	1068	BRK	104,650
2ND	900	BRK	42,340
BSMT	1068		13,880
SUBTOTAL			160,870
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,968	S.F.	2,950
PLUMBING #	3		3,300
GARAGES & CARPORTS			4,000
EXTRA FEATURES			3,500
SUBTOTAL			174,620
GRADE FACTOR			105 %
UNADJUSTED VALUE			183,350
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,968	C+		1920		A	183,350	45	100,840		71,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	71,600

08-003500.0000

COMMENTS

Dwelling has an Economic Factor of 71%