08-052700.0000

PEEL BRETT A
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18922 US RTE 127
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-285-001

LEGAL INFORMATION
O L 3 W PT

LOT#: 3

PROP. CLASS		
5	3	0

NEIGHBORHOOD	
000802-TM50	
M	02
B	03
C	63

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PEEL BRETT A	18922 US RTE 127	ROCKFORD	OH	45882	07/24/2018	18,500	WDC : 537	☐	■
2	PLEASANT DWELLINGS LLC	PO BOX 174	SAINT MARYS	OH	45885	11/16/2007	75,000	WDC : A-M : 807	☐	☐
3	ROCKFORD UNITED	202 S FRANKLIN ST PO BOX 305	ROCKFORD	OH	45882	09/08/2000	0	: X : 0	☐	☐

X: ☐ TTO LISTER: JK DATE: 02/18/2019 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
210 W COLUMBIA ST,

COMMENT
TY2018:Net Gen=$145.10, Other Assessment=$2.00
NC20 CHK FOR COMPL
DE19 NOH;ADD TRI; EST 35% COMPL
TriDwell=85

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D132	ST210 DP94 ADJ197		13,000 0
			TOTAL	13,000 0

VALUATION SUMMARY

VALUE YEAR		2019	2017	2014	2011	2009	2009		
REASON FOR CHANGE		RCLS	RAPP	RAPP	RAPP	MISC	RCLS		
APPRAISED VALUE	LAND	13,000	9,800	9,500	10,300	8,170	9,310		
	IMPR	41,300	0	0	0	0	0		
	TOTAL	54,300	9,800	9,500	10,300	8,170	9,310		
ASSESSED VALUE	LAND	4,550	3,430	3,330	3,610	2,860	3,260		
	IMPR	14,460	0	0	0	0	0		
	TOTAL	19,010	3,430	3,330	3,610	2,860	3,260		

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	6		
BEDROOMS			6		
FIREPLACES					

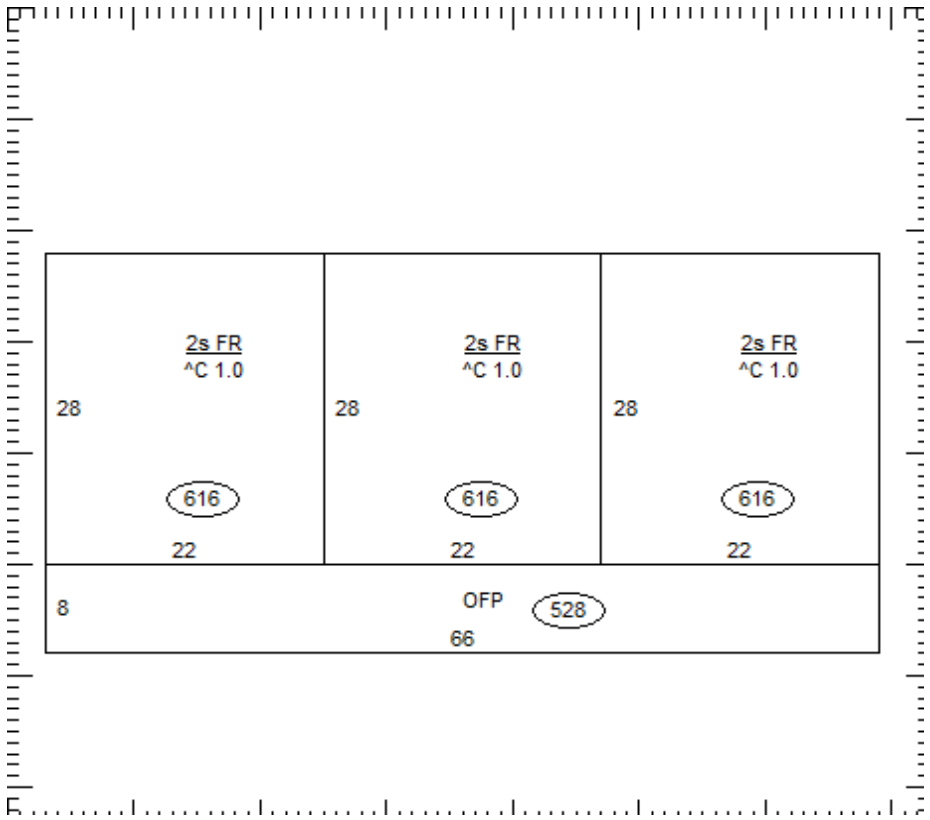
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING					BASE ■
X FULL BATH		2	3		
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1848	FR	132,410
2ND	1848	FR	63,550

SUBTOTAL			195,960
MULTI-FAMILY #	2		5,000
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	3,696	S.F.	5,540
PLUMBING #	15		16,500
GARAGES & CARPORTS			0
EXTRA FEATURES			7,700
SUBTOTAL			230,700
GRADE FACTOR			100 %
UNADJUSTED VALUE			196,100
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,696	C		2018		G	196,100	1	194,140	INC70	41,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	41,300

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COMMENTS

Dwelling has an Economic Factor of 71%