08-055300.0000

MAHARG PROPERTIES LTD
MAHARG PROPERTIES LTD
3726 MONROE RD
CELINA, OH 45822

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-228-001

LEGAL INFORMATION
PT OL 15

LOT#: 15
Acres:0.1150 M:0.0000

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

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MAHARG PROPERTIES LTD	3726 MONROE RD	CELINA	OH	45822	03/11/2019	0	2:QCE : X : 0	☐	☐
2	ROCKFORD VILLAGE OF	506 W BRIDGE ST	ROCKFORD	OH	45882	12/05/2017	70,000	3:WDC : 834	☐	■
3	MEYER STEVEN J	924 W HIGH ST	BRYAN	OH	43506 -9532	02/02/1998	183,000	: A-M : 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
0 W BRIDGE ST,

COMMENT
TY2019:Net Gen=$995.26, Other Assessment=$2.00
MILLERS MH PARK
DE19 RMV MMH PARK/ ALL MMH'S RAZED; CHG CLASS
DE17 DESKTOP RVW CHG: ADJ PRICING
TT MANAGER 20 SITES 140.00 A MONTH RENT INCLUDES SEW/WATER.
LAND VALUE INCLUDED WITH PARK
DE11 REMOVED BOR FNC
TriDwell=118 TriOB=118 TriLand=118

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F52 D65	ST210 DP66 ADJ139		8,500 0
			TOTAL	8,500 0

VALUATION SUMMARY

		2020	2019	2019	2019	2017	2017	2014	2011
VALUE YEAR		2020	2019	2019	2019	2017	2017	2014	2011
REASON FOR CHANGE		RAPP	MISC	MISC	REMB	RAPP	MISC	RAPP	MISC
APPRAISED VALUE	LAND	8,500	7,200	24,000	25,200	25,200	23,520	23,520	23,520
	IMPR	68,600	58,500	58,500	21,550	263,950	249,630	240,650	240,650
	TOTAL	77,100	65,700	82,500	46,750	289,150	273,150	264,170	264,170
ASSESSED VALUE	LAND	2,980	2,520	8,400	8,820	8,820	8,230	8,230	8,230
	IMPR	24,010	20,480	20,480	7,540	92,380	87,370	84,230	84,230
	TOTAL	26,990	23,000	28,880	16,360	101,200	95,600	92,460	92,460

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		5			
BEDROOMS		3			
FIREPLACES					

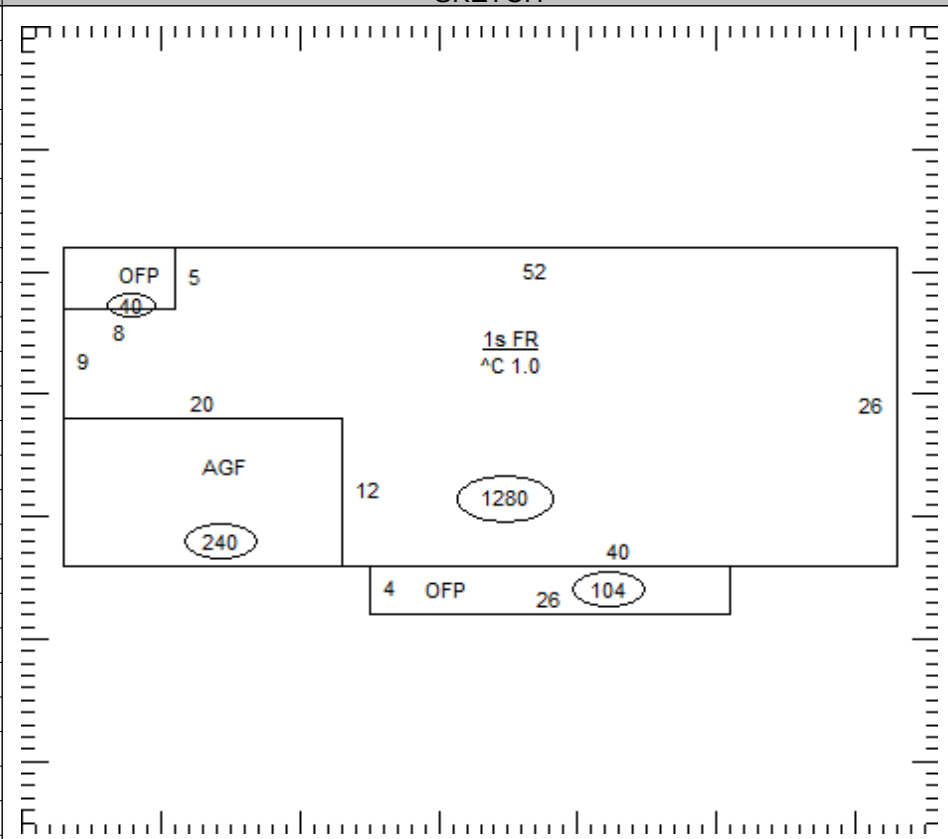
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1280	FR	107,550

SUBTOTAL			107,550
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,280	S.F.	1,920
PLUMBING #	2		2,200
GARAGES & CARPORTS			4,000
EXTRA FEATURES			2,100
SUBTOTAL			0
GRADE FACTOR			107 %
UNADJUSTED VALUE			148,700
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,280	C		1973		A	148,700	35	96,660		68,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		68,600

08-055300.0000

COMMENTS

MH PADS 20 @ $1500 EA. $140.00 @ MONTH LOT RENT INCLUDES WATER/SEWAGE.
Dwelling has an Economic Factor of 71%

08-055300.0000

MAHARG PROPERTIES LTD
MAHARG PROPERTIES LTD
3726 MONROE RD
CELINA, OH 45822

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-228-001

LEGAL INFORMATION
PT OL 15

LOT#: 15
Acres:0.1150 M:0.0000

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

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MAHARG PROPERTIES LTD	3726 MONROE RD	CELINA	OH	45822	03/11/2019	0	2:QCE : X : 0	☐	☐
2	ROCKFORD VILLAGE OF	506 W BRIDGE ST	ROCKFORD	OH	45882	12/05/2017	70,000	3:WDC : 834	☐	■
3	MEYER STEVEN J	924 W HIGH ST	BRYAN	OH	43506 -9532	02/02/1998	183,000	: A-M : 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
0 W BRIDGE ST,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	8,500 0

VALUATION SUMMARY

VALUE YEAR		2009							
REASON FOR CHANGE		BOR							
APPRAISED VALUE	LAND	23,520							
	IMPR	153,250							
	TOTAL	176,770							
ASSESSED VALUE	LAND	8,230							
	IMPR	53,640							
	TOTAL	61,870							

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					
BEDROOMS					
FIREPLACES					

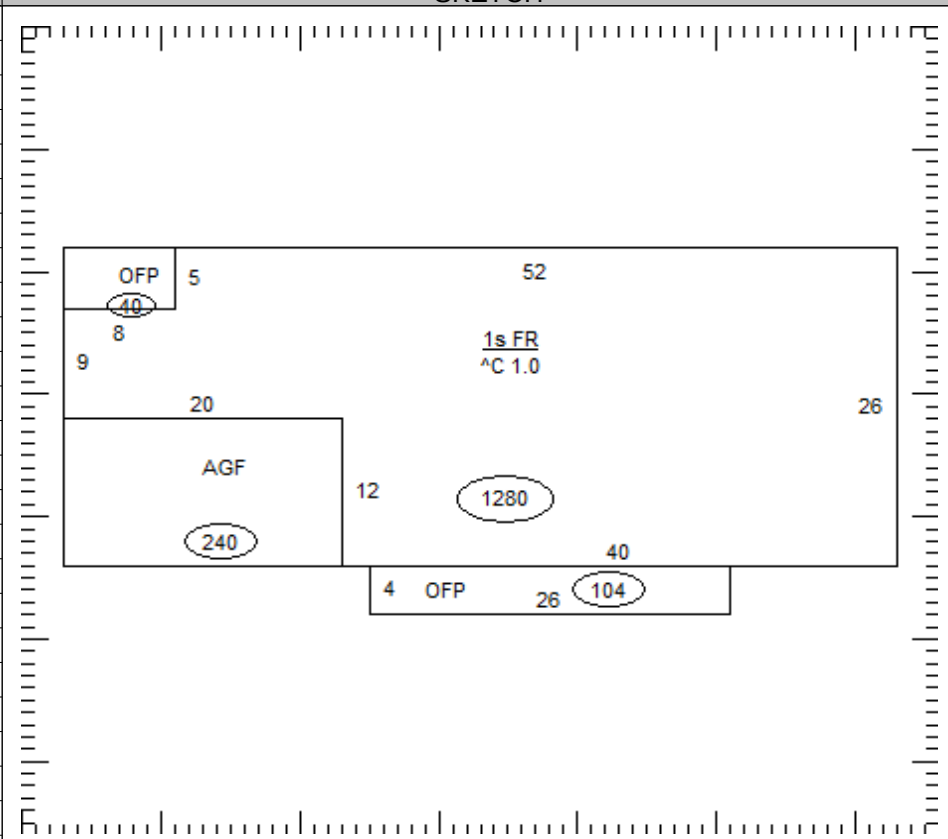
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	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													
												TOTAL	0

08-055300.0000

COMMENTS

MH PADS 20 @ $1500 EA. $140.00 @ MONTH LOT RENT INCLUDES WATER/SEWAGE.