07-045600.0100

DUBLIN TWP / PARKWAY SD

02-22-300-005

Property Class: 510

Neighborhood 009075-R150

Map:
Block:
Card:
Bk: Pg:

TOBE RYAN W & BROOKE L

TOBE RYAN W & BROOKE L
11060 LOMBARD RD
ROCKFORD, OH 45882

Created in 2004 From 07-045600.0000 due to Split

LEGAL INFORMATION

PT W SD SE SW

R-T-S: 002-04-22
Acres:5.0030

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TOBE RYAN W & BROOKE L	11060 LOMBARD RD	ROCKFORD	OH	45882	04/12/2021	280,000	SUC : 268	☐	■
2	GEORGE ERIC J & ROBBINS	6901 DUTTON RD	MENDON	OH	45862	05/20/2004	156,500	WDC : A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: RK DATE: 12/08/2004 TIME: 11:12:46 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

11060 LOMBARD RD,

COMMENT

TY2020:Net Gen=$2,600.38, Other Assessment=$407.08
DE15 RMV GB VALUE PER ODT
DE17 DESKTOP RVW CHGS: ADD PATIO
TriDwell=107 TriOB=107 TriLand=107

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		17,700 0
SM:Small Acreage	AC:4.003	6200		26,600 0
Total Acres: 5.0030			TOTAL	44,300 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2017	2015	2014	2011		
REASON FOR CHANGE		RAPP	RAPP	MISC	RPER	RAPP	RAPP		
APPRAISED VALUE	LAND	44,300	41,300	36,600	36,600	36,600	39,800		
	IMPR	129,900	119,200	110,700	110,400	112,400	122,400		
	TOTAL	174,200	160,500	147,300	147,000	149,000	162,200		
ASSESSED VALUE	LAND	15,510	14,460	12,810	12,810	12,810	13,930		
	IMPR	45,470	41,720	38,750	38,640	39,340	42,840		
	TOTAL	60,980	56,180	51,560	51,450	52,150	56,770		

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	■	☐	☐	☐	☐

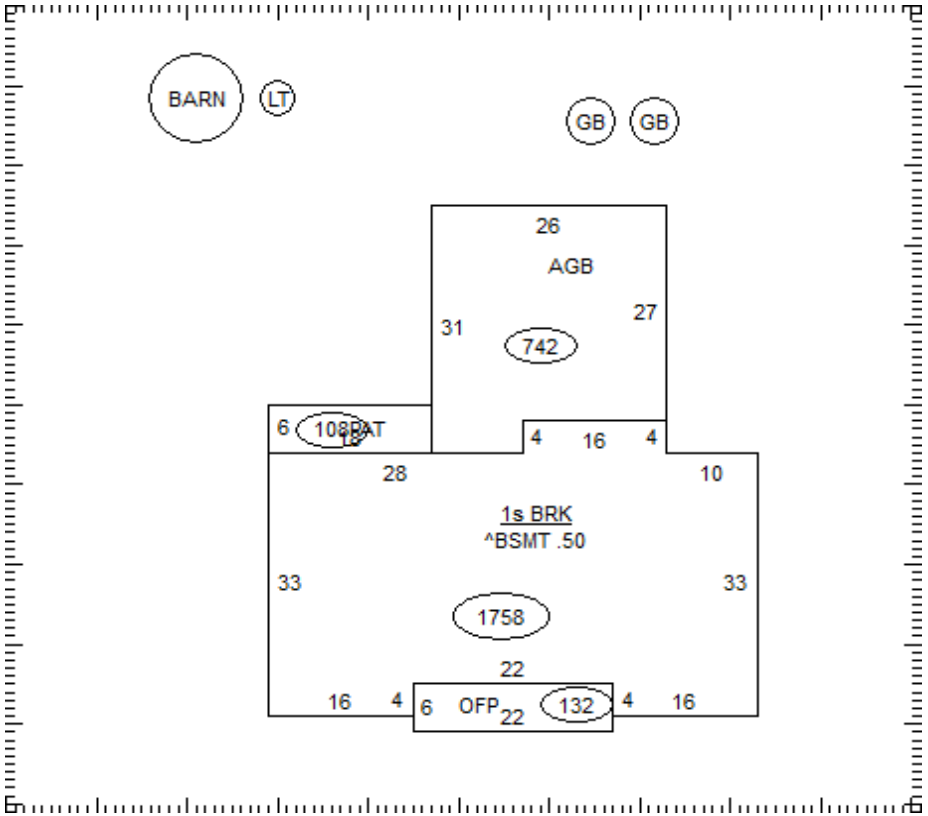
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES					

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		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1758	BRK	137,480
BSMT	879		11,430
SUBTOTAL			148,910
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,758	S.F.	2,640
PLUMBING #	3		3,300
GARAGES & CARPORTS			13,800
EXTRA FEATURES			2,200
SUBTOTAL			170,850
GRADE FACTOR			110 %
UNADJUSTED VALUE			201,090
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,758	C+		1978		A	201,090	30	140,760		129,500
1 Grain Bin	18	18x18	324	C		1978		A		77			0
2 Grain Bin	13	13x15	195	C		1960		A		85			0
3 Lean - To	10	14x36	504	C	3.42	1900		A	1,840	95	90		100
4 Barn	14	36x50	1,800	D	6.40	1900		A	12,330	95	620	DFLT50	300
5													
6													
7													
8													
9													
10													
11													
											TOTAL		129,900

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COMMENTS

Dwelling has an Economic Factor of 92%