08-018100.0000

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD

02-17-284-007

Property Class: 510

Neighborhood 000802-TM50

Map: 09
Block:
Card: 170

Bk: Pg:

FERGUSON PAIGE E JORDAN- & TYLER R JORDAN-
FERGUSON PAIGE E JORDAN- & TYLER R JORDAN-
307 W MARKET ST
ROCKFORD, OH 45882

LEGAL INFORMATION
W & F ADDITION
CENTER
LOT#: 124

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FERGUSON PAIGE E JORDAN-	307 W MARKET ST	ROCKFORD	OH	45882	05/12/2021	66,000	WDC : 372	☐	■
2	BERRY DEBORA S	6299 STATE ROUTE 81	WILLSHIRE	OH	45898	02/21/2014	45,000	WDC : 86	☐	■
3	MARSEE MARLENE K	1532 MAJORKI PL	CELINA	OH	45822	04/23/1998	55,000	: A : 0	☐	☐

X: Signature | ☐ TTO | LISTER: JO | DATE: 10/22/2004 | TIME: 03:32:42 PM | ☐ 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
307 W MARKET ST

COMMENT
DE16 DESKTOP REVIEW CHGS: chg carp to cpy
DE22 RMV OWN OCC - DID NOT RETURN APP
TriDwell=118 TriOB=118 TriLand=118

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F67 D170	ST210 DP106 ADJ223		17,600 0
			TOTAL	17,600 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011				
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	17,600	14,900	14,400	15,600				
	IMPR	65,300	51,800	43,900	47,800				
	TOTAL	82,900	66,700	58,300	63,400				
ASSESSED VALUE	LAND	6,160	5,220	5,040	5,460				
	IMPR	22,860	18,130	15,370	16,730				
	TOTAL	29,020	23,350	20,410	22,190				

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	☐	☐	☐	☐	☐

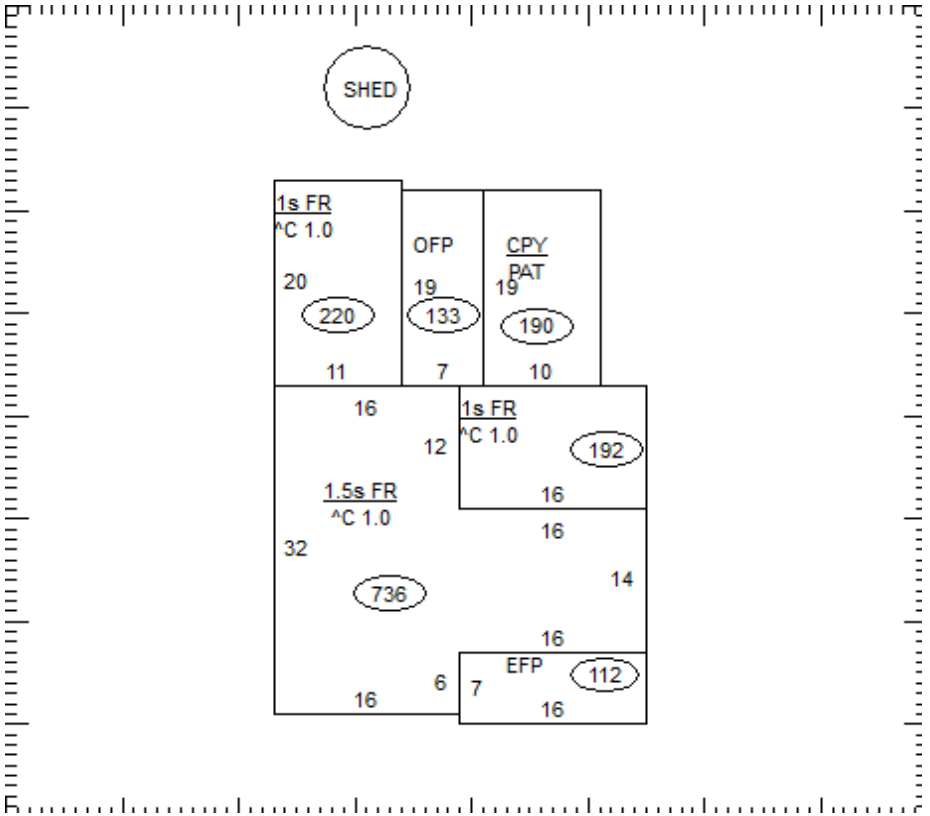
ACCOMMODATIONS					
# OF ROOMS		4	3		
BEDROOMS		1	3		
FIREPLACES					

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	1148	FR	100,380
.5	368	FR	23,490
SUBTOTAL			123,870
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,516 S.F.		2,270
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			6,400
SUBTOTAL			132,540
GRADE FACTOR			107 %
UNADJUSTED VALUE			167,350
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,516	C		1903		A	167,350	45	92,040		65,300
1 Shed	PP	8x12	96	C		1900		A		95			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 65,300

COMMENTS

Dwelling has an Economic Factor of 71%