07-004200.0000

ELKINS DAVID A & TAMMY M
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4744 MERCER VAN WERT CO LINE RD
ROCKFORD, OH 45882

DUBLIN TWP / PARKWAY SD

02-03-200-001

LEGAL INFORMATION
W 1/2 NE & E SD NW

RTS: 002-04-03
Acres:2.0750

Property Class: 510
Neighborhood 009075-R150
Map: 02
Block:
Card: 04
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ELKINS DAVID A & TAMMY M	4744 MERCER VAN WERT	ROCKFORD	OH	45882	06/26/2020	155,000	WDC : 398	☐	■
2	PRITCHARD KARLA	4744 MERCER VAN WERT	ROCKFORD	OH	45882	01/24/2020	0	QCE : X : 0	☐	☐
3	PRICHARD CHRIS & KARLA	4744 MERCER VAN WERT	ROCKFORD	OH	45882	12/13/1993	31,300	: A : 0	☐	■

X: Signature ☐ TTO LISTER: RK DATE: 09/02/2004 TIME: 09:49:12 AM ☐ LETTER ☐ LETTER REC'D GIS CODE Minor Sub

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
4744 MERCER VAN WERT CO LINE RD, ROCKFORD

COMMENT
TY2022:Net Gen=$1,703.34, Other Assessment=$2.00
DE09 RMV OUTBLDGS-VERIFIED BY AERIAL-DATA MAILER
DE17 DESKTOP RVW CHGS: ADD PPP & WDDK

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	17660		17,700 0
SM:Small Acreage	AC:1.075	8300		8,900 0
Total Acres: 2.0750			TOTAL	26,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	26,600	25,500	23,800	20,500				
	IMPR	152,600	90,900	80,000	66,200				
	TOTAL	179,200	116,400	103,800	86,700				
ASSESSED VALUE	LAND	9,310	8,930	8,330	7,180				
	IMPR	53,410	31,820	28,000	23,170				
	TOTAL	62,720	40,750	36,330	30,350				

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		7	3		
BEDROOMS		3	3		
FIREPLACES					

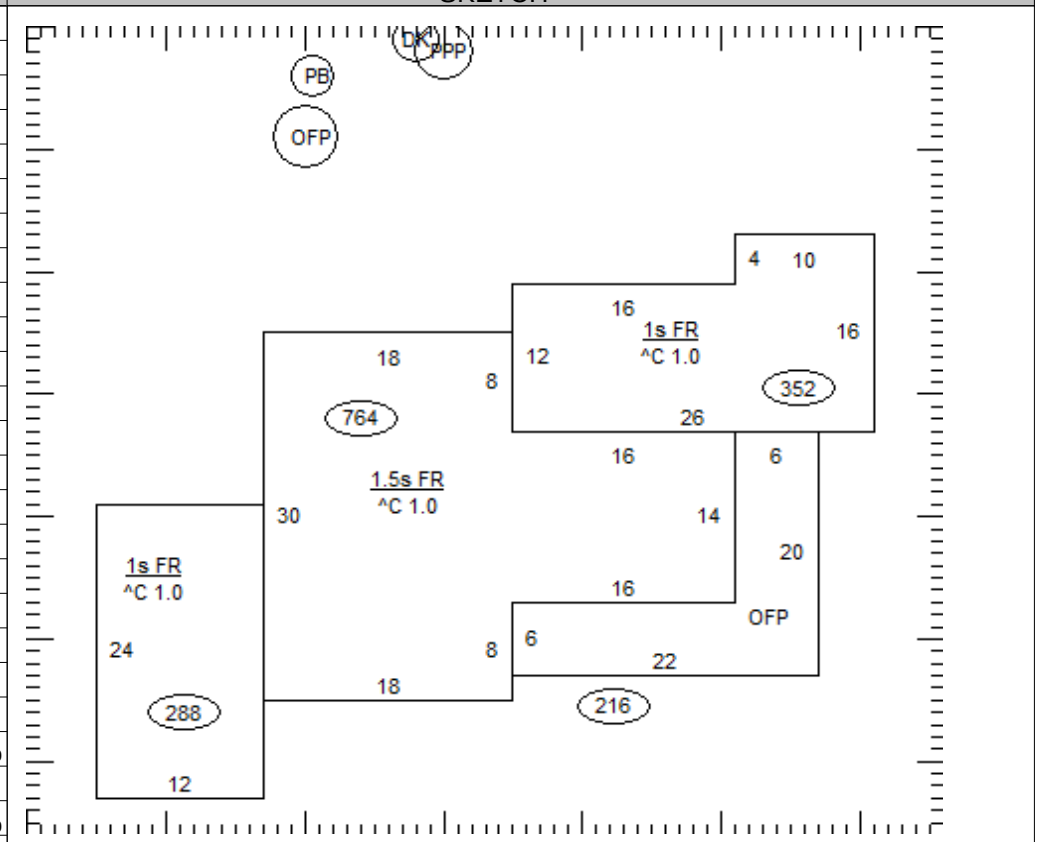
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1404	FR	193,930
.5	382	FR	32,720

SUBTOTAL			226,650
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,786	S.F.	2,950
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			3,500
SUBTOTAL			233,100
GRADE FACTOR			100 %
UNADJUSTED VALUE			233,100
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	1,786	C		1876		A	233,100	45	128,210		139,700
1 Pole Bldg	10	30x40	1,200	C	12.51	1998		A	15,010	37	9,460		9,500
2 OFP		6x30	180	C	16.04	1998		A	2,890	37	1,820		1,800
3 Pool - PP		26x26	676	C		2000		A		37			0
4 WDDK		14x18	252	C	10.13	2000		A	2,550	37	1,610		1,600
5													
6													
7													
8													
9													
10													
11													
											TOTAL		152,600

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COMMENTS

Dwelling has an Economic Factor of 109% (Rollback Basis=$157,400)