07-032700.0000

DUBLIN TWP / PARKWAY SD

02-16-400-008

Property Class: 510

Neighborhood 009075-R150

Map: 09
Block:
Card: 10

Bk: Pg:

P & D HONEY INVESTMENTS LLC
P & D HONEY INVESTMENTS LLC
7868 DENNEY RD
MENDON, OH 45862

LEGAL INFORMATION
SW COR LOT 6
J V SIDENBENDERS SUBD
RTS: 002-04-16 LOT#: 00006
Acres:1.3000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	P & D HONEY INVESTMENTS	7868 DENNEY RD	MENDON	OH	45862	05/31/2022	110,500	WDC : 372	☐	■
2	HINES DIANA	4316 US RTE 33	ROCKFORD	OH	45882	09/16/2021	0	QCE : X : 0	☐	☐
3	HINES PAUL & DIANA	4316 US RT 33	ROCKFORD	OH	45882		0	: 0	☐	☐

X: ☐ TTO LISTER: BTC DATE: 06/18/2009 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
4316 US RTE 33, ROCKFORD

COMMENT
TY2022:Net Gen=$1,866.14, Other Assessment=$2.00
DE09 CORR PLMG PER DATA MAILER
DE09 TTO,ADD ATT GRG,BATHRM,BEDRM,RMV OUTBLDGS
DE10 CORRECTD PLMG PER OWNER CALL 5/7/10
DE17 DESKTOP RVW CHG: add rfx

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:0.3	8500		2,600 0
Total Acres: 1.3000			TOTAL	20,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	20,300	19,900	18,600	15,700				
	IMPR	189,600	108,100	96,400	82,600				
	TOTAL	209,900	128,000	115,000	98,300				
ASSESSED VALUE	LAND	7,110	6,970	6,510	5,500				
	IMPR	66,360	37,840	33,740	28,910				
	TOTAL	73,470	44,810	40,250	34,410				

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	■	☐	☐	☐	☐

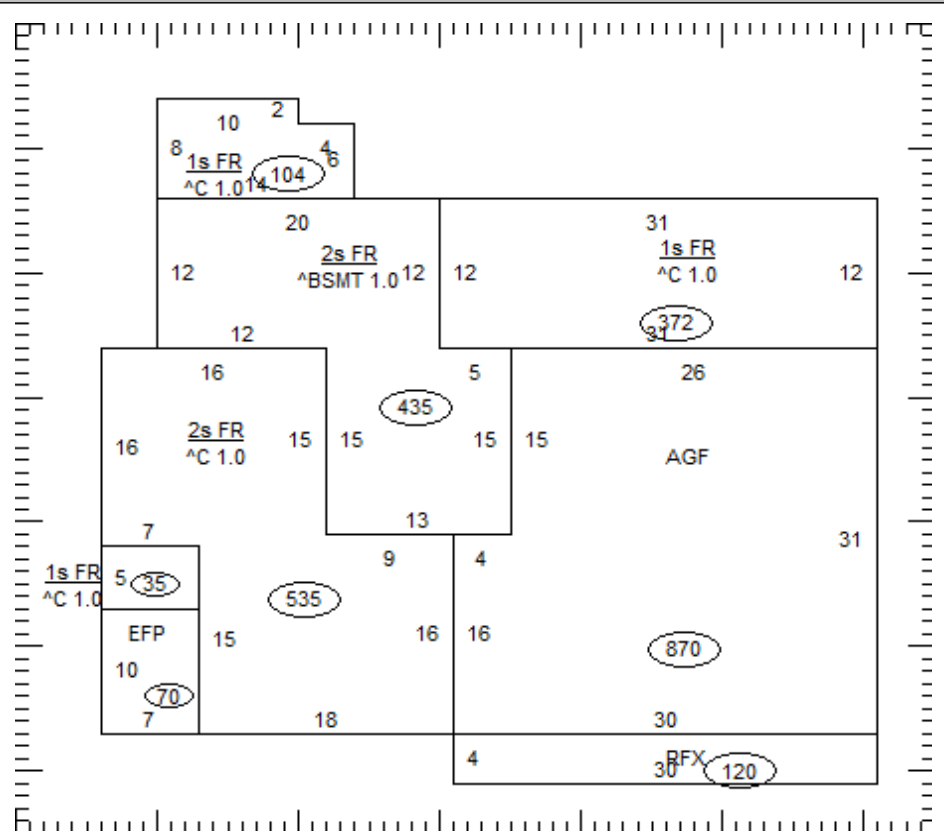
ACCOMMODATIONS					
# OF ROOMS		5	3		
BEDROOMS		1	3		
FIREPLACES					

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		1			
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1481	FR	201,180
2ND	970	FR	63,240
BSMT	435		6,220
SUBTOTAL			270,640
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	5		6,050
GARAGES & CARPORTS			21,500
EXTRA FEATURES			3,100
SUBTOTAL			301,290
GRADE FACTOR			105 %
UNADJUSTED VALUE			316,350
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,451	C+		1900		A	316,350	45	173,990		189,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 189,600

COMMENTS

Dwelling has an Economic Factor of 109% (Rollback Basis=$207,300)