07-037100.0000

DUBLIN TWP / PARKWAY SD

02-18-400-004

Property Class: 510

Neighborhood 009075-R150

Map: 09
Block:
Card: 22
Bk: Pg:

WELKER ANTHONY L
WELKER ANTHONY L
3492 ROCKFORD WEST RD
ROCKFORD, OH 45882

LEGAL INFORMATION
NE COR SE

RTS: 002-04-18
Acres:0.5000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WELKER ANTHONY L	3492 ROCKFORD WEST RD	ROCKFORD	OH	45882	07/13/2020	97,000	WDC : 449	☐	■
2	JOHNSON RANCE E	3492 ROCKFORD WEST RD	ROCKFORD	OH	45882	10/07/2003	60,000	: A : 0	☐	■
3							0	0	☐	☐

X: Signature ☐ TTO LISTER: RK DATE: 10/05/2004 TIME: 03:43:09 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
3492 ROCKFORD WEST RD, ROCKFORD

COMMENT
TY2022:Net Gen=$1,506.88, Other Assessment=$4.00
DE21 RMV OWN OCC CREDIT; DID NOT RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site <1 @ 17660*0.78	AC:0.5	13770		13,800 0
Total Acres: .5000			TOTAL	13,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	13,800	13,800	12,900					
	IMPR	140,500	87,000	70,800					
	TOTAL	154,300	100,800	83,700					
ASSESSED VALUE	LAND	4,830	4,830	4,520					
	IMPR	49,180	30,450	24,780					
	TOTAL	54,010	35,280	29,300					

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			
BEDROOMS		3			
FIREPLACES					

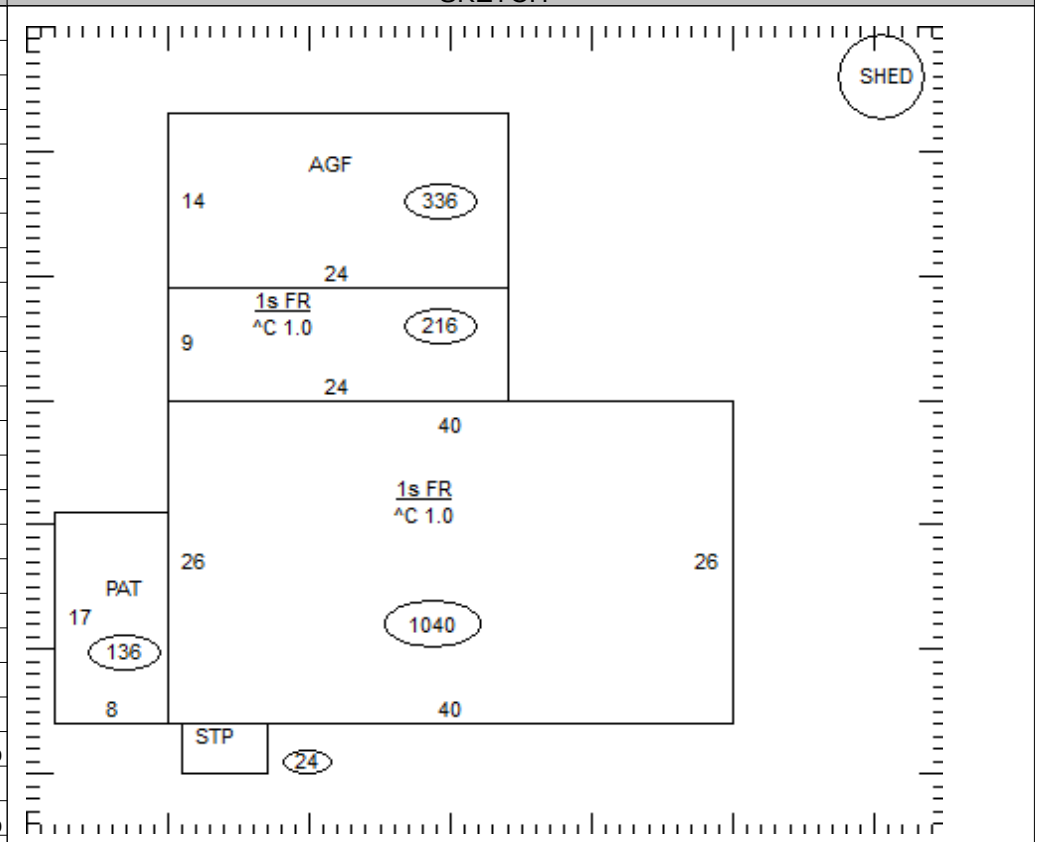
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1256	FR	182,720

SUBTOTAL			182,720
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,256	S.F.	2,070
PLUMBING #	3		3,630
GARAGES & CARPORTS			8,300
EXTRA FEATURES			800
SUBTOTAL			197,520
GRADE FACTOR			100 %
UNADJUSTED VALUE			197,520
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,256	C		1959	1987	A	197,520	35	128,390		139,900
1 Shed	10	12x16	192	C	9.90	1987		A	1,900	67	630		600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

07-037100.0000

TOTAL 140,500

COMMENTS

Dwelling has an Economic Factor of 109%