

DUBLIN TWP / PARKWAY SD

02-20-276-006

Property Class: 510

Neighborhood

009075-R150

Map: 10

Block:

Card: 45

Bk: Pg:

07-039100.0000

LEGAL INFORMATION

PT SE NE

RTS: 002-04-20

Acres:4.4400

BELNA NANCY

BELNA NANCY

PO BOX 415

ROCKFORD, OH 45882

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BELNA NANCY	PO BOX 415	ROCKFORD	OH	45882	10/06/2020	310,000	WDC : 736	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	ZEIK JOSEPHINE L	3961 WILSON RD	ROCKFORD	OH	45882	10/05/2020	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	ZEIK FREDERICK D	3961 WILSON RD	ROCKFORD	OH	45882	04/29/1993	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature TTO LISTER: CL DATE: 08/26/2004 TIME: 02:48:22 PM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

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

3961 WILSON RD, ROCKFORD
COMMENT

TY2022:Net Gen=\$2,698.52, Other Assessment=\$2.00
 DE09 CORR FP PER DATA MAILER
 DE21 RMV OWN OCC CREDIT; DID NOT RET APP

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:3.44			7900			27,200	0
Total Acres: 4.4400					TOTAL		44,900	0

VALUATION SUMMARY

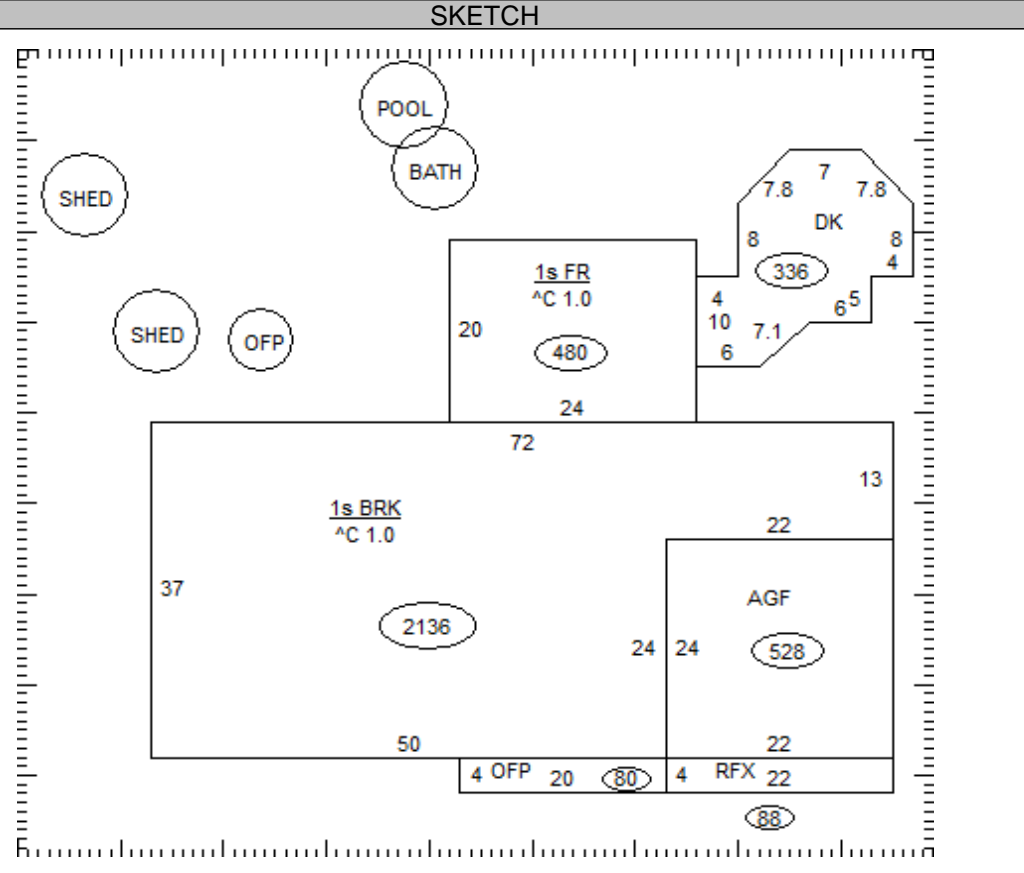
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	<u>LAND</u>	44,900	41,300	38,500			
VALUE	<u>IMPR</u>	229,000	139,200	121,500			
	<u>TOTAL</u>	273,900	180,500	160,000			
ASSESSED	<u>LAND</u>	15,720	14,460	13,480			
VALUE	<u>IMPR</u>	80,150	48,720	42,530			
	<u>TOTAL</u>	95,870	63,180	56,010			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	480	FR	51,510
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	1	2136	BRK	245,260
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input checked="" type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		8			
BEDROOMS		3			
FIREPLACES		1	1		
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOTHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE	<input checked="" type="checkbox"/>			
X FULL BATH		1			
X HALF BATH					
X FIXTURES			1		

SUBTOTAL			296,770
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	2		8,800
HEATING	0 S.F.		0
AIR COND	2,616 S.F.		4,310
PLUMBING #	4		4,840
GARAGES & CARPORTS			13,100
EXTRA FEATURES			5,500
SUBTOTAL			333,320
GRADE FACTOR			100 %
UNADJUSTED VALUE			333,320
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,616	C		1965		A	333,320	40	199,990		218,000
1 Bath House	8	10x16	160	C	18.55	1995		A	2,970	47	1,570		1,600
2 Shed	10	22x24	528	C	6.60	1976		A	3,480	80	700		700
3 OFP	8	4x24	96	C	16.04	1976		A	1,540	80	310		300
4 Shed		0x0		C		1996		A		47			0
5 Pool - Inground		14x30	420	C	37.50	1996		A	15,750	47	8,350		8,400
6													
7													
8													
9													
10													
11													

07-039100.0000 TOTAL 229,000

COMMENTS

Dwelling has an Economic Factor of 109%