

DUBLIN TWP / PARKWAY SD

02-20-400-009

07-041600.0000

LEGAL INFORMATION

BALTZELL SUBD

W SD LOT 5

ALSO STRIP 60 FT TO WEST RTS: 002-04-20 LOT#: 05

Acres:1.0000

FELVER CARL WYATT

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3953 PURDY RD

ROCKFORD, OH 45882

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FELVER CARL WYATT	3953 PURDY RD	ROCKFORD	OH	45882	10/22/2021	230,000	WDC : 901	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FISHER STEVE & TONI	3953 PURDY RD	ROCKFORD	OH	45882	10/30/1987	68,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 02/24/2021 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	3953 PURDY RD COMMENT TY2022:Net Gen=\$1,968.52, Other Assessment=\$2.00 DE09 ADD FP,FULL BATH-DATA MAILER DE17 DESKTOP RVW CHGS: ADD PATIO DE22 TTO; NO CHG; NEW DWLG @ 3805 PURDY

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	17660				17,700	0	
Total Acres: 1.0000						TOTAL	17,700	0

VALUATION SUMMARY

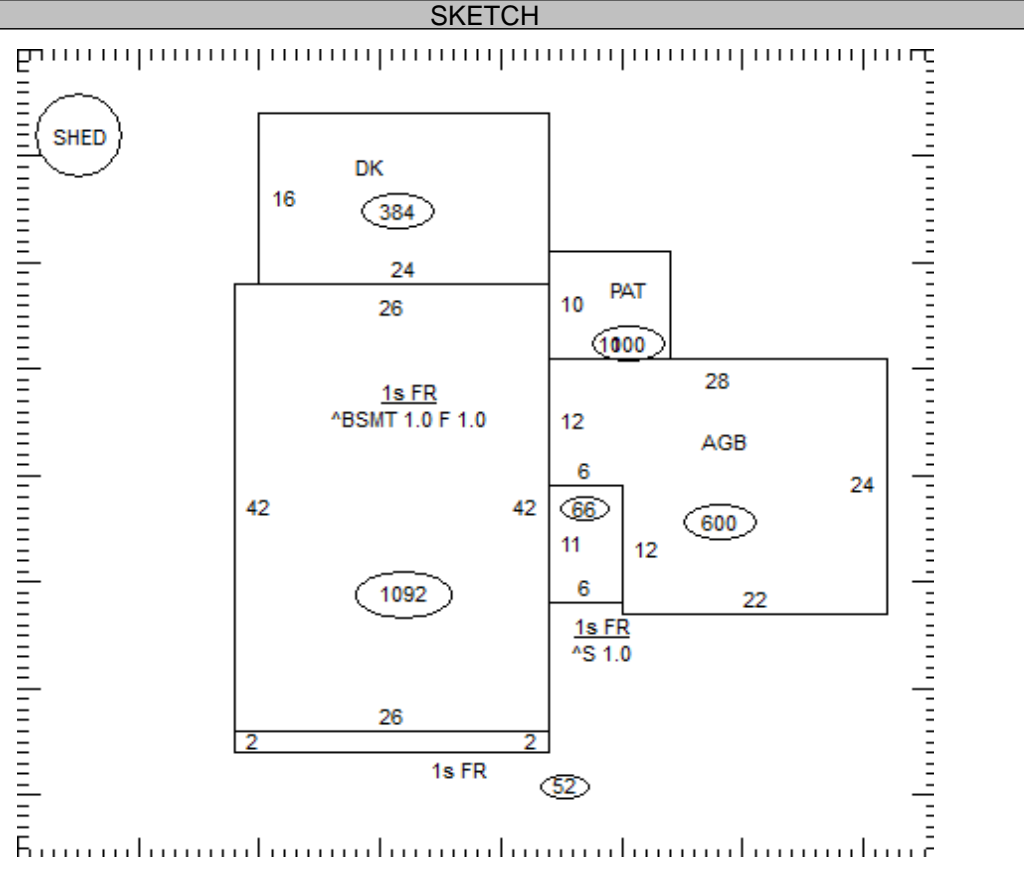
VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRaised	LAND	17,700	17,700	16,500	13,800			
VALUE	IMPR	181,000	117,400	107,800	106,400			
	TOTAL	198,700	135,100	124,300	120,200			
ASSESSED	LAND	6,200	6,200	5,780	4,830			
VALUE	IMPR	63,350	41,090	37,730	37,240			
	TOTAL	69,550	47,290	43,510	42,070			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1210	FR	179,140
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO					
BUILDING TYPE		<input checked="" 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 checked="" type="checkbox"/> BRICK					
<input type="checkbox"/>		<input 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"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
ACCOMMODATIONS						
# OF ROOMS	4	4				
BEDROOMS	2	2				
FIREPLACES	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"/>	<input type="checkbox"/>
CTRL HEAT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE <input checked="" type="checkbox"/>				
X FULL BATH		1				
X HALF BATH						
X FIXTURES						

BSMT	1092		15,620
SUBTOTAL			194,760
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,092 S.F.		15,620
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,302 S.F.		3,800
PLUMBING #	3		3,630
GARAGES & CARPORTS			16,800
EXTRA FEATURES			4,300
SUBTOTAL			243,310
GRADE FACTOR			105 %
UNADJUSTED VALUE			255,480
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,210	C+		1977		A	255,480	35	166,060		181,000
1 Shed	PP	10x12	120	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

07-041600.0000 TOTAL 181,000

COMMENTS

Dwelling has an Economic Factor of 109%