07-049400.0000

DUBLIN TWP / PARKWAY SD

02-24-300-004

Property Class: 599

Neighborhood 009075-R150

Map: 13
Block: 01
Card: 26

Bk: Pg:

3 M ENTERPRISE LLC
3 M ENTERPRISE LLC
5403 SHINDELDECKER RD
ROCKFORD, OH 45882

LEGAL INFORMATION
PT SE SW
HAYS EST
RTS: 002-04-24
Acres:1.5900

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	3 M ENTERPRISE LLC	5403 SHINDELDECKER RD	ROCKFORD	OH	45882	10/08/2021	57,500	WDC : 859	☐	■
2	HARROD JOHN W III &	11141 US 127	MENDON	OH	45862	08/24/2009	107,000	WDC : A : 468	☐	■
3	VANGUNDY DAVID E & DEBRA	11141 US RT 127	MENDON	OH	45862		0	: 0	☐	☐

X: ☐ TTO LISTER: HK DATE: 01/10/2022 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
11141 US RT 127, MENDON

COMMENT
TY2022:Net Gen=$264.80, Other Assessment=$2.00
DE19 DWLG DESTROYED BY SEMI DRIVING THRU
DE21 RMV DWLG, CHG HL TO BL, CHG CLASS
DE22 NO NEW DWLG
NC24 RMDL GAR -POSSIBLE CABIN//RVW OUTBLDGS

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
BL:Barn Lot	AC:1	10000		10,000 0
SM:Small Acreage	AC:0.59	8500		5,000 0
Total Acres: 1.5900			TOTAL	15,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2021	2020	2020	2018	2017		
REASON FOR CHANGE		RAPP	MISC	RAPP	REMB	NC	RAPP		
APPRAISED VALUE	LAND	15,000	9,800	22,100	20,600	20,600	20,600		
	IMPR	10,600	7,900	6,300	5,400	82,000	81,100		
	TOTAL	25,600	17,700	28,400	26,000	102,600	101,700		
ASSESSED VALUE	LAND	5,250	3,430	7,740	7,210	7,210	7,210		
	IMPR	3,710	2,770	2,210	1,890	28,700	28,390		
	TOTAL	8,960	6,200	9,950	9,100	35,910	35,600		

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					
BEDROOMS					
FIREPLACES					

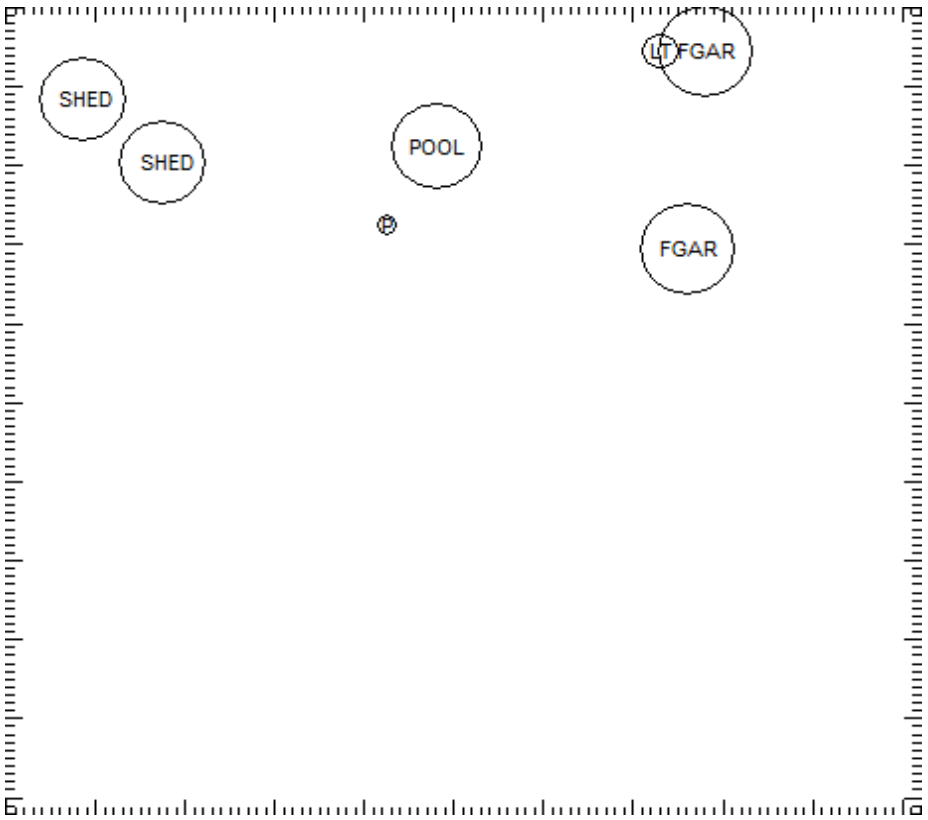
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Gar - Frame	8	24x30	720	C	23.70	1910		F	17,060	95	850		900
2 Pool - Inground		16x30	480	C	37.50	1985		A	18,000	67	5,940		5,900
3 Shed		8x10	80	C		2000		A		37			0
4 Patio		0x0	288	C	4.05	1985		A	1,170	67	390		400
5 Lean - To		10x30	300	C	4.80	2017		A	1,440	7	1,340		1,300
6 Gar - Frame		24x24	576	C	23.70	1964		A	13,650	85	2,050		2,100
7 Shed		8x10	80							100			0
8													
9													
10													
11													
											TOTAL		10,600

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COMMENTS