07-061000.0100

DUBLIN TWP / PARKWAY SD

02-31-100-005

Property Class: 510

Neighborhood 009075-R150

Map:
Block:
Card:
Bk: Pg:

SCHWARTZ DAVID E & ELIZABETH L
SCHWARTZ DAVID E & ELIZABETH L
3206 STATE ROUTE 707
ROCKFORD, OH 45882
Created in 2007 From 07-061000.0000 due to Split

LEGAL INFORMATION
PT NE NW

RTS: 002-04-31
Acres:2.8810

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHWARTZ DAVID E &	3206 STATE ROUTE 707	ROCKFORD	OH	45882	08/18/2023	325,000	WDC : 499	☐	■
2	CAFFEE ZACKARY W &	3206 ST RTE 707	ROCKFORD	OH	45882	05/24/2013	90,000	WDC : 325	☐	■
3	BIGELOW RITA J	3206 ST RTE 707	ROCKFORD	OH	45882	11/16/2007	96,000	WDC : A : 804	☐	☐

X: ☐ TTO LISTER: DATE: 08/01/2023 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
3206 ST RTE 707

COMMENT
TY2022:Net Gen=$1,729.82, Other Assessment=$19.06
DE23 DESKTOP RVW; ADDTN IN 2016; ADDITION ON 2ND HALF

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:1.881	8300		15,600 0
Total Acres: 2.8810			TOTAL	33,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2023	2020	2017				
REASON FOR CHANGE		NC	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	33,300	33,300	31,400	29,300				
	IMPR	262,100	136,700	84,300	81,200				
	TOTAL	295,400	170,000	115,700	110,500				
ASSESSED VALUE	LAND	11,660	11,660	10,990	10,260				
	IMPR	91,740	47,850	29,510	28,420				
	TOTAL	103,400	59,510	40,500	38,680				

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			
BEDROOMS		3			
FIREPLACES					

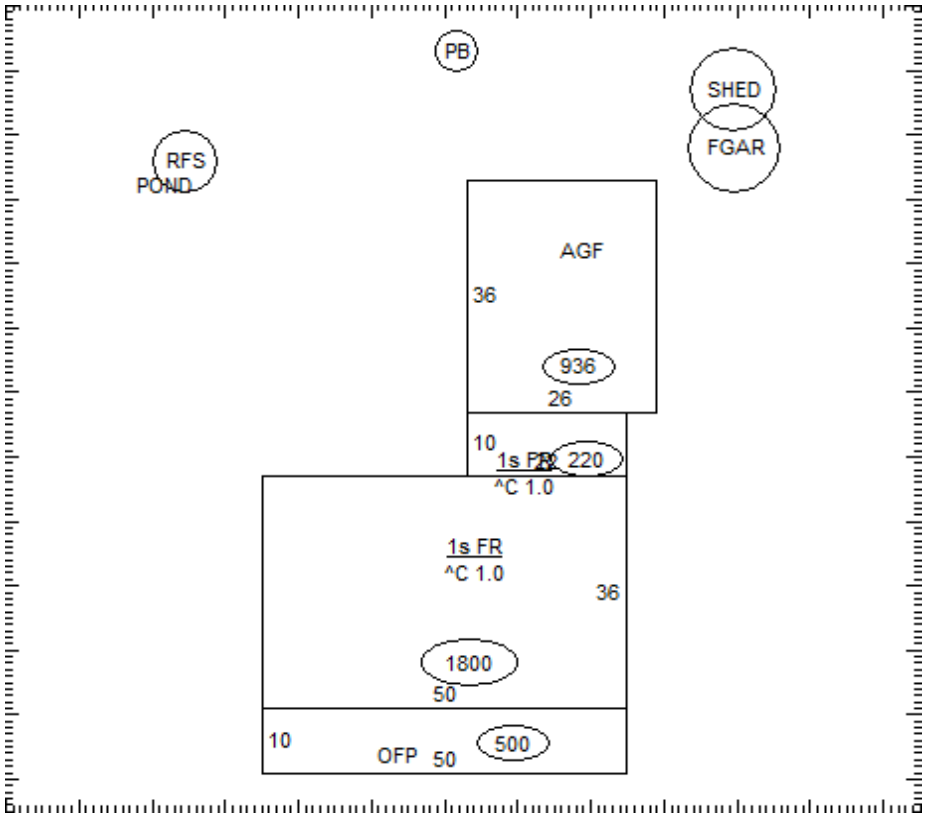
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	2020	FR	236,000

SUBTOTAL		236,000
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,020 S.F.	3,330
PLUMBING #	3	3,630
GARAGES & CARPORTS		23,100
EXTRA FEATURES		8,000
SUBTOTAL		274,060
GRADE FACTOR		100 %
UNADJUSTED VALUE		274,060
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,020	C		1982	2016	A	274,060	22	213,770		233,000
1 Pole Bldg	10	50x200	10,000	C	9.72	1965	1965	A	97,200	85	14,580		14,600
2 Gar - Frame	8	24x40	960	C	23.70	1997		A	22,750	47	12,060		12,100
3 Shed		9x8	72	C		1900		A		95			0
4 Roof Shelter		14x24	336	C	7.38	2021		A	2,480	2	2,430		2,400
5													
6													
7													
8													
9													
10													
11													
											TOTAL		262,100

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COMMENTS

Dwelling has an Economic Factor of 109%