08-011000.0000

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-429-006

Property Class: 510
Neighborhood 000802-TM50
Map: 09
Block:
Card: 01
Bk: Pg:

BIGELOW DYLAN R
BIGELOW DYLAN R
101 S FRANKLIN ST
ROCKFORD, OH 45882

LEGAL INFORMATION
BARKS ADDITION
60 N PT
LOT#: 60

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BIGELOW DYLAN R	101 S FRANKLIN ST	ROCKFORD	OH	45882	12/05/2019	84,000	WDC : 837	☐	■
2	SHAFFER EMMA LOU	101 S FRANKLIN ST	ROCKFORD	OH	45882	01/08/2001	64,000	: A : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: RK DATE: 10/27/2004 TIME: 11:18:25 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
101 S FRANKLIN ST, ROCKFORD

COMMENT
TY2022:Net Gen=$1,144.30, Other Assessment=$2.00
DE16 DESKTOP REVIEW CHGS: cor pat msmnt, cor stp msmnt
DE20 RMV OWN OCC; DIDN'T RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F58 D132	ST325 DP94 ADJ306		17,700 0
			TOTAL	17,700 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	17,700	13,500	11,400					
	IMPR	85,100	59,300	46,900					
	TOTAL	102,800	72,800	58,300					
ASSESSED VALUE	LAND	6,200	4,730	3,990					
	IMPR	29,790	20,760	16,420					
	TOTAL	35,990	25,490	20,410					

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		6			
BEDROOMS		2			
FIREPLACES					

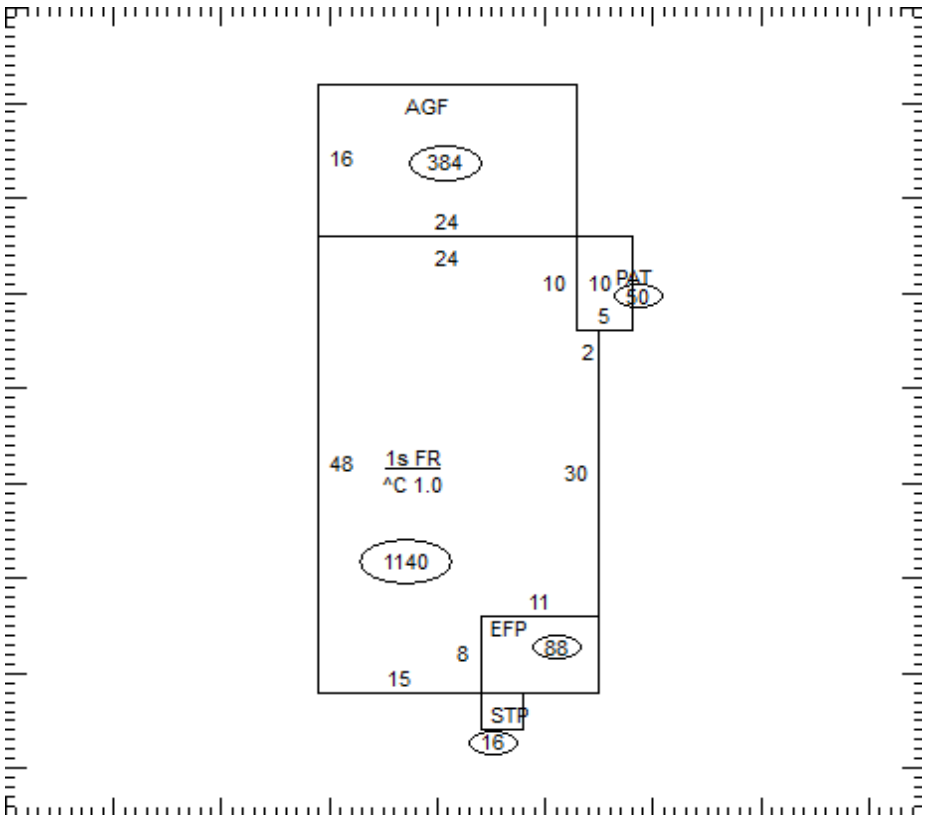
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1140	FR	174,780

SUBTOTAL			174,780
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,140	S.F.	1,880
PLUMBING #	0		0
GARAGES & CARPORTS			9,500
EXTRA FEATURES			3,000
SUBTOTAL			189,160
GRADE FACTOR			100 %
UNADJUSTED VALUE			189,160
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,140	C		1963		A	189,160	40	113,500		85,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		85,100

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COMMENTS

Dwelling has an Economic Factor of 75%