

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD

02-16-310-003

Property Class: 510

Neighborhood  
000802-TM50

Map: 09

Block:

Card: 201

Bk: Pg:

08-014600.0000

**HATCHER MEGAN L & BROWN JAMES M**  
HATCHER MEGAN L & BROWN JAMES M  
410 S MAIN ST  
ROCKFORD, OH 45882

**LEGAL INFORMATION**  
EHRET ADDITION  
ALSO SM PT FORMER RR GR  
LOT#: 90

|   | OWNERSHIP                 | ADDRESS       | CITY     | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#  | JS                       | VALID                               |
|---|---------------------------|---------------|----------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | HATCHER MEGAN L & BROWN   | 410 S MAIN ST | ROCKFORD | OH    | 45882 | 02/16/2023 | 204,900 | SUC : 78    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | ESSELSTEIN MARK J         | 410 MAIN ST   | ROCKFORD | OH    | 45882 | 05/14/2020 | 0       | SUE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3 | ESSELSTEIN MARK J & ANN E | 410 MAIN ST   | ROCKFORD | OH    | 45882 | 11/19/1993 | 60,000  | : A : 0     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X:  TTO LISTER: BTC DATE: 04/12/2011 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 checked="" type="checkbox"/> LEVEL | <input checked="" type="checkbox"/> WATER    | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD  | <input type="checkbox"/> F. RESTRICT    |
| <input type="checkbox"/> GRAVEL           | <input type="checkbox"/> HIGH             | <input checked="" type="checkbox"/> SEWER    | <input type="checkbox"/> STATIC    | <input type="checkbox"/> B. TOPGRHY  | <input type="checkbox"/> G. WOOD LT     |
| <input type="checkbox"/> DIRT             | <input type="checkbox"/> LOW              | <input type="checkbox"/> GAS                 | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY     |
| <input type="checkbox"/> SIDEWALKS        | <input type="checkbox"/> ROLLING          | <input checked="" type="checkbox"/> ELECTRIC | <input type="checkbox"/> OLD       | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT |
| <input type="checkbox"/> CURBS            | <input type="checkbox"/> STANDARD         | <input type="checkbox"/> STANDARD            | <input type="checkbox"/> STANDARD  | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU   |

410 S MAIN ST, ROCKFORD

COMMENT

TY2022:Net Gen=\$1,872.32, Other  
Assessment=\$2.00  
DE11 VISIT PROPERTY, RESKETCH, CORR  
GRADE  
DE09 AD AC PER DATA MAILER

LAND COMPUTATIONS

| LAND TYPE | SIZE     | M     | RATE  | C      | INF | M     | VALUE  | C |
|-----------|----------|-------|-------|--------|-----|-------|--------|---|
| F:Front   | F66 D176 | ST325 | DP108 | ADJ351 |     |       | 23,200 | 0 |
|           |          |       |       |        |     | TOTAL | 23,200 | 0 |

VALUATION SUMMARY

| VALUE YEAR        | 2023  | 2020    | 2017    |        |  |  |  |  |
|-------------------|-------|---------|---------|--------|--|--|--|--|
| REASON FOR CHANGE | RAPP  | RAPP    | RAPP    |        |  |  |  |  |
| APPRAISED         | LAND  | 23,200  | 17,700  | 15,000 |  |  |  |  |
| VALUE             | IMPR  | 157,800 | 104,400 | 84,300 |  |  |  |  |
|                   | TOTAL | 181,000 | 122,100 | 99,300 |  |  |  |  |
| ASSESSED          | LAND  | 8,120   | 6,200   | 5,250  |  |  |  |  |
| VALUE             | IMPR  | 55,230  | 36,540  | 29,510 |  |  |  |  |
|                   | TOTAL | 63,350  | 42,740  | 34,760 |  |  |  |  |

| OCCUPANCY  | EXTERIOR                                     | FLOOR | AREA | CONST | VALUE   |
|--|--|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input checked="" type="checkbox"/> WOOD     | 1     | 1325 | FR    | 189,420 |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO              | .25   | 95   | FR    | 12,420  |
| <b>BUILDING TYPE</b>   | <input checked="" type="checkbox"/> ALM/VYNL | 2ND   | 728  | FR    | 49,960  |
| <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 type="checkbox"/> STONE               |       |      |       |         |

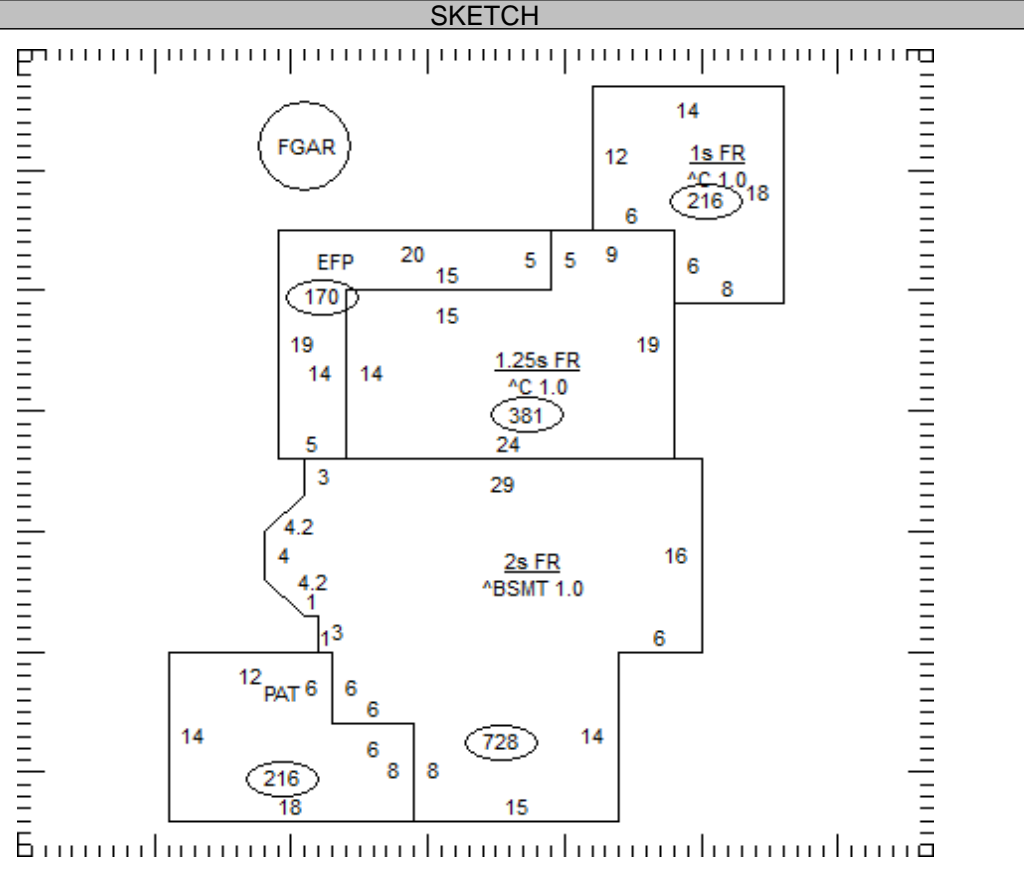
| ROOFING                                      | ROOF TYPE                               |
|--|---|
| <input type="checkbox"/> METAL               | <input type="checkbox"/> GABLE          |
| <input type="checkbox"/> SLT/TLE             | <input checked="" type="checkbox"/> HIP |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| WOOD       | <input type="checkbox"/>            | <input checked="" 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"/> |
| CARPET     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| PANELING    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| UNFINISHED  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

| ACCOMMODATIONS |                          |  |                                     |                                     |                          |
|----------------|--------------------------|--|-------------------------------------|-------------------------------------|--------------------------|
| # OF ROOMS     | 7                        | 4  |                                     |                                     |                          |
| BEDROOMS       | 3                        |  |                                     |                                     |                          |
| FIREPLACES     |                          |  |                                     |                                     |                          |
| 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 checked="" 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 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"/> |
| 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"/> |
| GEO THERMAL    | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING       |                          | BASE <input checked="" type="checkbox"/> |                                     |                                     |                          |
| X FULL BATH    |                          |  |                                     |                                     |                          |
| X HALF BATH    |                          |  | 1                                   |                                     |                          |
| X FIXTURES     |                          |  |                                     |                                     |                          |

| FLOOR                   | AREA       | CONST | VALUE   |
|-------------------------|------------|-------|---------|
| BSMT                    | 728        |       | 10,410  |
| <b>SUBTOTAL</b>         |            |       | 262,210 |
| MULTI-FAMILY #          | 0          |       | 0       |
| BUILDING TYPE           | 100%       |       | 0       |
| BSMT FINISH             | 0 S.F.     |       | 0       |
| FIREPLACE #             | 0          |       | 0       |
| HEATING                 | 0 S.F.     |       | 0       |
| AIR COND                | 2,148 S.F. |       | 3,550   |
| PLUMBING #              | 2          |       | 2,420   |
| GARAGES & CARPORTS      |            |       | 0       |
| EXTRA FEATURES          |            |       | 5,900   |
| <b>SUBTOTAL</b>         |            |       | 274,080 |
| GRADE FACTOR            |            |       | 120 %   |
| <b>UNADJUSTED VALUE</b> |            |       | 328,900 |
| FACTOR                  |            |       | 100 %   |



| OCCUPANCY     | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING      | 2     | SK    | 2,148 | B     |       | 1910 | 1952 | A   | 328,900   | 37   | 207,210  |      | 155,400  |
| 1 Gar - Frame |       | 26x26 | 676   | C     | 23.70 | 1966 |      | A   | 16,020    | 85   | 2,400    |      | 2,400    |
| 2             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 3             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 4             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10            |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11            |       |       |       |       |       |      |      |     |           |      |          |      |          |

|                |              |         |
|----------------|--------------|---------|
| 08-014600.0000 | <b>TOTAL</b> | 157,800 |
|----------------|--------------|---------|

**COMMENTS**

Dwelling has an Economic Factor of 75%