08-018400.0000

YOUNG CALVIN R & BARBARA K
YOUNG CALVIN R & BARBARA K
312 W COLUMBIA ST
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-284-001

LEGAL INFORMATION
W & F ADDITION

LOT#: 126

Property Class: 510
Neighborhood 000802-TM50
Map: 9
Block:
Card: 55
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	YOUNG CALVIN R & BARBARA	312 W COLUMBIA ST	ROCKFORD	OH	45882	12/22/2020	60,000	WDC : 960	☐	■
2	LAUTZENHEISER BONNIE D	312 COLUMBIA ST PO BOX	ROCKFORD	OH	45882	05/09/2006	0	QCE : X : 0	☐	☐
3	LAUTZENHEISER KENNETH	312 W COLUMBIA ST PO	ROCKFORD	OH	45882 -0515		0	: 0	☐	☐

X: Signature ☐ TTO LISTER: RK DATE: 10/08/2004 TIME: 11:49:24 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
312 W COLUMBIA ST, ROCKFORD

COMMENT
TY2022:Net Gen=$1,437.00, Other Assessment=$2.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D132	ST325 DP94 ADJ306		20,200 0
			TOTAL	20,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	20,200	15,300	13,000					
	IMPR	103,900	78,400	62,000					
	TOTAL	124,100	93,700	75,000					
ASSESSED VALUE	LAND	7,070	5,360	4,550					
	IMPR	36,370	27,440	21,700					
	TOTAL	43,440	32,800	26,250					

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	■	☐	☐	☐	☐

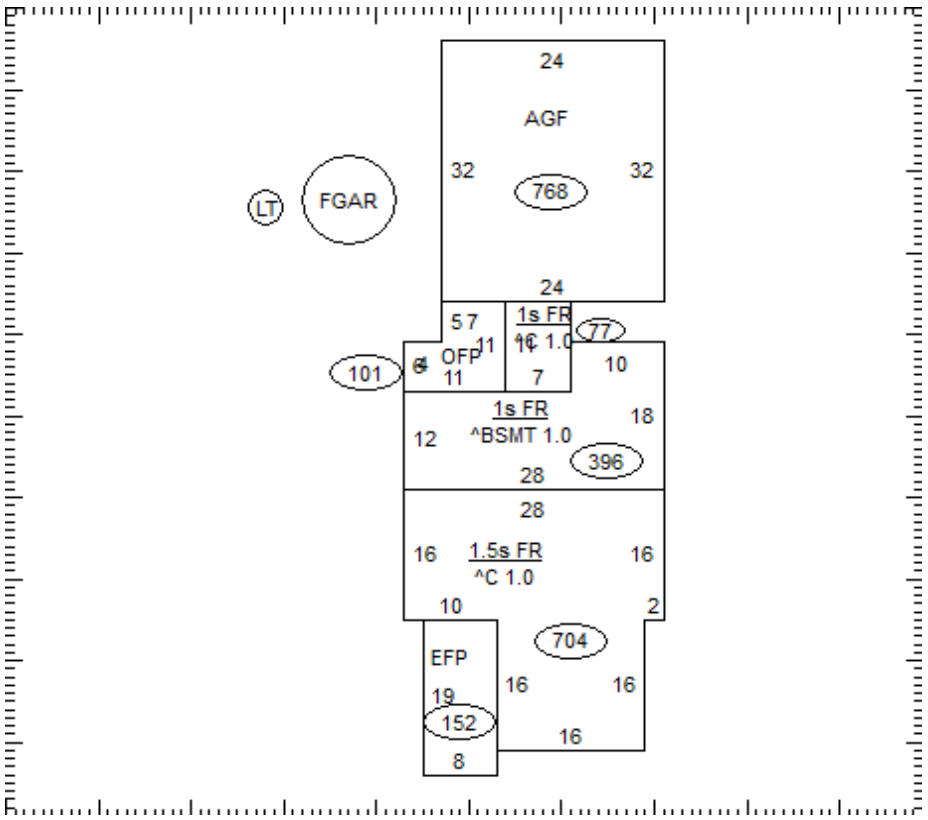
ACCOMMODATIONS					
# OF ROOMS	1	5	3		
BEDROOMS		1	3		
FIREPLACES		1			

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	1177	FR	177,340
.5	352	FR	32,890
BSMT	396		5,660
SUBTOTAL			215,890
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		1	4,400
HEATING		0 S.F.	0
AIR COND		1,529 S.F.	2,520
PLUMBING #		3	3,630
GARAGES & CARPORTS			19,000
EXTRA FEATURES			6,000
SUBTOTAL			251,440
GRADE FACTOR			100 %
UNADJUSTED VALUE			251,440
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,529	C		1900		A	251,440	45	138,290		103,700
1 Lean - To	7	6x12	72	C	4.80	1950		A	350	95	20		0
2 Gar - Frame		12x16	192	D	18.96	1950		A	3,640	95	180		200
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		103,900

08-018400.0000

COMMENTS

Dwelling has an Economic Factor of 75% (Rollback Basis=$123,900)