



08-027300.0000

DUBLIN TWP-ROCKFORD CORP
 PARKWAY SD
 02-16-357-015

LEGAL INFORMATION

FRYSINGER ADDITION

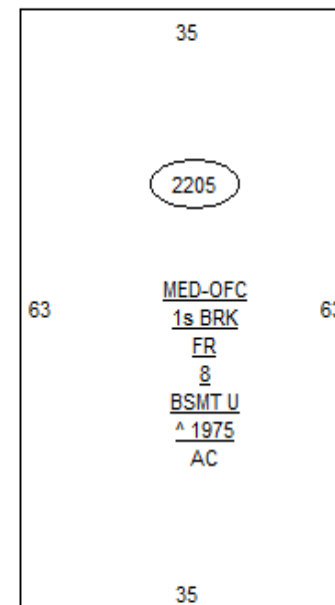
LOT#: 218
LUTZ FAMILY REAL ESTATE LTD
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 522 N MAIN ST
 CELINA, OH 45822

Neighborhood CVIL50-50	
Map:	
Card:	
Bk:	Pg:

COMMENT
 TY2022:Net Gen=\$1,597.30, Other Assessment=\$2.00
 DE23 CHG GRDS; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/06/23
12/07/2020	150,000		WDC : 916	442	<input checked="" type="checkbox"/>	Pricer:
11/05/1987	0		: X : 0	442	<input type="checkbox"/>	Reviewer:
					<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY			
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED	9,240	6,140	6,140
MARKET VALUE	124,480	73,340	75,860
	TOTAL	133,720	79,480
		82,000	
ASSESSED	3,230	2,150	2,150
VALUE	43,570	25,670	26,550
	TOTAL	46,800	27,820
		28,700	



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D130		ST150 DP93 ADJ140				9,240	0
Totals:							9,240	0

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A	
		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
CLASS/QUALITY RANK		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
# STORIES	STORY HT	8	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
AGE	SPRINKLER		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U							
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE				<input type="checkbox"/>	MASONRY				<input type="checkbox"/>	UNFINISHED				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD				<input type="checkbox"/>	WD STUD				<input type="checkbox"/>	FINISH OPEN				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T				<input type="checkbox"/>	MTL STUD				<input type="checkbox"/>	FINISH DIV				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET				<input type="checkbox"/>	CEILINGS				B	1	2	3	U	PANEL				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT				<input type="checkbox"/>	ACCUT/PANEL				<input type="checkbox"/>	PLASTER / DW				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL				<input type="checkbox"/>	PLASTER/DW				<input type="checkbox"/>	BLOCK				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT				<input type="checkbox"/>	SUSP/OPEN				<input type="checkbox"/>	GLAZED TILE				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD				<input type="checkbox"/>	STANDARD				<input type="checkbox"/>	STANDARD				<input type="checkbox"/>								

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING				A	LIGHTING				A					A					
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING				<input type="checkbox"/>	EXTRA FIXTURES				<input type="checkbox"/>	FLUORESCENT				<input type="checkbox"/>	METAL HALIDE				<input type="checkbox"/>
				2 FIXTURE BATH					STANDARD				<input type="checkbox"/>	SODIUM VAP				<input type="checkbox"/>	STANDARD				<input type="checkbox"/>
				3 FIXTURE BATH										MERCURY VAP				<input type="checkbox"/>					

YARD ITEMS																	
ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 442.000:MED-OFC		8	63 X 35	1	2,205		1975		A	A	63.00	138,920	35	0	0	90,300
1 900.050:BSMT U		8	63 X 35	1	2,205		1975		A	A	22.00	48,510	35	0	0	31,530
2 900.068:AC		8	63 X 35	1	2,205		1975		A	F	3.00	6,620	60	0	0	2,650

AMENITY TOTAL																	0
															TOTAL IMPR		124,480

COMMENTS

STEPS ARE NO VALUE, ALONG WITH PP SHED (NO SIZE GIVEN). 98 L/F BRICK TRIM 8 HIGH.