

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD

02-17-432-002

Property Class: 510

Neighborhood

000802-TM50

Map: 09

Block:

Card: 26

Bk: Pg:

08-036200.0000

BENTIN BROOK PROPERTIES LLC

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6513 TAMA RD

MENDON, OH 45862

LEGAL INFORMATION

LOT #302

AKA DAVIS ADD LOT #3

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BENTIN BROOK PROPERTIES	6513 TAMA RD	MENDON	OH	45862	11/27/2019	38,000	WDC : 819	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KITTLE GORDON E	308 W PEARL ST PO BOX	ROCKFORD	OH	45882	03/14/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 03/16/2020 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 308 W PEARL ST, ROCKFORD
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$1,353.06, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$2.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE20 CHG COND TO FAIR, COR STRY HGT
 DE20 RMV OWN OCC; DID NOT RETURN APP

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

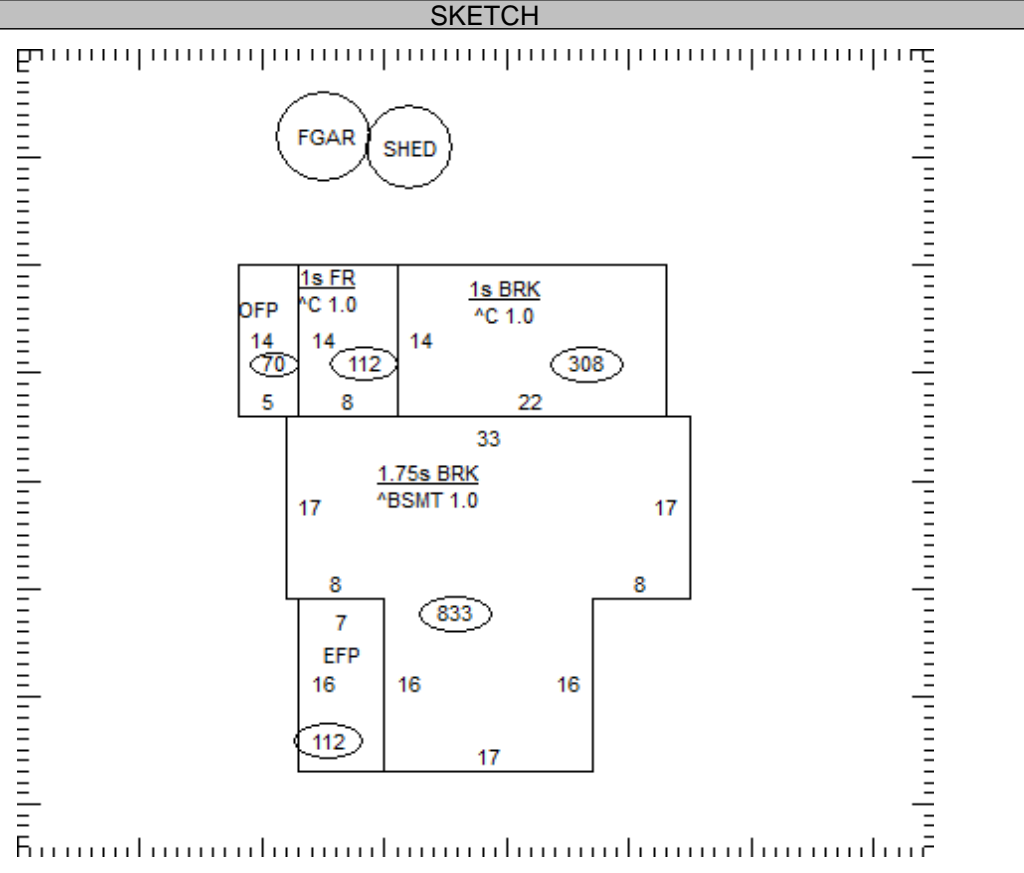
VALUE YEAR	2023	2020	2020	2017
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP
APPRAISED	20,200	15,300	13,000	13,000
VALUE	IMPR	98,700	70,800	56,200
	TOTAL	118,900	86,100	69,200
ASSESSSED	LAND	7,070	5,360	4,550
VALUE	IMPR	34,550	24,780	19,670
	TOTAL	41,620	30,140	24,220
				26,010

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	112	FR	16,290
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	1	1141	BRK	177,610
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL	.75	625	BRK	49,270
<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 checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>			<input type="checkbox"/> STONE				

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL			<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE			<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET		<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PANELING		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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	2		4	3		
BEDROOMS			1	1		
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 type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE		<input checked="" type="checkbox"/>		
X FULL BATH						
X HALF BATH						
X FIXTURES						

BSMT	833		11,910
SUBTOTAL			255,080
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,253 S.F.		2,060
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			4,400
SUBTOTAL			261,540
GRADE FACTOR			100 %
UNADJUSTED VALUE			261,540
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,878	C		1896		F	261,540	50	130,770		98,100
1 Gar - Frame		24x24	576	D	18.96	1943		A	10,920	95	550		600
2 Shed		8x12	96	C		2010		A		21			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

08-036200.0000	TOTAL	98,700
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COMMENTS

05RVL CONDITION CHANGE
Dwelling has an Economic Factor of 75%