08-046500.0000

JONES RHONDA
JONES RHONDA
513 S FRANKLIN ST
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-477-005

LEGAL INFORMATION
BELLEVUE ADDITION

LOT#: 425

QUALIFIED CREDITS:
HOMESTEAD

Property Class: 510
Neighborhood
000802-TM50
Map: 09
Block:
Card: 89
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JONES RHONDA	513 S FRANKLIN ST	ROCKFORD	OH	45882	08/28/2017	58,000	WDC : 573	☐	■
2	RILEY MISTY K	513 S FRANKLIN ST	ROCKFORD	OH	45882	09/28/2015	55,000	WDC : 641	☐	■
3	TAYLOR MARY LOU	513 S FRANKLIN ST	ROCKFORD	OH	45882		0	: 0	☐	☐

X: ☐ TTO LISTER: RK DATE: 11/08/2004 TIME: 12:00:00 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
513 S FRANKLIN ST, ROCKFORD

COMMENT
TY2022:Net Gen=$1,208.52, Other Assessment=$2.00
DE16 RMV HS
DE18 REMOVE OWN OCC didn't return app

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D157	ST325 DP102 ADJ332		21,900 0
			TOTAL	21,900 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	21,900	16,600	14,100					
	IMPR	87,400	60,300	50,300					
	TOTAL	109,300	76,900	64,400					
ASSESSED VALUE	LAND	7,670	5,810	4,940					
	IMPR	30,590	21,110	17,610					
	TOTAL	38,260	26,920	22,550					

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		7			
BEDROOMS		2			
FIREPLACES					

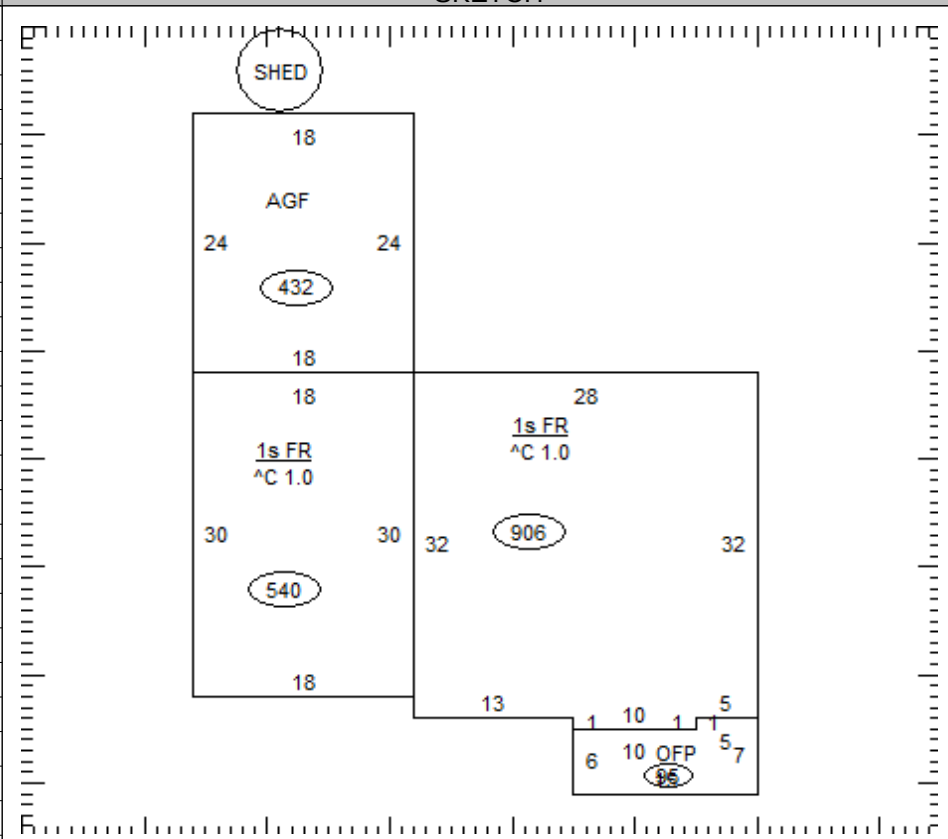
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1446	FR	199,740

SUBTOTAL		199,740
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		10,700
EXTRA FEATURES		1,500
SUBTOTAL		211,940
GRADE FACTOR		100 %
UNADJUSTED VALUE		211,940
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,446	C		1947		A	211,940	45	116,570		87,400
1 Shed		10x8	80	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		87,400

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COMMENTS

Dwelling has an Economic Factor of 75%