

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD

02-17-478-008

Property Class: 510

Neighborhood

000802-TM50

Map: 9

Block:

Card: 103

Bk: Pg:

08-046800.0000

KUHN BARTHOLOMEW & ELISHA

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611 S FRANKLIN ST

ROCKFORD, OH 45882

LEGAL INFORMATION

BELLEVUE ADDITION

ALSO ENTIRE ALLEY TO NORTH

LOT#: 428

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KUHN BARTHOLOMEW &	611 S FRANKLIN ST	ROCKFORD	OH	45882	09/22/2014	95,000	WDC : 618	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WELLING WILBUR E &	611 FRANKLIN ST	ROCKFORD	OH	45882	04/12/2005	95,400	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	RATHBURN JUSTIN L	611 FRANKLIN ST	ROCKFORD	OH	45882	12/27/2002	22,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 611 S FRANKLIN ST, ROCKFORD
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$1,325.18, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$2.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE16 DESKTOP REVIEW CHG: COR DWLG
 MSMNTS
 DE09 PER DATA MAILER ADDED AC

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F82 D157	ST325	DP102	ADJ332			27,200	0
TOTAL							27,200	0

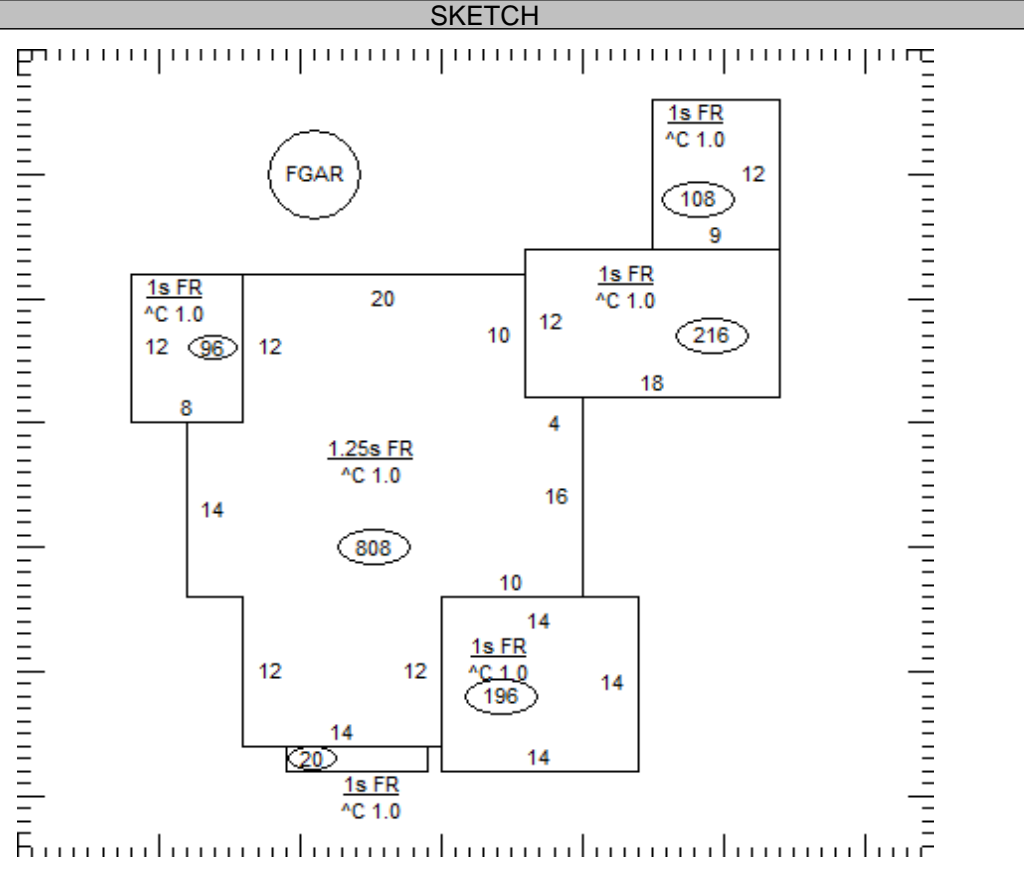
VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	27,200	20,700	17,500
VALUE	IMPR	65,700	52,100
	TOTAL	86,400	69,600
ASSESSED	9,520	7,250	6,130
VALUE	IMPR	23,000	18,240
	TOTAL	30,250	24,370

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1444	FR	199,460
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	.25	202	FR	25,440
BUILDING TYPE		<input checked="" type="checkbox"/> ALM/VYNL					
<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 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

SUBTOTAL				224,900
MULTI-FAMILY #	0			0
BUILDING TYPE	100%			0
BSMT FINISH	0 S.F.			0
FIREPLACE #	0			0
HEATING	0 S.F.			0
AIR COND	1,646 S.F.			2,710
PLUMBING #	4			4,840
GARAGES & CARPORTS				0
EXTRA FEATURES				0
SUBTOTAL				232,450
GRADE FACTOR				100 %
UNADJUSTED VALUE				232,450
FACTOR				100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,646	C		1900		A	232,450	45	127,850		95,900
1 Gar - Frame		16x24	384	C	23.70	1900		A	9,100	95	460		500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

08-046800.0000	TOTAL	96,400
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COMMENTS

Dwelling has an Economic Factor of 75%