08-046900.0000

SIEBERT BRAD & ABIGAIL
SIEBERT BRAD & ABIGAIL
607 S FRANKLIN ST
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-478-009

LEGAL INFORMATION
BELLEVUE ADDITION

LOT#: 429

Property Class: 510
Neighborhood 000802-TM50
Map: 9
Block:
Card: 109
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SIEBERT BRAD & ABIGAIL	607 S FRANKLIN ST	ROCKFORD	OH	45882	08/02/2017	70,000	WDC : 506	☐	■
2	WILLIAMS THOMAS E	607 S FRANKLIN ST	ROCKFORD	OH	45882	10/06/2008	0	QCE : X : 0	☐	☐
3	WILLIAMS THOMAS E ETUX	607 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
607 S FRANKLIN ST, ROCKFORD

COMMENT
TY2022:Net Gen=$1,322.98, Other Assessment=$2.00
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	91,100	67,600	53,600					
	TOTAL	113,000	84,200	67,700					
ASSESSED VALUE	LAND	7,670	5,810	4,940					
	IMPR	31,890	23,660	18,760					
	TOTAL	39,560	29,470	23,700					

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	☐	☐	☐	☐	☐

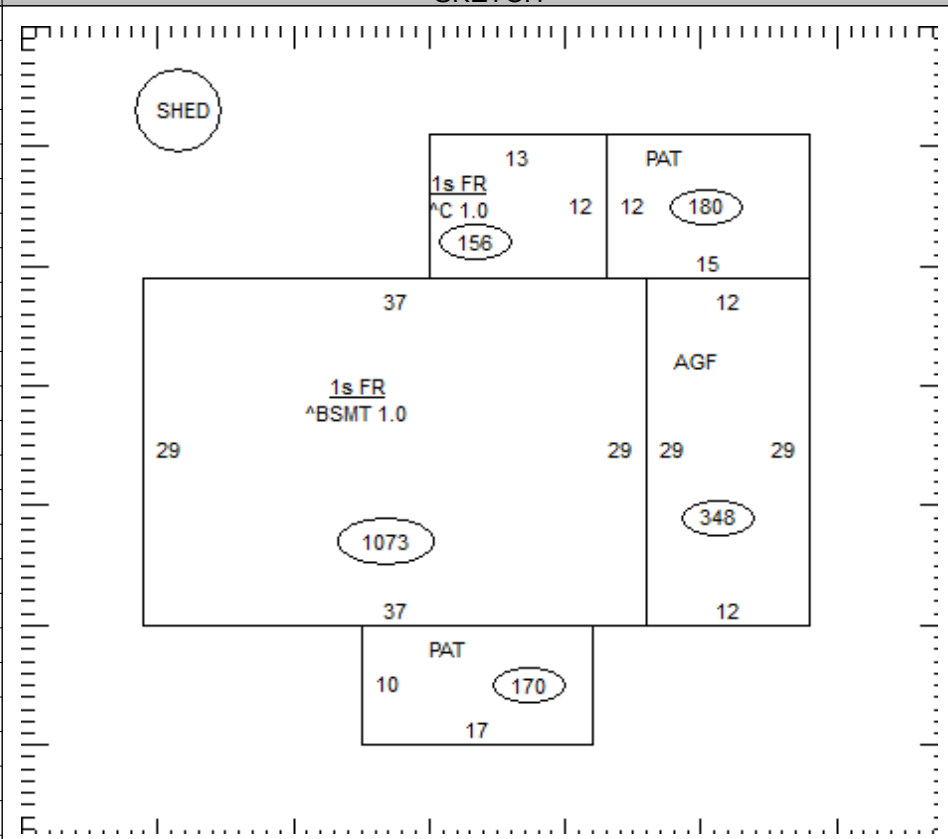
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES					

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	1229	FR	181,950
BSMT	1073		15,340
SUBTOTAL			197,290
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,229 S.F.		2,030
PLUMBING #	0		0
GARAGES & CARPORTS			8,600
EXTRA FEATURES			1,400
SUBTOTAL			209,320
GRADE FACTOR			100 %
UNADJUSTED VALUE			209,320
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,229	C		1962		A	209,320	42	121,410		91,100
1 Shed		10x10	100	D		1990		A		58			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		91,100

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COMMENTS

49 L/F OF BRK-8' HIGH
Dwelling has an Economic Factor of 75%