08-048000.0000

NUSBAUM MELISSA A
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212 W WALNUT ST
ROCKFORD, OH 45882

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD
02-17-478-002

LEGAL INFORMATION
BELLEVUE ADDITION
439 & 440 E PT
LOT#: 439

Property Class: 510
Neighborhood
000802-TM50
Map: 9
Block:
Card: 105
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NUSBAUM MELISSA A	212 W WALNUT ST	ROCKFORD	OH	45882	07/16/2018	60,000	WDC : 512	☐	■
2	FIELD NEIL E & MICHELLE A	301 W PEARL ST	ROCKFORD	OH	45882	03/28/2016	48,500	2:WDC : 185	☐	■
3	SHERRICK RICHARD H &	212 W WALNUT 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
212 W WALNUT ST, ROCKFORD

COMMENT
TY2022:Net Gen=$1,046.44, Other Assessment=$4.00
DE16 DESKTOP REVIEW CHG: ADD PARCELS TOGETHER
DE09 SHG STP TO OFP-DATA MAILER
DE17 RMV OWN OCC/DIDN'T RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F111 D132	ST325 DP94 ADJ306		34,000 0
			TOTAL	34,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	34,000	25,800	21,900					
	IMPR	64,600	40,800	37,600					
	TOTAL	98,600	66,600	59,500					
ASSESSED VALUE	LAND	11,900	9,030	7,670					
	IMPR	22,610	14,280	13,160					
	TOTAL	34,510	23,310	20,830					

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					

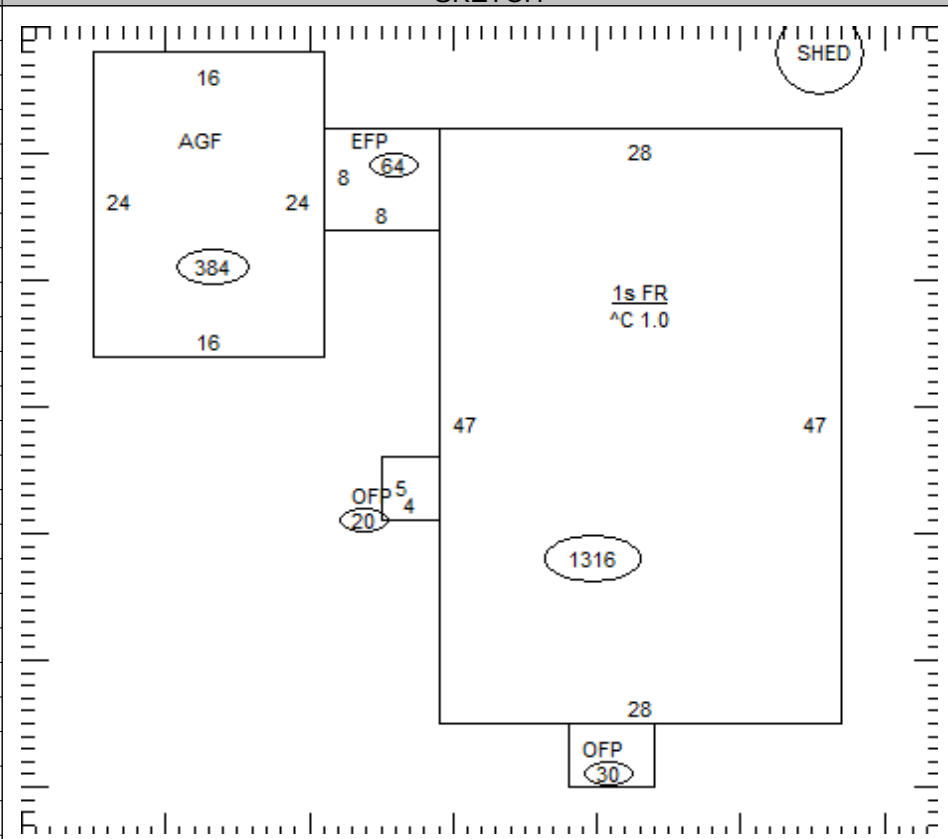
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1316	FR	188,140

SUBTOTAL			188,140
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,316	S.F.	2,170
PLUMBING #	0		0
GARAGES & CARPORTS			9,500
EXTRA FEATURES			2,700
SUBTOTAL			202,510
GRADE FACTOR			85 %
UNADJUSTED VALUE			172,130
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,316	D+		1948		A	172,130	50	86,070		64,600
1 Shed		10x12	120	C		2015		A		11			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		64,600

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COMMENTS

Dwelling has an Economic Factor of 75%