

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD

02-17-201-004

Property Class: 510

Neighborhood

000802-TM50

Map: 9

Block:

Card: 22

Bk: Pg:

08-055900.0000

CARVER RAMONA K & CARVER KEVIN J

CARVER RAMONA K & CARVER KEVIN J

3445 ZEPHYR DR

DAYTON, OH 45414

LEGAL INFORMATION

OUT LOT

19 CENTER PT.

LOT#: 19

| OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---------------------|----------------|----------|-------|-------|------------|--------|------------|--------------------------|-------------------------------------|
| 1 CARVER RAMONA K & | 3445 ZEPHYR DR | DAYTON | OH | 45414 | 12/19/2016 | 37,000 | WDC : 892 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 HENKLE MARLENE S | 509 BRIDGE ST | ROCKFORD | OH | 45882 | 11/26/2003 | 39,000 | : A : 0 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: RK DATE: 10/07/2004 TIME: 03:12:49 PM LETTER LETTER REC'D GIS CODE

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | PROPERTY LOCATION |
|---|---|--|--|--|---------------------------------|
| <input checked="" type="checkbox"/> PAVED | <input checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER <input type="checkbox"/> | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT | 509 W BRIDGE ST, ROCKFORD |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER <input type="checkbox"/> | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT | COMMENT |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS <input type="checkbox"/> | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY | TY2022:Net Gen=\$740.28, Other |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC <input type="checkbox"/> | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT | Assessment=\$2.00 |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU | DE17 RMV OWN OCC/DIDN'T RET APP |

LAND COMPUTATIONS

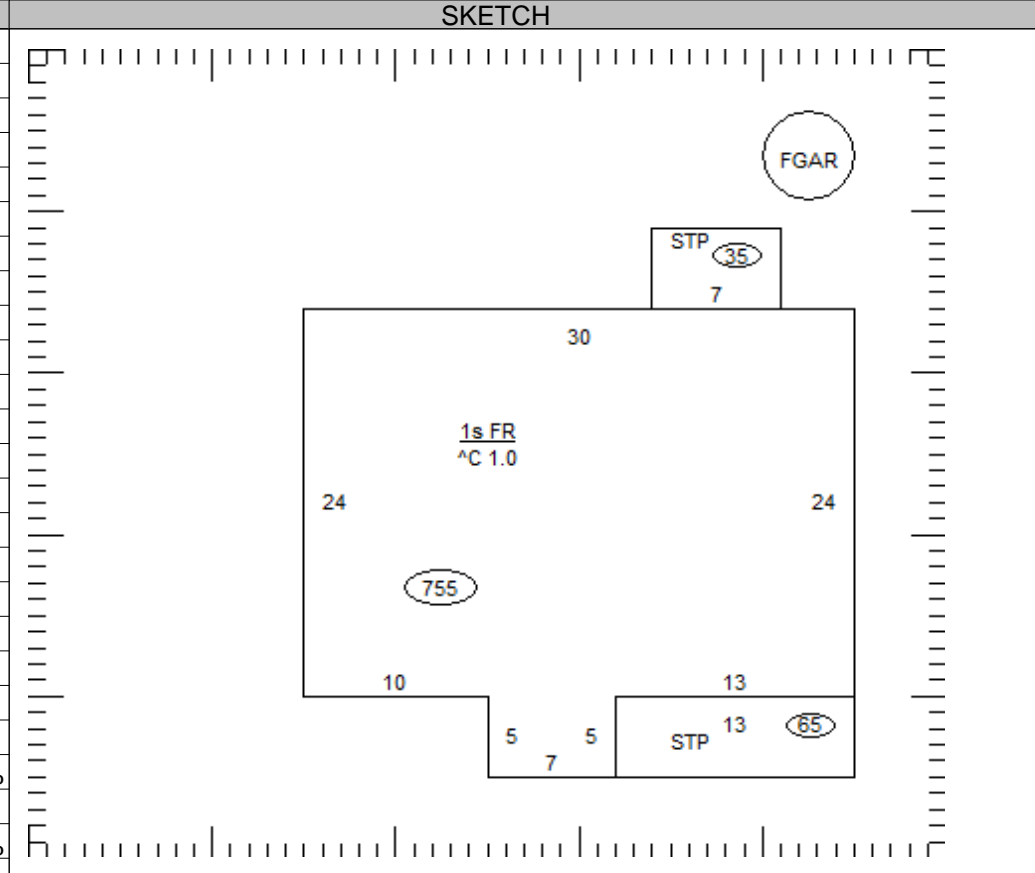
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|----------|-------|------|--------|-------|---|--------|---|
| F:Front | F72 D110 | ST325 | DP85 | ADJ276 | | | 19,900 | 0 |
| | | | | | TOTAL | | 19,900 | 0 |

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2020 | 2017 | | | | |
|-------------------|---------------------|--------|--------|--|--|--|--|
| REASON FOR CHANGE | RAPP | RAPP | RAPP | | | | |
| APPRaised | <u>LAND</u> 19,900 | 15,200 | 12,900 | | | | |
| VALUE | <u>IMPR</u> 44,800 | 31,900 | 28,900 | | | | |
| | <u>TOTAL</u> 64,700 | 47,100 | 41,800 | | | | |
| ASSESSED | <u>LAND</u> 6,970 | 5,320 | 4,520 | | | | |
| VALUE | <u>IMPR</u> 15,680 | 11,170 | 10,120 | | | | |
| | <u>TOTAL</u> 22,650 | 16,490 | 14,640 | | | | |

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

| FLOOR | AREA | CONST | VALUE |
|-------|------|-------|---------|
| 1 | 755 | FR | 129,210 |



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

| SUBTOTAL | | | 129,210 |
|--------------------|--------|--|---------|
| 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 | | | 0 |
| EXTRA FEATURES | | | 1,100 |
| SUBTOTAL | | | 130,310 |
| GRADE FACTOR | | | 85 % |
| UNADJUSTED VALUE | | | 110,760 |
| FACTOR | | | 100 % |

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 4

BEDROOMS 2

FIREPLACES

HEAT & AC B 1 2 3 U

OCCUPANCY ST.HT SIZE AREA GRADE PRICE AGE REMD CND UNADJ VAL PHYS PHYS VAL FUNC TRUE VAL

DWELLING 1 SK 755 D+ 1958 110,760 47 58,700 44,000

1 Gar - Frame 16x22 352 C 23.70 1958 8,340 90 830 800

NO HEAT

CTRL HEAT

HW/STEAM

ELECTRIC

HEAT PUMP

FLR/WALL

STVE/SPCE

GEO THERMAL

OUTSIDE

CTRL A/C

| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|------|-------|-------|---------|------|--------|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 755 | D+ | 1958 | 110,760 | 47 | 58,700 | 44,000 | | | | |
| 1 Gar - Frame | | 16x22 | 352 | C | 23.70 | 1958 | | 8,340 | 90 | 830 | | | 800 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

PLUMBING BASE

X FULL BATH

X HALF BATH

X FIXTURES

08-055900.0000 TOTAL 44,800

COMMENTS

Dwelling has an Economic Factor of 75%