

DUBLIN TWP-ROCKFORD CORP / PARKWAY SD  
02-16-376-007

Property Class: 510  
Neighborhood  
000802-TM50  
Map: 09  
Block:  
Card: 99  
Bk: Pg:

08-061300.0000

**MCKEE KYLIE**  
MCKEE KYLIE  
213 E WALNUT ST  
ROCKFORD, OH 45882

**LEGAL INFORMATION**  
OL 40 PT  
HAWKS ADD  
LOT#: 40  
Acres:0.4500 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCKEE KYLIE	213 E WALNUT ST	ROCKFORD	OH	45882	06/04/2019	126,000	WDC : 384	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CHEEK EVAN L	213 E WALNUT ST	ROCKFORD	OH	45882	12/22/2016	117,000	WDC : 914	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	BERRY DEBORA S	6299 ST RTE 81	WILLSHIRE	OH	45898	09/21/2016	110,000	WDC : 665	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO    LISTER: TK    DATE: 04/21/2023    TIME: 12:00:00 AM     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 checked="" type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	213 WALNUT ST, ROCKFORD		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input 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"/> DECLINING	<input checked="" type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,626.44, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<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 type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE20 RMV OWN OCC; DID NOT RETURN APP		
						DE23 ADD SHED; DESKTOP RVW		

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F148 D132	ST325	DP94	ADJ306	C:0.07	42,100 0
					TOTAL	42,100 0

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
APPRAISED	LAND 42,100	32,000	27,200	
VALUE	IMPR 102,600	71,500	61,400	
	TOTAL 144,700	103,500	88,600	
ASSESSED	LAND 14,740	11,200	9,520	
VALUE	IMPR 35,910	25,030	21,490	
	TOTAL 50,650	36,230	31,010	

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

FLOOR	AREA	CONST	VALUE
1	1260	BRK	196,130

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

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

**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

SUBTOTAL			196,130
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	2		2,420
GARAGES & CARPORTS			17,200
EXTRA FEATURES			2,300
SUBTOTAL			222,450
GRADE FACTOR			100 %
UNADJUSTED VALUE			222,450
FACTOR			100 %

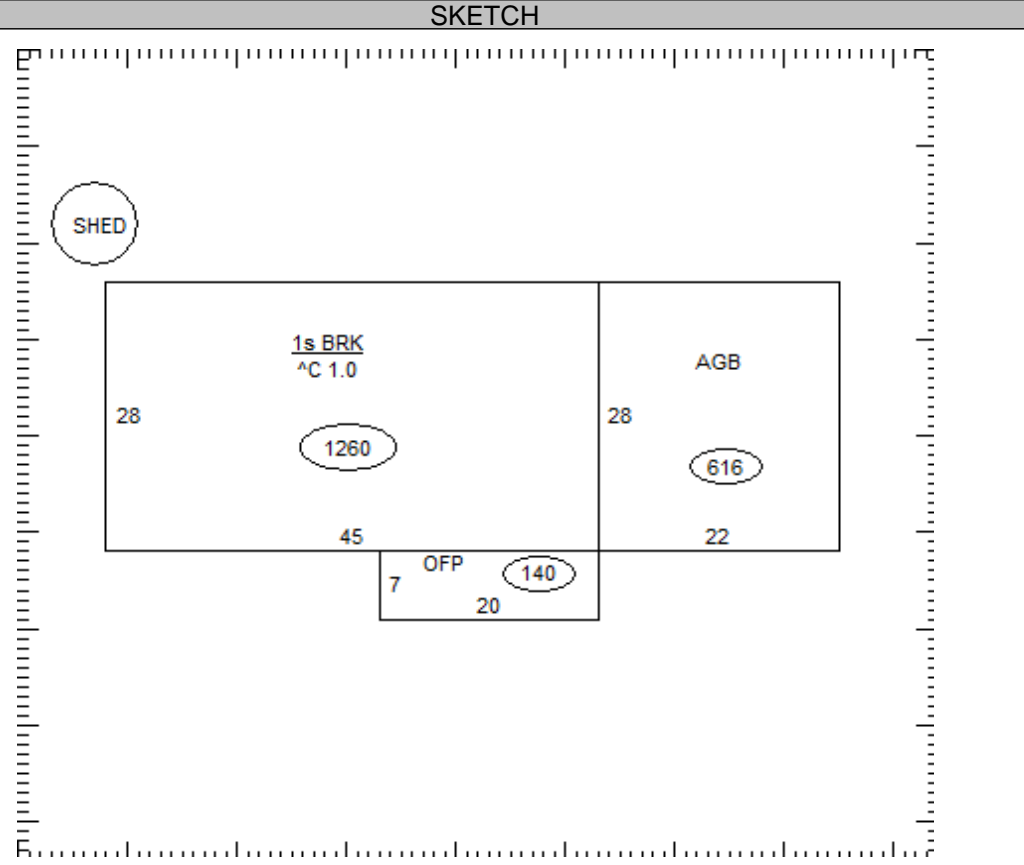
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 4  
 BEDROOMS 2  
 FIREPLACES 1  
 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 1  
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,260	C		1969		A	222,450	40	133,470		100,100
1 Shed		12x28	336	C	7.70	2018		A	2,590	5	2,460		2,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



08-061300.0000

TOTAL 102,600

**COMMENTS**

Dwelling has an Economic Factor of 75%

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Map: 09

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OL 40 PT  
HAWKS ADD  
LOT#: 40  
Acres:0.4500 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SUZUKI PHILIP ETAL	1520 SCHAADT RD	ROCKFORD	OH	45882	11/26/2014	50,000	WDC : 837	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FARMOR FARMS LLC	11255 VAN WERT MERCER	ROCKFORD	OH	45882	11/27/2013	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	FARMER RODERICK E & ELSIE	108 W WALNUT ST	ROCKFORD	OH	45882	08/24/2001	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

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<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" 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 checked="" type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD <input type="checkbox"/>	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						42,100	0

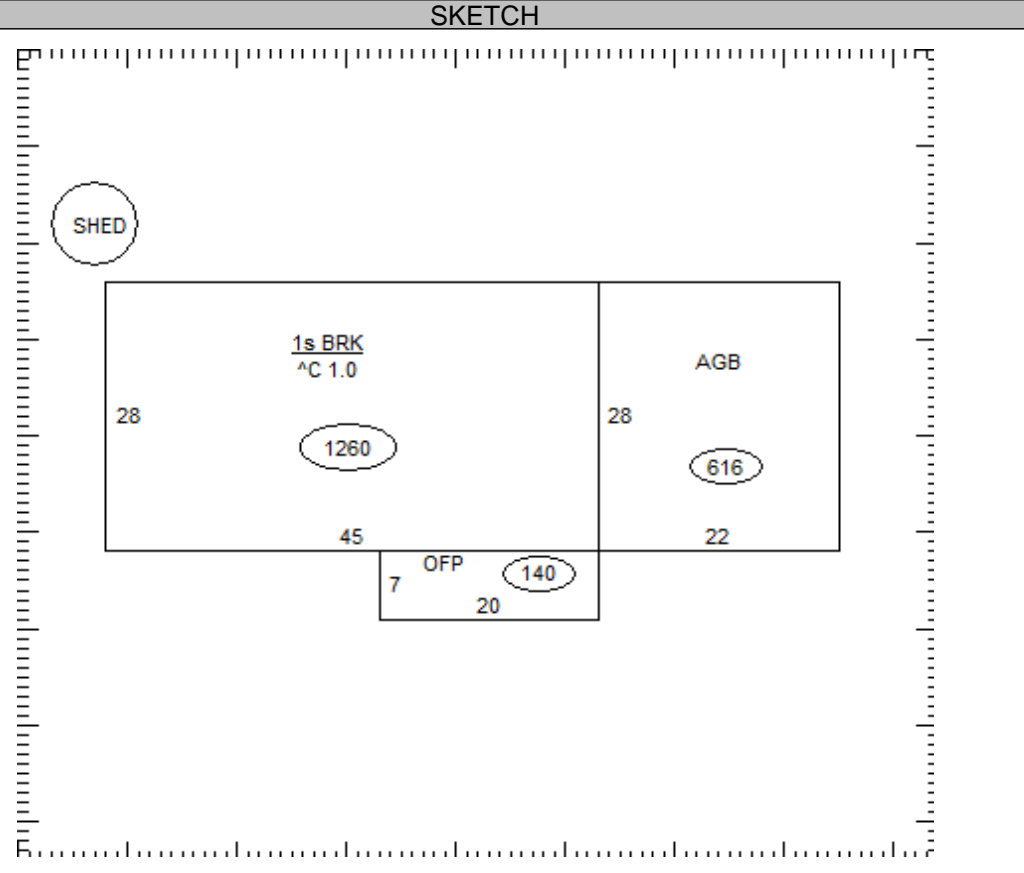
**VALUATION SUMMARY**

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND IMPR	VALUE TOTAL	ASSESSED	LAND IMPR	VALUE TOTAL

<b>OCCUPANCY</b>	<b>EXTERIOR</b>	<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input 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				

<b>ROOFING</b>	<b>ROOF TYPE</b>
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

<b>FLOORS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>SUBTOTAL</b>	<b>0</b>	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	
<b>INT. FINISH</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	HEATING	0 S.F.	
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0	
<b>ACCOMMODATIONS</b>						EXTRA FEATURES	0	
# OF ROOMS						SUBTOTAL	0	
BEDROOMS						GRADE FACTOR	%	
FIREPLACES						UNADJUSTED VALUE	0	
<b>HEAT &amp; AC</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	FACTOR	%	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>PLUMBING</b>	<b>BASE</b>					<input type="checkbox"/>		
X FULL BATH								
X HALF BATH								
X FIXTURES								



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

08-061300.0000

TOTAL 0

**COMMENTS**

Empty area for comments.